

Village of Bartlett  
Zoning Board of Appeals  
Minutes

July 6, 2017

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

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, J. Banno and L. Hanson (arrived 7:05)

Absent:

Also Present: J. Plonczynski, CD Director, Angel Zubko, Planner

Approval of Minutes

A motion was made to approve the minutes of the April 6, 2017 meeting.

Motioned by: B. Bucaro

Seconded by: G. Koziol

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro

Nays: None

Abstain: J. Banno, L. Hanson

The motion carried.

**Case # 17-13 132 Amherst Drive  
Variation – Side Yard  
PUBLIC HEARING**

**The following Exhibits were presented:**

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

**M. Werden** go ahead and present your case.

**Paul Abts** (petitioner) introduced himself. He resides at 132 Amherst Drive and has been a Bartlett resident since 1977. He and his wife have raised 4 children and plan on retiring in Bartlett. **P. Abts** added the reason for adding a sunroom is to enjoy the fresh air without being outdoors. He has some health issues that prohibit him from being in the sun as well as being away from insects in the summer months. **P. Abts** requests that the Board will consider the variance for a side yard setback and asked the Board if there were any other questions or concerns. **A. Zubko** added that the variance is not actually for the sunroom, it is because his house was zoned in 1977 and during the comprehensive rezoning in 1978 that changed the setback of the house. This makes the existing house non-conforming due to the side yard setback of 7.5 feet. **A. Zubko** stated as noted in her memo, no structural alterations can be made in or to such building or structure except those required by law. Therefore, a variation must be granted to bring the existing structure into conformance prior to any alterations which includes adding the sunroom. They are just bringing the original house into compliance so they can do anything in the future. **M. Werden** asked if it had not been rezoned then the house would be in compliance. **A. Zubko** stated that this is correct. **G. Koziol** stated the hardship in this case is really imposed by the Village and not the homeowner. **A. Zubko** stated that this is correct, so when we do come across something like this we want to rectify it or it can become a larger issue. **M. Werden** stated since he wants to stay in Bartlett, this would set him at ease since he has some medical concerns. **A. Zubko** stated that this is correct. **B. Bucaro** stated he thinks this is cut and dry. **M. Werden** asked if there were any other questions. The meeting was opened up to the public. There were no comments from the audience. **M. Werden** asked if there were any comments or motions. **G. Koziol** made a motion to pass a positive recommendation to the Village Board to approve.

**Motioned by: G. Koziol**

**Seconded by: L. Hanson**

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

**Roll Call**

**Ayes: M. Werden, G. Koziol, B. Bucaro, J. Banno, L. Hanson**

**Nays: None**

**The motion carried.**

**M. Werden** stated we have passed on a positive recommendation and this will move on to the Village Board meeting on July 18, 2017. **G. Koziol** questioned if this will by-pass the Committee and go directly to the Board. **A. Zubko** stated yes due to the fact that there was no meeting on the 4<sup>th</sup> of July so this will go directly to the Board and also the fact it is construction season. **G. Koziol** told **P. Abts** he hopes he gets a lot of enjoyment out of his sunroom. **P. Abts** thanked the Committee and A. Zubko for all of their hard work and support.

## **Old Business/ New Business**

**J. Plonczynski** stated regarding **Old Business**, he previously reported that some of the Commissioners met on the joint Plan Commission and Zoning Board. This has not been re-scheduled for any additional debate or discussion by the Village Board Committee, but he will keep the Commissioners posted if and when this does happen.

**J. Plonczynski** stated in terms of **New Business**, there will be a meeting next month on August 3<sup>rd</sup>. There will be at least one case, the High School Football Stadium Activity Complex needs a variance to put in their new set of stands. We may also have a Text Amendment. **M. Werden** asked if this will be a big project. **J. Plonczynski** stated they propose to build a full scale football stadium that they call an activities complex which will be used for multiple sports. It will have a track, bleachers on both sides, lights, concession stand and an equipment room. This will be built in stages but we will be taking this as one project. A variance is need because the setbacks for the High School were originally 25 feet and they now want to come within ten feet of the property line, which is on the forest preserve side. The field will stay where it's at and they will build around it.

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

**Motioned by: G. Koziol**

**Secoded by: L. Hanson**

**The meeting was adjourned at 7:10 P.M.**