



Village of Bartlett  
Planning and Zoning Commission  
October 5, 2023

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M. Werden, Chair called the meeting to order at 7:00 pm.

Roll Call

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

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

Approval of Minutes

A motion was made to approve the August 3, 2023 meeting minutes.

Motioned by: J. Miaso

Seconded by: G. Koziol

Roll Call

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

Nays: None

Abstain: None

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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(#23-08) 1027 Valewood Road

Variation – Rear Yard

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

The petitioner, **Judy Ciufu** 1027 Valewood Drive, Bartlett came forward and was sworn in by **M. Werden**. **J. Ciufu** stated, I am here this evening to ask for a variance to the rear setback of my property. When my house was originally built there was no ordinance for the rear setback. Since then, an ordinance was added in 1978 for a 45-foot rear setback. I have an existing patio that I would like to replace with a 3-season room which would be less than half of the current patio size. The permeable area would be less than what the guidelines ask for. I feel that there is a hardship because of where the house was placed and how far it was set back on the property. Currently, it does not meet the ordinance. The 45 feet setback runs through the middle of my living room and I would not be able to fix my house if something happened at this point without a variance. I do not feel that the planned 3-season room is outside the scope of what the neighborhood looks like and this would be at the rear of my house. **M. Werden** I did look at the property and you definitely have a unique situation. Your entire backyard is along the side of the neighbors behind you with the huge white fence and it clips off at an angle and at the northeast corner of your yard. I do not think your lot is even half the depth of the next-door neighbor to the north. **J. Ciufu** correct. **M. Werden** you have a huge front yard, but there is not much to the backyard. I think you brought up a good point that the proposal is less than half of the permeable space that is currently taken up by the patio. Would you be removing the entire patio? **J. Ciufu** the current patio is approximately 29 feet by 20 feet and I am asking to for a 12 foot by 14 foot 3-season room with a small patio to the side of it. The entire project would take up less than what is currently there. **M. Werden** will the exterior of the proposed 3-season room match the house. **J. Ciufu** yes, the exterior of the 3-season room would match the rest of the house.

**M. Werden** opened the public hearing portion of the meeting.

**Sharion Friberg** 1028 Lakewood Drive, Bartlett stated that we have flooded so much and everybody just wants to do a little bit more to their property and the water just keeps coming in to 1028 Lakewood and 1032 Lakewood. We did not realize that there was horseshoe drainage theory here in Bartlett. In theory, if nobody built onto their houses or brought dirt into their yards then all of the water would drain, but it does not happen that way anymore. That is our big concern. We like when people improve their property, but we just want to make sure that the water is going to go somewhere other than 1028 and 1032 Lakewood Drive. Our big concern is where the water is going to go. **C. Deveaux** ask staff, have you had other



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complaints about this? **K. Stone** stated, this is the first that I am hearing about this and I wish you would have called sooner so that I could have an answer for you. Looking at the grading, this is an older subdivision so there are no drainage easements in the rear yards. I would recommend that you talk to Dan Dinges, the Public Works Director, or Bob Allen, Village Engineer. They work with residents when there are drainage complaints. **S. Friberg** that is our only concern and it is still happening. **K. Stone** it looks like you are in the low area for the entire block with the water draining north to south. Newer subdivisions have storm drains in the rear yards to collect rainwater along the way. Unfortunately, this subdivision does not have that. When the petitioner applies for the building permit, we can ask for a grading plan at that time to make sure there is not additional drainage going onto the neighboring properties. **James Friberg** 1028 Lakewood Drive, Bartlett stated that the house next to 1027 Valewood Road has a garage in the back corner and the water pitches to highest point of that hill and goes to the corner of our yard. I did dig down and put in a catch basin for the sump pump and dug along the back fence with drain tiles and a retention wall with landscaping bricks so that the rain water rushes down, hits the wall, through the drain tiles and then out. Even after we did all of that, we are still running our sump-pump nonstop when it rains. We do not have a problem with the petitioner upgrading their house and agree with what they want to do, but sooner or later, somebody has to do something about keeping the water flow away from everybody else's houses. We are here to make sure that we do not get flooded again. My house and that house at 1032 Lakewood Drive are the lowest houses on the block. **Spero Argyris** 1032 Lakewood Drive, Bartlett stated, we have lived with this situation for quite a while. I have been flooded twice with heavy rains and I do not want to go through that again. I came here to learn if there would be grading problems when putting in this addition. I am concerned with the weather and climate change and these rains that are getting more unpredictable. I just want assurance that the grade is maintained. I would like to ask the Village, what can we do to assure our properties are not jeopardized in the event of severe rains? **K. Stone** I will definitely let Public Works know about this. **M. Hopkins** there are two things being discussed right now. One is, will the petitioner's request make matters worse? I do not think it will. This would be less impervious area and whenever you take away pervious area, it helps and this will not change the water course. The petitioner's request seems to be fine for storm water, but we do have a big underlying problem that Public Works can try to solve. **G. Koziol** when you compare the square footage of the existing patio to the square footage of the 3-season room, is it correct that the addition will be less than the patio? **J. Ciufu** the existing patio is approximately 29 feet x 20 feet and the proposed 3-season room is 12 feet x 14 feet with a small patio off to the side, not to the back. **M. Hopkins** will the total impervious area be decreasing? **J. Ciufu** I believe so. The allowable is 35% and this would be at 23%. **C. Deveaux** so it will be less area. We should move this along because the petitioner has answered the questions in writing. The witnesses are worried about the water, but we need approve or disapprove the petitioner's request.



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C. Deveaux made a motion to pass along a **positive recommendation** to the Village Board to approve case (#23-08) **1027 Valewood Road** for a rear yard variation subject to the findings of fact outlined in the staff report.

Motioned by: C. Deveaux  
Seconded by: J. Miaso

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

Roll Call

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

The motion carried.



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**Old Business/ New Business**

**K. Stone** you will definitely have one case next month, possibly two for trucking logistics companies in Brewster Creek Business Park.

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

**Motioned by: J. Miaso**

**Seconded by: G. Koziol**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 7:30 pm.**