



**Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018**

J. Lemberg called the meeting to order at 7:02 pm.

Roll Call

Present: J. Lemberg, J. Miaso, J. Allen, J. Kallas, M. Hopkins, A. Hopkins and D. Negele

Absent: T. Ridenour

Also Present: J. Plonczynski, CD Director, A. Zubko, Village Planner

Approval of Minutes

A motion was made to approve the minutes of the March 8, 2018 meeting.

Motioned by: J. Kallas

Seconded by: A. Hopkins

Roll Call

Ayes: J. Lemberg, J. Miaso, J. Allen, J. Kallas, M. Hopkins, D. Negele, A. Hopkins

Abstain:

The motion carried.



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(#18-09) Galleria of Bartlett

Rezoning, upon annexation, from the ER-1 (Estate Residence) Zoning District to the B-3 (Neighborhood Shopping) Zoning District;
Site Plan Review;
Special Use Permits;
a) To allow a drive-thru establishment;
b) To serve alcohol; and
c) To allow outdoor seating

PUBLIC HEARING

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Petitioner **Ron DeRosa** 390 E. Stone Ave. Addison, IL was sworn in by **J. Lemberg**.

A. Zubko stated the Petitioner is requesting to Annex a 1.59 acre vacant parcel into the Village and to Rezone the property from the ER-1 to the B-3 (Neighborhood Shopping) Zoning District.

The Petitioner is also requesting a Site Plan Review for a proposed 12,033 square foot commercial building to be constructed for seven future tenants with a drive-thru window located on the west side of the building. The building will consist of multiple colors and be constructed of metal panels, EIFS, fiber cement panels, aluminum canopies and a stone veneer along the bottom of the building on all four sides. The tallest portion of the building will be 27'-6" due to the parapet walls screening the mechanical equipment; however, the average height of the building would be 23'-6", meeting the Zoning Code requirement of 25'.

Army Trail Road is under the jurisdiction of DuPage County and the Petitioner has requested one curb cut for full access to this shopping center. This curb cut would be located directly across from the existing eastern curb cut into the Bartlett Square Shopping Center (along the south side of Army Trail Road).

Per Staff's request, the Petitioner has shown a cross-access easement to the property to the east when/if it develops to provide a vehicular connection between the two properties without having to access Army Trail Road.

The Site Plan identifies 78 parking stalls including 4 handicapped accessible parking stalls. This exceeds the Zoning Ordinance requirement of 74 stalls. A turn around stall and bike rack is also shown on the Site Plan.

A wood fence currently exists along the western property line and the Petitioner proposes to install a 6' board-on-board fence along the north and east property lines to screen the proposed commercial center from adjacent residential uses. The property to the north is open space maintained by the Far Hills Subdivision Homeowners Association and is wooded along the property line. There are also bushes and trees located on the property to the east.

The Village of Bartlett's Bike Path Map depicts a future bike path on the north side of Army Trail Road along the frontage of this property. As requested by Staff, a 10' wide bike path will be installed to connect this proposed center with the commercial center to the west. DuPage County has requested additional right-of-way be dedicated to include the bike path. The right-of-way dedication will take place after the Village Board approvals.



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The Petitioner requested variations that were recommended for approval at the July 5 Zoning Board of Appeals meeting in which no public attended.

A Special Use Permit is being requested to allow a drive-through pick-up window to be located on the west side of the building. Both the northern drive aisle and the western drive aisle would be one-way with angled parking, a by-pass lane and "Do Not Enter" signs to direct traffic. This configuration is consistent with every other building with a drive-thru in the Village of Bartlett. The one-way traffic pattern improves vehicular circulation and safety on the site.

A Special Use Permit is also being requested for the serving of alcohol for each of the future tenants. Each tenant would need to acquire the proper liquor license before serving. The Petitioner has indicated the restaurant will not provide video gaming to their patrons at this time.

The Petitioner is also requesting a Special Use Permit to allow outdoor seating for the entire shopping center in front of any of the commercial spaces, if the future tenant so chooses. A perimeter fence around the outdoor seating area will need to be installed if alcohol is to be served outside.

Stormwater will be located below the east and south parking lots. The Engineering Plans are being reviewed by our Village Engineer and Stormwater Consultant.

The Traffic Impact Analysis was submitted on June 20, 2018. The Village's Traffic Engineer reviewed the plans and the documentation provided adequately addressed any comments pertaining to traffic, parking and on-site circulation.

Staff recommends approval of the petitioner's requests subject to the conditions and Findings of Fact as outline in the memo.

J. Lemberg asked if any members of the commission had any questions or comments. **M. Hopkins** asked for further explanation of the turnaround parking space. **A. Zubko** explained if every parking space is filled, there is one space to use to turn around.

J. Lemberg asked the Petitioner if there was anything he would like to add. **R. DeRosa** started not at this time **A. Zubko** did a great job in presenting his case. **A. Hopkins** asked if **R. DeRosa** had any proposed tenants. **R. DeRosa** stated he does have a signed lease for the Beef Shack owned by the Rosati Group. They have 11 locations throughout Illinois and this will be the 12th. The Beef Shack will occupy the drive-thru unit on the west end of the building. **D. Negele** asked how close this would be to the closest resident in Far Hills. **R. DeRosa** stated to the east, the closest is about three acres away, the north corner about 150 feet. **M. Hopkins** questioned there will be a 6 ft. board on board fence, an 8 ft. landscape zone, cut off light fixtures and screened off RTU's on the top of the building? **A. Zubko** stated yes and on the HOA side it is heavily landscaped which will remain. **J. Kallas** recommended putting steel posts in for the fence being they last longer. **R. DeRosa** stated he agreed and will take his suggestions into account.

M. Hopkins asked **R. DeRosa** to go into a little more detail as to how loading and stacking for the drive thru will work. **R. DeRosa** stated because there is one entrance which has full access along the east side of the property and it's a continual one way around the building. The stacking for the drive thru comes in through its own drive thru, which will have painted markings that will allow cars to come in just outside of the drive thru to exit the mall. **A. Zubko** pointed out the striped area on the presentation that was for loading that would be out of the way of everything else. **R. DeRosa** stated this area would accommodate up to a 45 ft. vehicle, however most delivery trucks are about 28 ft.



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A. Hopkins asked if left turns would be permitted out of this shopping center. **A. Zubko** stated yes it would be a full access. **A. Hopkins** asked if they are concerned with stacking or would have their own turn lane. **A. Zubko** stated the traffic analysis mentioned that but it cleared within a few minutes. There is a full access entrance directly across the street. There are not turn lanes. **A. Hopkins** thought that this may be a concern especially during rush hour. **A. Zubko** stated there is a center painted median that perhaps they could turn half way and wait for traffic to clear. **A. Hopkins** stated he sees a future concern for that area. **R. DeRosa** stated he did request two entrances/exits from DuPage but they refused, which is the reason we have full access. **J. Allen** asked what the reason was that DuPage wouldn't allow another entrance? **R. DeRosa** stated they didn't give a specific reason just that they wanted this drive to align with the drive across the street.

J. Lemberg asked if any members had any questions or comments. No one came forward.

The Public Hearing portion of the meeting was open to the Public. No one came forward.

The Public Hearing portion of the meeting was closed.

J. Lemberg then asked for a motion to approve the Petitioner's requests subject to the conditions and Findings of Fact.

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

Roll Call

Ayes: J. Miaso, J. Allen, J. Kallas, M. Hopkins, D. Negele & A. Hopkins
Nays: None

The motion carried.

A. Zubko stated this will go to the Village Board meeting on Tuesday, July 17, 2018.



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(#18-10) May's

Special Use Permit to serve alcohol
Public Hearing

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D - Email from Peggy O'Hare Vance

Petitioner **Angela Atamian** was sworn in by **J. Lemberg**.

A. Zubko stated the petitioner is requesting a Special Use Permit to serve beer and wine to their patrons at this proposed location. The petitioner is proposing to open a video gaming establishment that will provide dining and refreshments including beer and wine for adults that wish to game outside of a casino environment in accordance with the new state laws. This will be a 21 and older only establishment.

May's Lounge currently has locations in Lake Zurich and Hickory Hills. In the packet are pictures from the opening of May's Lounge in Lake Zurich in April which will be similar to the proposed May's Lounge in Bartlett. The petitioner is also opening locations in Niles, Berwyn, Carpentersville, Burbank, Streamwood and Addison soon.

The proposed 1,587 square foot establishment would include lounging areas with about 12 seats as well as an "entertainment area" with five (5) gaming stations (which is the state maximum). A draft floorplan of the proposed location was attached for reference.

May's Lounge is proposing to offer beer and wine for their patrons and proposes to be open seven days a week from 8 a.m. to 1 a.m. Sunday through Thursday at 8 a.m. to 2 a.m. Friday and Saturday.

The State Law requires video gaming establishments to be a minimum of 100 feet from any school or place of worship. There are no schools or places of worship within 100 feet of this proposed site.

May's Lounge would have approximately six (6) employees with one (1) employee on each shift. Parking for the Town Center consists of 161 parking spaces. This use would require 8 parking spaces. There appears to be ample parking for this use. The Town Center Alta Survey is attached for reference.

Staff recommends approval of the Petitioner's request subject to the conditions and findings of fact as outlined in the memo.

J. Lemberg asked if any members of the commission had any questions or comments. No one came forward. **J. Lemberg** then asked if the petitioner had anything to add. **A. Atamian** stated she would be happy to answer any questions. May's has opened several locations throughout the Chicagoland area. We just did inspections for Berwyn and Niles which will open in August. The difference that May's offers from other gaming lounges is that it is very upscale environment, from the design to hospitality. They pay a higher rate to the staff members and expect better customer service. May's offers fresh fruit, as well as things that are complimentary to their guests. **A. Atamian** stated they want a VIP Vegas personalized experience for the people that come in. **D. Negele** asked if May's was concerned with the competition with the other gambling sites already in the Village. **A. Atamian** stated May's is different, very welcoming, they close at midnight if there isn't anyone in the lounge. The stronger businesses will survive and **A. Atamian** was not concerned with longevity. **D. Negele** asked if May's is attracting the gambling public as well as the non-gamblers. **A. Atamian** stated yes, in Hickory Hills it's somewhat of a social space, they will be starting a wine & cheese tasting, bachelorette parties, and things of that nature.



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J. Kallas asked about the security in the lounge. **A. Atamian** stated there are six cameras at all locations with several people that have access to all of the cameras. ADT alarm system in all locations, panic buttons and alarms. There haven't been any security issues at any of the locations. Staff receives extensive training so the front of the lounge is never unattended. Staff is never in the back or outside smoking. **D. Negele** asked what the hours of operation are. Monday through Thursday 8:00 AM to 1:00 AM and Friday & Saturday 8:00 AM to 2:00 AM. However, if the lounge is empty, they will close early, but they will never make anyone leave before closing time. If the Village recommends earlier closing times that would be fine as well.

J. Lemberg asked if any members had any questions or comments. No one came forward.

The Public Hearing portion of the meeting was open to the Public. No one came forward.

The Public Hearing portion of the meeting was closed.

J. Kallas suggested changing the name of Bartlett to Little Vegas Bartlett because of all the gambling machines. He realizes that it brings in revenue but how many does Bartlett have and how many are we going to get? **A. Zubko** stated we have 11 in town and 14 more sites who have a liquor license and could also apply for a gaming license as well.

J. Lemberg then asked for a motion to approve the Petitioner's requests subject to the conditions and Findings of Fact.

Motioned by: J. Miaso

Seconded by: J. Kallas

Roll Call

Ayes: J. Miaso, J. Allen, J. Kallas, M. Hopkins, D. Negele & A. Hopkins

Nays: None

The motion carried.



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(#18-13) Gambit's

- a) Amendment to Ordinance #1995-14 (An Ordinance Granting Rezoning, A PUD, A Special use for Filling in a Portion of the Floodplain, Site Plan Approval, A Variance for Parking in the Corner Side Yard Setback and Approval of a Unified Business Center Sign Plan for Bartlett Place), Exhibit A (Permitted Uses); and
- b) Special Use Permit to serve alcohol

Public Hearing

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D - Letter from DuPage County Forest Preserve

Petitioner **Jennifer Craig** 615 Lido Terrace West and **John Mallo** were both sworn in by **J. Lemberg**.

A. Zubko stated the Petitioner is requesting an Amendment to Ordinance #1995-14, Exhibit A (Permitted Uses) to no longer exclude four uses related to restaurants and tavern or cocktail lounges.

The Petitioner is proposing to open a restaurant with a full kitchen and include video gaming that will provide dining and refreshments including alcohol for adults that wish to dine and game outside of a casino environment in accordance with the new state laws. This will be a 21 and older only establishment.

The Petitioner is also requesting a Special Use Permit to serve alcohol to their patrons at this proposed location. The proposed 3,500 square foot establishment would include lounging areas with about 52 seats including a "gaming area" with five (5) gaming stations (which is the state maximum).

Gambit's is proposing to offer beer, wine and liquor for their patrons and proposes to be open seven days a week.

The State Law requires video gaming establishments to be a minimum of 100 feet from any school or place of worship. There are no schools or places of worship within 100 feet of this proposed site.

Gambit's would have approximately six (6) employees. Parking for the Bartlett Place retail center consists of 47 parking spaces. This use would require 17 parking spaces. The hours of operation for the existing businesses are limited with most being closed during Gambit's anticipated higher volume times (after 8 pm and on Sundays and Mondays).

Staff recommends approval of the Petitioner's requests subject to the conditions and findings of fact as outlined in the memo.

The Forest Preserve District of DuPage County sent a letter stating they appreciated receiving notification of this project however had no comments at this time. **J. Lemberg** asked that this letter be entered as Exhibit D.

J. Lemberg asked if any members of the Commission had any questions or comments. **D. Negele** asked how long this site has been vacant. **J. Craig** stated the unit has been vacant for at least two years, Country Financial was the last occupant and the only occupant since 1997.



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J. Lemberg asked if the petitioners were going to do any improvements to the outside of the building itself because the fence is falling down and the trees are overgrown. **J. Mallo** stated they are planning to do as much as possible however, it is a condo association so they are somewhat limited to what can and cannot be done. **J. Craig** stated she did speak with the new condo president to voice some of her concerns, suggestions such as flowers, getting the pond up and running, putting down mulch and trimming some trees. **J. Mallo** stated they will be redoing the canopy, refacing the front to make the building more presentable. **J. Lemberg** asked if they will be fixing the large hole in the ground near the property line of the senior center and the bike path. **J. Craig** stated that would be something the condo association would need to look into but she would definitely mention it to them. **A. Zubko** stated **J. Craig** is looking to lease three of the end units on the south side but this 7 unit property is actually owned by 5 separate owners. That's the reason for an association that takes care of a lot of the issues mentioned. **J. Mallo** stated since this is an HOA the extent does end at the front door, however since the units have been vacant for so long they are hoping they will take all of their requests into considerations. **M. Hopkins** stated that no improvement to the overall site plan is part of the condition of the approval is that correct? **A. Zubko** stated it could be however it would be harder on this owner because he is not the HOA President. It would be possible to put the property in code violation for the fence. **A. Hopkins** asked if the fence is falling down why isn't this property in violation at the present time. **A. Zubko** stated we are more complaint driven, so if we have not received a complaint we don't seek out issues. **J. Craig** stated she has taken pictures of some of these issues and has taken it up with the HOA's president elect. Not only are these things an eye sore but also a safety issue.

A. Hopkins asked **J. Craig** what makes Gambit's different than other gaming establishments in Bartlett. **J. Craig** stated she doesn't refer to the business as a gaming establishment they are actually a restaurant that happens to have gaming. They will also have a small private room for paint and sip parties that will hold about 12 people, and a wine room with intimate seating as well. **A. Hopkins** asked **J. Craig** if she was not granted a liquor license would she still open the restaurant. **J. Craig** stated she would possibly reconsider, being the gaming brings in a lot of revenue and she has a family to support as well as giving back to the community. **J. Mallo** stated Gambit's will be focusing on the wines and whiskeys of the area to sample for the people who are afraid to order a full glass if they end up not liking the taste. **A. Hopkins** asked what the hours of operation are. **J. Craig** stated Monday through Thursday 6:00 AM until 1:00 AM, serving coffee, Danish and breakfast sandwiches. Friday and Saturday 6:00 AM until 2:00 AM, and Sunday 9:00 AM until 10:00 PM.

J. Lemberg asked if any members had any other questions or comments. No one came forward.

The Public Hearing portion of the meeting was open to the Public.

Phyllis Boyd, 1041 Apple Valley Drive directly adjacent to the property in question. **P. Boyd** had several questions and concerns. Researching the Village Ordinance regarding Amusements, it is her understanding that the number of licenses for gaming shall not exceed 1 per 3000 residents. **P. Boyd** questioned if that is a fact? **A. Zubko** stated she was unaware of this and asked **J. Plonczynski** if he was aware of this. **J. Plonczynski** stated he was not aware of the limit however if she was referring the video gaming type of coin operated machines that was a very old ordinance and was not sure it was even enforced anymore. **P. Boyd** stated she was referring to its existence, not being enforced. If someone could please look into it for her. **A. Zubko** stated she will look into it and get back to her. **J. Plonczynski** stated the current gaming ordinance that this is under is a State Video Gaming License. Gambits will need to apply for a State Video Gaming License and a liquor license from the Village. The Village also has a video gaming license but it doesn't have a limit that he is aware of in terms of population. **P. Boyd** stated she would appreciate if this was researched and given back to her in writing. **A. Zubko** stated she would do that however the ordinance may be referring to the old pinball machines. **P. Boyd** stated the



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ordinance did not have a definition. Also, the amusement ordinance states that no game room shall be located within 1000 ft. of any school or church, and wanted to know if this Village ordinance was still valid, ordinance number chapter 4, 3-4-2 and 3-4-7F. She believes the Living Lord Church and Pre-School is well within the 1000 ft. She believes the State ordinance may be only 100 ft. **A. Zubko** stated she would look into this.

P. Boyd stated it was her understanding that the petitioner is seeking to fill the floodplain, add side yard parking, amend sign restrictions, amend restrictions for bars, restaurants and gaming, amend amusement ordinance to allow gaming within a 1000 feet of a church or school, amend the liquor control ordinance to allow contribution to traffic congestion, contribution to reduce property values and contribution to blight. **P. Boyd** stated when the property was changed from residential zoning to commercial she has taken a tremendous financial hit. To allow amendments to the restrictions that were sought to protect her property values would only open the gate for additional requests for amendments for uses of this property. **P. Boyd** stated there are already at least three other video gaming licenses within two blocks of the proposed property, and she feels this is reaching the saturation point in the area. In addition, the hours of operation are not conducive to a residential property. The name alone, suggests its focus is on gambling and not on food. With a population of 42,000, if this ordinance is enforced and applied, this would mean the maximum allowed would be 13 licenses, and 11 have been issued. **P. Boyd** stated the restrictions have been put in place for a reason, the strip mall is adjacent to a residential neighborhood, which has not changed. They have objected to any establishment that served any food or liquor or had a moral hazard in the neighborhood. She feels this is not a family restaurant and will not help property values. **P. Boyd** understands that they will be adding additional dumpsters to the one that is already there, which are mere feet from her living space. Also, they intend to install 17 video cameras inside and outside of the property. She feels any establishment that feels the need for 17 security cameras does not belong in a residential area. Her grandchildren and their friends play in that backyard and have already had issues with the employees tossing cigarette butts and garbage into her yard causing a nuisance and health hazards. **P. Boyd** stated she is relying on the Village to stand by their original agreement and objects strongly to this proposal.

Dale Dwyer of 860 Kingston stated he also objects on a few issues regarding Gambits. He agrees with **J. Kallas** if we don't stop, the gambling will just continue. This Committee needs to go to the Village Board. **D. Dwyer** is objecting to variations to the site and floodplains. He resides at 860 Kingston and lives on Brewster Pond, in 2008 he lost his lower level of his home. Since then, he has spent a lot of money to get the flow corrected, and part of the flow is based on the new ponds on this site and near McMae's, which is all part of the floodplain, along with the new retention pond. **D. Dwyer** questioned why the Village put in a bike path that leads to nowhere when this facility and the church didn't put their bike paths in. **D. Dwyer** stated when this facility was built it was built for the floodplain and the retention pond and he thinks this should be kept intact. **A. Zubko** wanted to clarify, the petitioners are not asking for any variances to the floodplain, this was just the name of the ordinance from 1995. The only thing the petitioner will be doing is changing the uses. The site is not changing at all, just the interior.

Julie Kapadoukakis of 1033 Apple Valley Drive stated she is 3 houses off of this property. She has read the amusement ordinance and believes these are valid concerns. She believes per the population there should only be 12 licenses and not 13. As soon as she heard this restaurant was opening she was very disgruntled. She and her husband were wondering why Bartlett is so strongly focused on video gambling. **J. Kapadoukakis** stated Bartlett is known as a safe family community and she understands that it brings in revenue that is used for the downtown area however she believes this may bring a different clientele to the community. She also commented it's a shame that this restaurant is 21 and over because it sounds like a fabulous menu. **J. Plonczynski** stated he did look up the ordinance and it's from the 1980's and it excludes video gaming.



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J. Lemberg asked if anyone else had any other questions or comments. No one came forward.

The Public Hearing portion of the meeting was closed.

A. Zubko asked if anyone wanted the petitioner to speak in reference to any of comments. **J. Craig** stated just to address Phyllis, Dale and Julie's concerns, it sounds like they are against some of the gaming establishments that have come into Bartlett. **J. Craig** stated she is also a resident and she does live across the street from a bar that she can see from her front window. She is aware of what to look for and will have a well trained staff. The amount of security camera, is something she feels strongly about never safe enough and will do their best to prevent anything from happening. The cameras will have a live feed and feel they are beneficial. **J. Craig** stated she is not changing any of the structure to the building, the existing dumpster that is there will be the dumpster that will be used. There will be multiple pickups throughout the week, but because it is an HOA they will not be able to add any dumpsters or change them. **J. Craig** stated whatever business goes in there should not affect the neighboring property values. The name of the business is all about themes, from her children's and also her pets names. Really nothing to do with gambling. An ash tray will be provided in the front of the building, none of the patrons will be permitted in the rear of the building and employees will only be using the back to dispose of garbage. There is a privacy fence, no outside seating and no live music will be allowed. **J. Craig** stated she understands the wording was somewhat confusing and she hopes she cleared up some misconceptions anyone may have had. She offered her personal cellphone to any of the residents who wished to talk to her further.

P. Boyd asked if she could respond to **J. Craig**. **J. Lemberg** allowed P. Boyd to speak. **P. Boyd** stated her objection are not specifically to the gaming but to twenty years ago when we objected to food and alcohol, being served and cooked along with food odors. Dumpsters that are not adequate and will not be adding additional ones. Her property values have been severely impacted when that property was rezoned from residential to commercial. Any new venture that is not conducive to a family residential neighborhood will only impact them further.

J. Lemberg asked if anyone else had any other questions.

G. Koziol 654 Hazelnut Court, **J. Lemberg** stated the Public hearing portion of the meeting was closed and refused **G. Koziol** to comment.

J. Lemberg asked if any of the Commissioners had any comments. **M. Hopkins** stated there have been some good comments on food. It was proven that parking works, and food is an appropriate use for a strip center like this. This project was developed in 1995 with a drive aisle connection to the adjoining property to the south maybe there is some way to pressure the property owners to relocate the dumpster corral there rather than have them adjacent to the residences. **M. Hopkins** stated he isn't sure how to approach this but perhaps some of these issues can be remediated for the neighbors between the Staff, tenants and the owners. This is a site plan opportunity to get it over there. **A. Zubko** stated she did note that if this property doesn't have a trash enclosure that it now be required, maybe it can be relocated to the south side. **D. Negele** stated the ordinance requires a trash enclosure. **A. Zubko** stated yes but the neighbors were concerned about the noise/smell orders because it is next to their house so if it can be relocated to the south side. **J. Craig** stated if the association would agree to larger dumpsters we wouldn't have to have multiple pick-ups and it would make it easier for the garbage trucks as well. **J. Allen** asked if there would be room in the far south east corner for the dumpster? **J. Mallo** stated yes there is a lot of room and they are talking about removing the bushes there would be plenty of room. **A. Hopkins** asked if this stipulation was worked into the motion it would force them into doing the change.



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M. Hopkins stated then the petitioner could go the landlord and say this is the agreement with the Village.

J. Plonczynski stated this should be put in as an additional condition. **A. Zubko** suggested putting in a timeline as well. **D. Negele** asked what the timeline for the opening was. **J. Craig** stated she was hoping September or October. **J. Mallo** stated there is a six week window for a buildout and remodel. The contractors for HVAC, Fox Valley Fire Suppression, etc. everyone ties in for the month of August as long as all the permits go through. **D. Negele** asked if they are on next week's Board meeting. **J. Plonczynski** stated no, they will be on the end of August because of National Night Out. **J. Kallas** stated he doesn't like the dumpsters at the front of the building. **J. Mallo** stated there is about 20 ft. from the last parking spot, behind the building in the corner. **M. Hopkins** suggested a condition be made that the petitioner work with Staff to get it down to the southwest corner of the site, save as many trees as possible and make it as obscure as possible. **J. Mallo** stated if it's enclosed it wouldn't be an eyesore. **J. Allen** stated you are saying there isn't any change to the retention area, correct? **A. Zubko** stated correct, there isn't one, just the name change of the ordinance, and the trash enclosure that we are talking about right now. **J. Mallo** stated the only thing we would like to do with the retention pond is hopefully clean it up a bit.

J. Lemberg asked if any members had any other questions or comments. No one came forward.

J. Lemberg then asked for a motion to approve the Petitioner's request subject to the conditions and Findings of Fact.

M. Hopkins added a condition of approval that the trash enclosure for the project be moved to the southern limits of the parking lot with the final location and design to be coordinated and approved by the Planning Staff.

Motioned by: M. Hopkins

Seconded by: A. Hopkins

Roll Call

Ayes: D. Negele, J. Allen, J. Miaso, M. Hopkins and A. Hopkins

Nays: J. Kallas

The motion carried.



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Old Business New Business

A. Zubko stated CMAP is doing their ONTO 2050 Plan and the link is currently on the Village website and CMAP's website as well if anyone would like to make any public comments. The three main principle focuses are Resilience, Inclusive Growth and Prioritized Investment. The document is about 300 pages but is broken down into different sections.

J. Lemberg asked if any members had any other questions or comments for Staff. **D. Negele** asked how the Lake Michigan water project was coming along. **J. Plonczynski** stated they just approved the receiving station contract and should be underway very soon. They are still looking for an additional funding source through bonds. Hopefully this should be done sometime next year.

J. Plonczynski stated he had another bit of news to share with the Committee. There will not be an August meeting but there will be a September meeting. **J. Plonczynski** stated he was not sure he would be there because he is retiring as of September 28, 2018.

J. Lemberg then asked for a motion to adjourn.

Motioned by: D. Negele

Seconded by: J. Kallas

All in favor.

The meeting was adjourned at 8:18P.M.