



Village of Bartlett
Zoning Board of Appeals Minutes
May 6, 2021

M. Werden called the meeting to order at 7:04 pm.

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, J. Banno, M. Sarwas, and C. Deveaux

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

Approval of Minutes

A motion was made to approve the December 3, 2020 meeting minutes.

Motioned by: G. Koziol

Seconded by: B. Bucaro

Roll Call

Ayes: G. Koziol, B. Bucaro, J. Banno, C. Deveaux, and M. Werden

Nays: None

Abstain: M. Sarwas

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
May 6, 2021

(#21-06) 1306 Richmond Lane
Variation: Rear yard
PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

Exhibit D – Forest Preserve District of DuPage County letter

The petitioner, **Ed Pomeroy** of 1306 Richmond Lane came forward and was sworn in by **M. Werden** and stated that they are requesting a variance for the back of the lot line. Currently the limit is 40 ft from the property line to a permanent structure. We are requesting a variance to reduce that to 29 ft for a room addition on the back of our house on the southwest corner of the house. The reason for the room addition is that we have 6 children and we are both now working from home in addition to our son who is also working from home. **M. Werden** is this addition going to blend in with the rest of the house? **E. Pomeroy** yes, it is. It is not a sunroom structure. It will be a full construction with the same siding and roofing as the rest of the house. It has a gabled roof that will come out and will be the same roofing as the rest of the house as you can see on drawing and on the plan. **M. Werden** I like that there is open space to the back and we do not have to worry about another building being built there. **E. Pomeroy** there is a retention area that never really fills with water and myself and my neighbor directly to the left of us maintain that all year to keep it cut down and there is forest preserve behind that. **M. Werden** were there any calls to staff about this? **K. Stone** no.

M. Werden asked if there were any further questions or motions by the committee.

G. Koziol it always makes it easier for us when the property behind the property in question is open like this with the forest preserve. **J. Banno** is this a 3-season room or is it heated with air conditioning? **E. Pomeroy** the plan does not currently have air conditioning, but it will have heat and it is a full-construction build. It is not a prefab 3-season room. It will have heat and a ceiling fan. **J. Banno** is this a 1 or 2 story addition? **E. Pomeroy** the addition would be 1 story and would be open below. My understanding is that we need to have the deck that you see in the picture removed and the addition has to have trenching and a full foundation underneath it. The plan is for a concrete patio underneath and it would be open underneath the addition. It will be a 1-story addition suspended. **G. Koziol** will the existing windows come out? **E. Pomeroy** the windows will be replaced with French doors. The window above the French doors would be closed off. **B. Bucaro** does this comply with impervious surface standards? **E. Pomeroy** yes. We are removing the existing concrete patio, which is approximately 256 sq ft and then the new concrete patio would be under the addition, which will keep us within the 35% standard of impervious surface. **G. Koziol** if the home owner was not removing the concrete patio would that cause a conflict with impervious surface standards and if they wanted to keep that patio would they have to apply for a variance? **K. Stone** they would have to request that too. We have only allowed lots to exceed the impervious surface standards for existing structures. They are not expanding the impervious surface. They are trying to keep it in conformance. We try not to set a precedent by encouraging impervious surface variation requests.



Village of Bartlett
Zoning Board of Appeals Minutes
May 6, 2021

M. Werden opened the public hearing portion of the meeting. No one came forward with comments.

G. Koziol made a motion to pass along a **positive recommendation** to the Village Board to approve case (#21-06) **1306 Richmond Lane** for a variation to reduce the rear setback to 29 ft to allow for the construction of a room addition.

Motioned by: G. Koziol

Seconded by: C. Deveaux

M. Werden closed the public hearing portion of the meeting.

Roll Call

Ayes: B. Bucaro, J. Banno, G. Koziol, M. Sarwas, C. Deveaux, and M. Werden

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
May 6, 2021

Old Business/ New Business

K. Stone so far, we do not have anything scheduled for a meeting next month.

M. Werden asked if there was a motion to adjourn.

Motioned by: C. Deveaux

Seconded by: G. Koziol

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:20 pm.