



Village of Bartlett
Plan Commission Minutes
February 10, 2022

J. Lemberg called the meeting to order at 7:00 pm.

Roll Call

Present: J. Lemberg, Chair, A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, J. Kapadoukakis
Absent: None

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

Approval of Minutes

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

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

Roll Call

Ayes: A. Hopkins, M. Hopkins, J. Kallas, J. Miaso, J. Lemberg, J. Kapadoukakis
Nays: None
Abstain: None

The motion carried.



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**(#21-10) Wheaton Eye Clinic
Site Plan Amendment**

D. Kamperschroer the petitioner is requesting a site plan amendment for a 2,150 square-foot addition where the existing drive through canopy is located at the former Fifth Third Bank. The addition would include 4 additional exam rooms and an expanded waiting room area which would increase the parking requirement from 26 spaces to 34 spaces. The parking lot on the north side of the building would be reconfigured to allow for 18 spaces with 8 new parking spaces proposed on the south side of the building. The site plan identifies a total of 36 parking spaces, including 2 accessible spaces, which exceeds the Zoning Ordinance requirement of 34 spaces. The staff recommends approval of the petitioner's request for a site plan amendment subject to the conditions and findings of fact outlined in the staff report. **J. Lemberg** asked if the petitioner was present. **Ben Rugaard, E. P. Doyle & Son, LLC**, came forward on behalf of the petitioner and stated that he had nothing else to add at this time. **M. Hopkins** stated I think this is a great proposal and asked, what is the purple-tinted area in the north parking lot? **D. Kamperschroer** that is showing the previous configuration of the parking lot. Those are areas that will be removed and paved over. **B. Rugaard** the shaded area shows where the old drive-through canopy was which is where the addition will be. It is not an addition onto the building. That shaded area on the plan shows the old versus the new.

J. Kallas made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#21-10) Wheaton Eye Clinic** for a site plan amendment subject to the conditions and findings of fact outlined in the staff report.

Motioned by: **J. Kallas**
Seconded by: **J. Miaso**

Roll Call

Ayes: **A. Hopkins, M. Hopkins, J. Miaso, J. Kallas, J. Kapadoukakis, J. Lemberg**
Nays: **None**

The motion carried.



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Old Business/ New Business

K. Stone we would like to publicly acknowledge and thank **J. Kallas** for his 30 years of service on the Plan Commission. **J. Miaso** will there be 2 separate meetings next month? **K. Stone** yes, there will be a Plan Commission meeting next month with a public hearing. The Zoning Board has their meeting a week before Plan Commission. **A. Hopkins** when does the Village Board plan to vote on the committee changes? **K. Stone** it is going to the Village Board Committee on March 1, 2022. They will discuss the changes and forward it on to the Village Board for a final vote.

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

Motioned by: **J. Kallas**

Seconded by: **J. Miaso**

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:08 pm.