



Village of Bartlett
Plan Commission Minutes
October 14, 2021

J. Lemberg called the meeting to order at 7:03 pm.

Roll Call

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

Also Present: Village Planner, Kristy Stone and Associate Planner, Devin Kamperschroer

Approval of Minutes

A motion was made to approve the September 9, 2021 meeting minutes.

Motioned by: J. Miaso
Seconded by: T. Ridenour

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Miaso, T. Ridenour
Abstain: J. Lemberg

The motion carried.



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(#21-11) 955 S. Route 59

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

Exhibit D – Letter from Forest Preserve District of DuPage County

PUBLIC HEARING

The petitioner, **Dharmendra Vadnerkar** came forward and was sworn in by **J. Lemberg**.

D. Kamperschroer the petitioner is requesting a special use permit to sell packaged beer, wine, and liquor in a packaged liquor store in the B-3 (Neighborhood Shopping) Zoning District at the Apple Valley Center. The proposed liquor store will also sell tobacco products and limited food items. The proposed liquor store will occupy the unit of the Apple Valley Center between The Dogfather and Edible Arrangements (formerly Ultimate Travel). The proposed hours of operation will be in accordance with the Class C Extended liquor license; 8:00 AM to 12:00 Midnight Sunday through Thursday and 8:00 AM to 1:00 AM on Friday and Saturday. The staff recommends approval of the petitioner's request for a special use permit subject to the conditions and findings of fact outlined in the staff report.

J. Lemberg are there questions or comments from the Plan Commission? **T. Ridenour** will this comply with the other liquor stores in Bartlett including hours of operation? **K. Stone** yes. **D. Vadnerkar** stated that they would like to do business in Bartlett because of the very peaceful community and neighborhoods. **T. Ridenour** do you have any other businesses like this anywhere else? **D. Vadnerkar** yes, we have a business like this in Oakbrook Terrace, which is also in DuPage County.

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

Tony Craig of 962 Freemont, Bartlett, came forward and stated, I live directly behind this location. I have been talking with my neighbors and we do not believe that this is the proper place for a liquor store. This is a very family-oriented area. There are no stores open later than 9:00 pm. None of those businesses serve alcohol. We do not believe there should be a liquor store here that will be open until 1:00 am. In my opinion, that is ridiculous. We had an issue with Gambit's that opened across Apple Valley. The people that back up to Gambit's are having a horrible time. We do not believe that this is a good place for a liquor store. Maybe a different type of business would be fine, but I really do not believe a liquor store is what we want in this shopping center. We already have liquor sales at Walgreen's and Suburbia Liquor less than a quarter of mile away. We also already have a liquor store in town.

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



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J. Miaso made a motion to pass along a **positive recommendation** to the Village Board to approve case (#21-11) 955 S. Route 59 for a special use permit to sell package liquor subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso
Seconded by: A. Hopkins

Roll Call

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

The motion carried.



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Old Business/ New Business

K. Stone our next meeting is scheduled for November 11, 2021. I believe that Grasslands will be coming in for phase 1, which is the single family, active-adult duplexes and active adult ranch homes. **A. Hopkins** is that off of W. Bartlett Road and Route 59. **K. Stone** yes. **J. Miaso** who is the developer going to be? **K. Stone** Crown is going to be the developer. At this point, we do not know who the builder will be.

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

Motioned by: **J. Miaso**

Seconded by: **A. Hopkins**

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:13 pm.