



**VILLAGE OF BARTLETT  
ZONING BOARD OF APPEALS  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 MAIN STREET  
September 7, 2017**

**7:00 P.M.**

I. Roll Call

II. Approval of the August 3, 2017 meeting minutes

III. (#17-05) Balance Chiropractic

Variations:

- a) a 30 foot reduction from the required 50 foot front yard building setback,
- b) an 18 foot reduction from the required 50 foot front yard parking setback,
- c) a 10 foot reduction from the required 20 foot side yard (southern property line) building and parking setback,
- d) a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback, and
- e) a 25 foot reduction from the required 30 foot rear yard parking setback

**PUBLIC HEARING**

IV. (#17-21) 1180 Lexington Drive

Variation:

To allow a six (6) foot high fence where a four (4) foot high fence is permitted in the corner side yard

**PUBLIC HEARING**

V. (#17-11) Rana Meal Solutions Plant 2

Variations:

- a) To allow an eight (8) foot high fence where a four (4) foot high fence is permitted in the front and corner side yards; and
- b) To reduce the number of required parking spaces (from 403 to 393)

**PUBLIC HEARING**

VI. (#17-17) 802 E. Devon Avenue Addition

Variation:

To reduce the number of required parking spaces (from 140 to 95)

**PUBLIC HEARING**

VII. (#17-16) Home Depot Outlot 2

Variations:

a) To reduce the required parking spaces for Lot 1 of the Home Depot Resubdivision from 450 to 399 spaces,

b) A 14'-6" reduction in the required 30 foot side yard building setback along the southern property line,

c) A 30 foot reduction from the required 30 foot side yard parking setback along the southeastern property line, and

d) A 9'-4" reduction in the required 40 foot rear yard building setback along the western property line.

**PUBLIC HEARING**

VIII. (#17-20) Zoning Ordinance Updates

Chapter 5 – OR Office/Research District and

Chapter 3 – Accessory Uses, Building and Structures

**PUBLIC HEARING**

IX. (#17-10) Zoning Ordinance Updates

Chapter 13 – Administration & Enforcement (Partial)

Chapter 9 – Planned Unit Development (Partial), and

Chapter 2 – Rules & Definitions (Partial)

Text Amendment

**PUBLIC HEARING**

X. Old Business/New Business

XI. Adjournment