



Village of Bartlett
Planning and Zoning Commission
November 3, 2022

M. Werden, Chairman called the meeting to order at 7:05 pm.

Roll Call

Present: B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, M. Werden
Absent: M. Sarwas, J. Miaso

Also Present: Kristy Stone, Interim Planning & Development Services Director, Daniel Harper, Village Planner

Approval of Minutes

A motion was made to approve the October 6, 2022 meeting minutes.

Motioned by: C. Deveaux
Seconded by: M. Hopkins

Roll Call

Ayes: C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, M. Werden
Nays: None
Abstain: B. Bucaro

The motion carried.

Public Forum

M. Werden opened the public forum. No one from the public came forward. **M. Werden** closed the public forum.



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(#22-14) 309 Oakbrook Ct
PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Brian Petersen** of 309 Oakbrook Ct came forward and was sworn by **M. Werden**. **B. Peterson** stated that they are requesting a variance to replace the existing screened-in porch/patio and replace it with new screened-in porch/patio, which will be larger and would be an upgrade to the existing porch. **M. Werden** are you changing the footprint of the existing patio? **B. Petersen** we are changing the footprint. This would be 6 feet closer to the property line. **M. Werden** have you received any comments from your neighbors? **B. Petersen** I have not and do know most of our neighbors. **M. Werden** staff, have you heard anything? **K. Stone** we have not. This property does back up to Oak Grove Park, which is heavily wooded. **B. Bucaro** is the property to the left, 316 Oakbrook Ct an unbuildable lot? **B. Petersen** that lot is part of Oak Grove Park and also has a utility easement. **M. Hopkins** were you aware that you had a 35' setback when you drew up the plans? **B. Petersen** no, I was not. It was not until the architect informed me that we would need a variance due to the setback. **G. Koziol** this is a little bit of a strange lot and does back up to a park, so I am not sure that the setback matters that much. **B. Petersen** no one can see my property since it is screened by mature trees and shrubs. I also talked to my neighbor and he has no issues with this. **M. Werden** you would not be encroaching on the neighbors.

J. Miaso arrived at 7:07 pm.

G. Koziol made a motion to pass along a **positive recommendation** to the Village Board to approve case (#22-14) 309 Oakbrook Ct for a rear yard variance subject to the findings of fact outlined in the staff report.

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

Motioned by: **G. Koziol**

Seconded by: **J. Miaso**

Roll Call

Ayes: **B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden**

Nays: None

The motion carried.



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(#22-12) Southwind Business Park, Lot 3

K. Stone the petitioner is requesting a continuance until the December 8, 2022 Special Meeting.

M. Hopkins made a motion to continue case **(#22-12) Southwind Business Park, Lot 3** to the December 8, 2022 Planning & Zoning Commission Special Meeting.

Motioned by: **M. Hopkins**

Seconded by: **G. Koziol**

Roll Call

Ayes: **B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden**

Nays: **None**

The motion carried.

(#22-11) Southwind Self Storage

PUBLIC HEARING

K. Stone the petitioner is requesting a continuance until the December 8, 2022 Special Meeting because the petitioner failed to mail out the required public notice. However, the notice was published and posted on the property. We are going to re-publish and send out a new public hearing notice. We do not need to open the public hearing. We need to continue the case to the December 8, 2022 Special Meeting.

J. Miaso made a motion to continue case **(#22-11) Southwind Self Storage** to the December 8, 2022 Planning & Zoning Commission Special Meeting.

Motioned by: **J. Miaso**

Seconded by: **B. Bucaro**

Roll Call

Ayes: **B. Bucaro, C. Deveaux, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Werden**

Nays: **None**

The motion carried.



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Old Business/ New Business

K. Stone we are happy to welcome our new Village Planner, Daniel Harper. We will have a Special Meeting next month on December 8. We will also be discussing political signs at that meeting with an attorney present for your questions.

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

Motioned by: G. Koziol

Seconded by: J. Miaso

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:16 pm.