



**Village of Bartlett  
Zoning Board of Appeals Minutes  
March 1, 2018**

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

**Roll Call**

**Present: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen L. Hanson and J. Banno**

**Absent: None**

**Also Present: A. Zubko, Village Planner**

**Approval of Minutes**

**A motion was made to approve the minutes of the January 4, 2018 meeting.**

**Motioned by: G. Koziol**

**Seconded by: J. Banno**

**Roll Call**

**Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen, and J. Banno**

**Abstain: L. Hanson**

**The motion carried.**



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**Case (# 18-04)** 165 W. Oak Glenn Drive

Variations:

- a) a 1 foot reduction from the required 35 foot front yard setback and
- b) a 9 foot reduction from the required 55 foot rear yard setback

**PUBLIC HEARING**

**The following Exhibits were presented:**

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Publication**

Petitioners **John & Dorothy Zabinski**, 165 W. Oak Glenn Drive were both sworn in by **M. Werden**.

**John Zabinski** stated when he purchased the house, they wanted to add a garage to the front of the house and convert the original garage into the master suite. During this process, **J. Zabinski** was advised by the Building Department that his home was non-conforming to the zoning requirements.

**J. Zabinski** stated he is running two businesses from his home. The first one being real estate and the other an architectural design/construction business. The main reason for the variations is that the home is only 1490 sq. ft. and extra space is needed for his businesses.

**M. Werden** asked if the home was conforming at the time it was built. **A. Zubko** stated it was, but the front yard was six inches over and this request is to fix it, for a one foot variation. **M. Werden** asked if there were any calls regarding this Public Hearing. **A. Zubko** stated there were no calls and the sign is posted.

**M. Werden** asked if any of the Commissioners had any questions or comments. **G. Koziol** asked if the rear variation was because of the change in the ordinance. **A. Zubko** stated yes, currently its non-conforming, this would make it a conforming lot. The petitioners would be able to make alterations to the home and the alterations will meet all of the setbacks that are already in place.

**M. Werden** opened the meeting to the Public. No one came forward.

A motion was made to pass a positive recommendation to the Village Board to approve item #18-04 for variations at 165 W. Oak Glenn Drive.

**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 and J. Rasmussen**

**Nays: None**

**The motion carried.**

**M. Werden** advised the Petitioners to stay in touch with **A. Zubko** as to when this case will be on the Village Board agenda.



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**Old Business/ New Business**

**Angela Zubko** stated there is nothing to report.

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

**Motioned by: B. Bucaro**

**Seconded by: G. Koziol**

**All in favor.**

**Motion Carried**

**The meeting was adjourned at 7:05 P.M.**