



Village of Bartlett
Plan Commission Minutes
September 9, 2021

R. Grill called the meeting to order at 7:04 pm.

Roll Call

Present: A. Hopkins, M. Hopkins, J. Miaso, J. Kallas and T. Ridenour
Absent: J. Lemberg, Chair

Also Present: Roberta Grill, Planning & Development Services Director

A. Hopkins made a motion for J. Kallas to act as chairman for the meeting.

Motioned by: A. Hopkins
Seconded by: T. Ridenour

Motion passed by unanimous voice vote.

Approval of Minutes

A motion was made to approve the August 12, 2021 meeting minutes.

Motioned by: M. Hopkins
Seconded by: A. Hopkins

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Kallas, J. Miaso, T. Ridenour
Nays: None

The motion carried.



Village of Bartlett
Plan Commission Minutes
September 9, 2021

(#21-08) Bartlett Senior Living Campus

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Certified Mail Receipts

Exhibit C – Notification of Publication

R. Grill this property has a long history since it was annexed in 2002. Tonight, the petitioner is requesting to amend the Special Use Permit, the PUD, the Final PUD Plan, Ordinance #2004-115 and the Preliminary/Final Subdivision/PUD Plat to allow for increases in density floor area ratio, and a decrease in the total site area. Each of these requests are a direct result of the 0.131 acre taking by IDOT for the proposed Route 59 and West Bartlett Road intersection improvements. Ordinance #2004-115 approved of a density of 35.02 dwelling units per acre and a floor area ratio of 0.65. The petitioner is requesting to increase the density as a result of a reduction in the acreage on the site to allow for a density of 36.7 dwelling units per acre and a floor area ratio of 0.802. It is the petitioner's belief that to avoid any future discrepancies with HUD and their financing for the existing 208 units, these changes in density and FAR should be specifically amended within the annexation agreement, the PUD ordinance, the PUD plan and plat. The amendment to the annexation agreement will be discussed, reviewed, and voted on by the Village Board. According to the State Plat of Highways, Lot 1 is currently 2.953 acres in size and as a result of the proposed taking of 0.107 acres, this lot would now consist of 2.846 acres. Lot 2 is currently 2.859 acres in size and as a result of the taking of 0.024 acres, this lot would now consist of 2.835 acres. There would be no others changes made on the subject property structurally only what is identified on the Plat of Highways from IDOT. Staff does recommend approval of the request subject to the findings of fact in the staff report.

J. Kallas asked if there were any questions from the commission members. There were no questions from the commission members.

J. Kallas opened the public hearing portion of the meeting.

Steve Friedland, attorney representing the petitioner came forward and was sworn in by **J. Kallas**. **S. Friedland** stated that because IDOT is taking 5,000 square feet, the project will be refinanced and because HUD is the financing body, HUD looks at the numbers. We fear that IDOT will look at the existing zoning, do the math, and realize that we are out of compliance from that standpoint even though we are legally nonconforming. Our preference is to ask to change the underlying numbers. This does not change the unit counts or the buildings. We received a letter from **R. Grill** that we really are legally nonconforming and we are fine.

J. Kallas closed the public hearing portion of the meeting.

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#21-08) Bartlett Senior Living Campus** amending the Special Use Permit to allow for increases in



Village of Bartlett
Plan Commission Minutes
September 9, 2021

density and floor area ratio, a Third Amendment to the Planned Unit Development to allow for increases in density and floor area ratio, a Second Amendment to the Final PUD Plan to reflect increases in density, floor area ratio and a decrease in the total site area, a Second Amendment to Ordinance #2004-115 (*An Ordinance Approving an Amended Planned Unit Development Plan, Approving of an Amended Site Plan and Approving of a Preliminary/Final Plat of Subdivision/PUD for the Bartlett Senior Living Campus*) to allow for increases in density, floor area ratio and a decrease in the total site area and Amending the Preliminary/Final Plat of Subdivision/PUD to reflect a decrease in lot area for Lots 1 and 2 subject to the findings of fact outlined in the staff report.

Motioned by: J. Miaso

Seconded by: T. Ridenour

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, T. Ridenour

Nays: None

The motion carried.



Village of Bartlett
Plan Commission Minutes
September 9, 2021

Old Business/ New Business

R. Grill right now, we do not have an item for a meeting next month.

J. Kallas asked if there was a motion to adjourn.

Motioned by: T. Ridenour

Seconded by: J. Miaso

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:12 pm.