



Village of Bartlett
Zoning Board of Appeals Minutes
January 6, 2022

M. Werden called the meeting to order at 7:02 pm.

Roll Call

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

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

Approval of Minutes

A motion was made to approve the December 2, 2021 meeting minutes.

Motioned by: C. Deveaux

Seconded by: G. Koziol

Roll Call

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

The motion carried.



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(#21-10) Wheaton Eye Clinic

Variation - to allow parking in the required side yards

PUBLIC HEARING

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

The petitioner, Steve Hornik, E. P. Doyle & Son Inc, 1100 Wheaton Oaks Ct, Wheaton IL came forward and was sworn in by **M. Werden**. **S. Hornik** stated that the current layout, which is the former Fifth-Third Bank site on Route 59 is currently under parking requirements for the proposed future addition to the building. It is a zero-footprint expansion. It is essentially an enclosure of the existing drive-through canopy. In order to comply, we will need to add additional parking to provide a safer traffic flow along with the additional parking that is needed. That is our intention for the variance. **M. Werden** were there any calls or correspondences from anybody? **D. Kamperschroer** we do have a letter from the Forest Preserve District of DuPage County. **M. Werden** that is because this backs up to the Forest Preserve on the south and they are concerned about the use of plant species that are non-native to the Chicago region which would have a direct negative impact to natural areas that are considered both exotic and invasive. The use of hybrids and cultivars are strongly discouraged. **K. Stone** the landscaping is not within the purview of the Zoning Board. **M. Werden** that will be more of a concern next week at the Plan Commission meeting. **S. Hornik** we have done several projects for the client in the past and the focus is in regards to their patients. I know that is not a zoning matter, but this location will reduce their demographic's travel distance. That is why they moved to this location. Their focus is not on a traditional eye shop where they are selling glasses, it is more medical care. Their patient's physical needs as well as a desire for a safe environment is what has created the need for a more efficient layout. The expansion within the current roof line will be done after the parking lot work. That is also why we are before you now to create that additional space given that many of their clients have vision problems so that we have a safe logistical area for them to route during the physical building portion of the project. The new layout will not incorporate an overabundance of green space. It is going to be removed and we are not extending the existing curb lines. It is just a reorientation because the existing layout does not lend itself to us adding additional parking and the configuration for the change of use. We have tried several layouts to prevent the need for a variance, but it just does not physically fit within the boundaries of the lot. We are aware that there are adjacent sites with similar variances granted for this and again, this is based upon the parking count requirements for the proposed future building addition that we intend to push forward with once the site work is completed. **M. Werden** I have a generally positive view of this for several reasons. You have an unusual configuration beyond your control of the lot. The building was designed to be a bank and not an eye clinic. You are next to forest preserve property, which will never be built on. It does not matter how close you are to the property line as far as I am concerned. Right now, you are going to exceed the parking requirements by 2 parking spaces. I am aware of the services that you are providing and that you will not have a lot of traffic causing a problem. **G. Koziol** I am happy to see that this property is being developed and that there is a strong



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interest and commitment to Bartlett to expand your business and stay here. You do have an irregularly shaped lot. I am in favor of seeing this proceed. **M. Werden** I would encourage you to look at the forest preserve input for the Plan Commission meeting next week. **S. Hornik** I will look at what the plan reflects. **J. Banno** I agree that this is a very good utilization of the lot. I think you have done a good job configuring the parking.

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

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

J. Banno made a motion to pass along a **positive recommendation** to the Village Board to approve case (**#21-10 Wheaton Eye Clinic**) for a variation to allow parking in the required side yards subject to the conditions and findings of fact outlined in the staff report.

Motioned by: **J. Banno**

Seconded by: **G. Koziol**

Roll Call

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

Nays: None

The motion carried.



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Old Business/ New Business

K. Stone we will have a meeting next month.

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

Motioned by: C. Deveaux

Seconded by: B. Bucaro

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:15 pm.