



**VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS
AGENDA
228 MAIN STREET
August 2, 2018**

7:00 P.M.

- I. Roll Call
- II. Approval of the July 5, 2018 meeting minutes
- III. (#18-16) 1439 Snow Drift Circle
Variation - Rear Yard
Public Hearing
- IV. Old Business/New Business
- V. Adjournment



**Village of Bartlett
Zoning Board of Appeals Minutes
July 5, 2018**

M. Werden called the meeting to order at 7:02 pm.

Roll Call

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

Absent:

Also Present: R. Grill, Assistant CD Director, A. Zubko, Village Planner

Approval of Minutes

A motion was made to approve the minutes of the June 7, 2018 meeting.

Motioned by: G. Koziol

Seconded by: J. Rasmussen

Roll Call

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

Abstain: L. Hanson

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
July 5, 2018

Case (#18-09) Galleria of Bartlett

Variations:

- a) 30 foot reduction from the required 50 foot front yard (along Army Trail Road) to allow for parking,
- b) 12 foot reduction from the required 20 foot side yard (east property line) to allow for parking,
- c) 12 foot reduction from the required 20 foot side yard (west property line) to allow for parking, and
- d) 17 foot reduction from the required 30 foot rear yard (north property line) to allow for parking

Public Hearing

The following Exhibits were presented:

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Publication

Attorney for the Petitioner, **Francis Bongiovanni** was sworn in by **M. Werden**.

Francis Bongiovanni stated that also present are **Ron DeRosa** and **Alec DeRosa** whom are representatives of 59th & Army Trail Road Inc. the owners of the subject site. Also present for any questions is Architect, Chad Silvester. The petitioners are seeking four variations all related to parking, for a proposed seven unit shopping center called Galleria of Bartlett. This is approximately 1.59 acres located on the north side of Army Trail Road just east of Rt. 59. **Mr. DeRosa** has built dozens of commercial shopping centers as well as in the commercial center at Brewster Creek. **M. Werden** stated at first glance some of the variations were quite large and the property was unique. He asked if this property was similar to the property to the west. **A. Zubko** stated yes, the property to the west and to the south were granted variations for their parking to be about twenty feet from Army Trail Road. **M. Werden** stated he was sure this was because of the left and right turn lanes but he is surprised there isn't anyone in the audience from the developments behind with the 30 foot reduction in the rear. Any concerns must have been settled. **A. Zubko** stated directly to the north of this property there is an HOA open space area, so they only have one neighboring resident. **G. Koziol** questioned the large line of trees separating the two properties, it is owned by the HOA so the trees will remain there, correct? **A. Zubko** stated yes. **B. Bucaro** asked if Staff received any calls regarding this project. **A. Zubko** stated she did receive one call today and after going through her concerns she chose not to email a letter. **M. Werden** asked if any other trees would be coming down. **F. Bongiovanni** stated no. **M. Werden** asked if there were any potential tenant's lined up. **F. Bongiovanni** stated yes, Beef Shack will take the unit on the west with the drive-thru, and have given a design layout for the amount of seating they anticipate. **M. Werden** asked to look at the landscaping in the front of the building. Will the parking be similar to what is to the west and will this connect to the other property? **A. Zubko** stated not to the west because of the retention pond, but there is a cross access easement going to the east if the adjoining property is ever developed. **G. Koziol** stated it was an excellent idea whomever thought of planning for the connection. So many developed properties don't connect and they can be quite an annoyance. **M. Werden** stated it is especially helpful in an emergency situation.

M. Werden asked if there were any comments or questions from any members of the Board. **B. Bucaro** stated he thinks it's great anytime a developer wants to come into town and bring in tax dollars whether it be retail or commercial. He doesn't see any issues with any of the requested variances.

The Public Hearing portion of the meeting was open to the Public. No one came forward.



**Village of Bartlett
Zoning Board of Appeals Minutes
July 5, 2018**

M. Werden stated apparently the Petitioner did a great job presenting this project because no one is in the audience to protest anything. He feels if it looks good and will be good for the Village and if no one is objecting, he usually doesn't object either.

M. Werden asked for a motion.

G. Koziol made a motion to pass along a positive recommendation to the Village Board to approve Case #18-09, Galleria of Bartlett.

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. Rasmussen, L. Hanson and J. Banno

Nays: None

The motion carried.

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

M. Werden asked **F. Bongiovanni** when they plan on opening. **F. Bongiovanni** stated maybe in the next couple of months.



Village of Bartlett
Zoning Board of Appeals Minutes
July 5, 2018

Old Business/ New Business - None

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

Motioned by: G. Koziol
Seconded by: B. Bucaro

All in favor.

Motion Carried.

The meeting was adjourned at 7:12 P.M.

COMMUNITY DEVELOPMENT MEMORANDUM
18-132

DATE: July 25, 2018
TO: The Chairman and Members of the Zoning Board of Appeals
FROM: Angela L Zubko, Community Development Planner
RE: **(#18-16) 1439 Snow Drift Circle**

PETITIONER

Deepak and Mona Sharma

SUBJECT SITE

1439 Snow Drift Circle (Amber Grove Unit 1)

REQUEST

Variation – Rear Yard

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Single Family	Suburban Residential	SR-5 PUD
North	Single Family	Suburban Residential	SR-5 PUD
South	Single Family	Suburban Residential	SR-5 PUD
East	Single Family	Suburban Residential	SR-5 PUD
West	Single Family	Suburban Residential	SR-5 PUD

DISCUSSION

1. The subject property is zoned SR-5 PUD (Suburban Residence).
2. The Petitioners are requesting a 3'-6" variation from the required 30' rear yard to construct a two-story addition on the rear of the house. The addition will architecturally match the existing home.
3. The existing wood balcony would be removed and the proposed 10'-6" x 34'-3" addition would be constructed. The addition would include a first floor sunroom, bathroom and covered deck and a walkout lower level bedroom, bathroom and covered patio.
4. The impervious surface ratio of this lot is currently 32%. The proposed addition will increase the impervious surface ratio for the house and other paved

improvements to 38%, which complies with the 40% maximum impervious surface for a lot of this size.

5. If the variation is approved, the petitioners may apply for a building permit for the proposed addition.

RECOMMENDATION

According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
- B. That conditions upon which the petition for a variation is based are unique to the property for which the variations are sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

A variation shall be recommended only if the evidence, in the judgment of the Board of Appeals, sustains all the conditions enumerated above.

Background material is attached for your review and consideration.

To Whom It May Concern,

We at 1439 Snowdrift Circle, Bartlett are requesting a variance of 10.6' X 34.3' for an extension of our kitchen and patio as well as the addition of a sunroom. We love the area we live in, and love the city of Bartlett, but will be needing additional space due to the immigration of family members from India within the next two years. These family members will be staying with us for a few months while they get settled in America, therefore, it would be greatly appreciated if our variance could be approved for the dimensions listed above.

Thank You,

Deepak and Mona Sharma

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COMMUNITY DEVELOPMENT

JUL 09 2018

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
2018-16
Case # RECEIVED
COMMUNITY DEVELOPMENT
JUL 09 2018
VILLAGE OF
BARTLETT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: MONA & DEEPAK SHARMA
Street Address: 1439 SNOWDRIFT CIRCLE
City, State: BARTLETT, ILL
Email Address: _____
Preferred Method to be contacted See Dropdown

Zip Code: 60103
Phone Number: _____

PROPERTY OWNER INFORMATION

Name: MONA & DEEPAK SHARMA
Street Address: 1439 SNOWDRIFT SHARMA
City, State: BARTLETT, IL VARIO
Phone Number: Deepak Sharma 634-

Zip Code: 60103 0840
Date: _____

OWNER'S SIGNATURE: Deepak Sharma Date: _____
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

3' - 5" VARIANCE IN REAR
FOR SUNROOM & PATIO

PROPERTY INFORMATION

Common Address/General Location of Property: 1439 SNOWDRIFT CIRCLE
Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-307-011
Acreage: 0.14 acres
Zoning: See Dropdown (Refer to Official Zoning Map)

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney _____
Surveyor _____
Other _____

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: (Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

THE ~~W~~ FAMILY NEED MORE ROOM FOR ENJOYMENT.
FOR PATIO & ~~A~~ BED ROOM W/BATH, WE LOVE
VILLAGE OF BARTLET & WANTS TO STAY HERE.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

ASKING
WE ARE VARIANE IN BACK FOR
CONC. PATIO & SUN ROOM 3'-6" WIDE X 34.3' LONG
WITH SUN

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

WE ARE NOT LOOKING FOR MONEY
WE WANT TO STAY IN BARTLET.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

WE LOVE BARTLET & WANTS TO STAY HERE

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

IT IS DEFINATELY IMPROVEMENT TO THE NEIGHBORHOOD

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

THE NEW ADDITION WILL ~~HURT~~ ENHANCE THE NEIGHBORHOOD, NOT HURT.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

THE VARIANCE IS SIMPLE, SMALL VARIANCE, LIKE ANY OTHER VARIANCE WILL NOT HURT THE NEIGHBORHOOD.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: 

PRINT NAME: DEEPAK SHARMA

DATE: 07/09/18

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: DEEPAK SHARMA

ADDRESS: 1439 Snow drift CT
BARILETT IL 60107

PHONE NUMBER: 

EMAIL: 

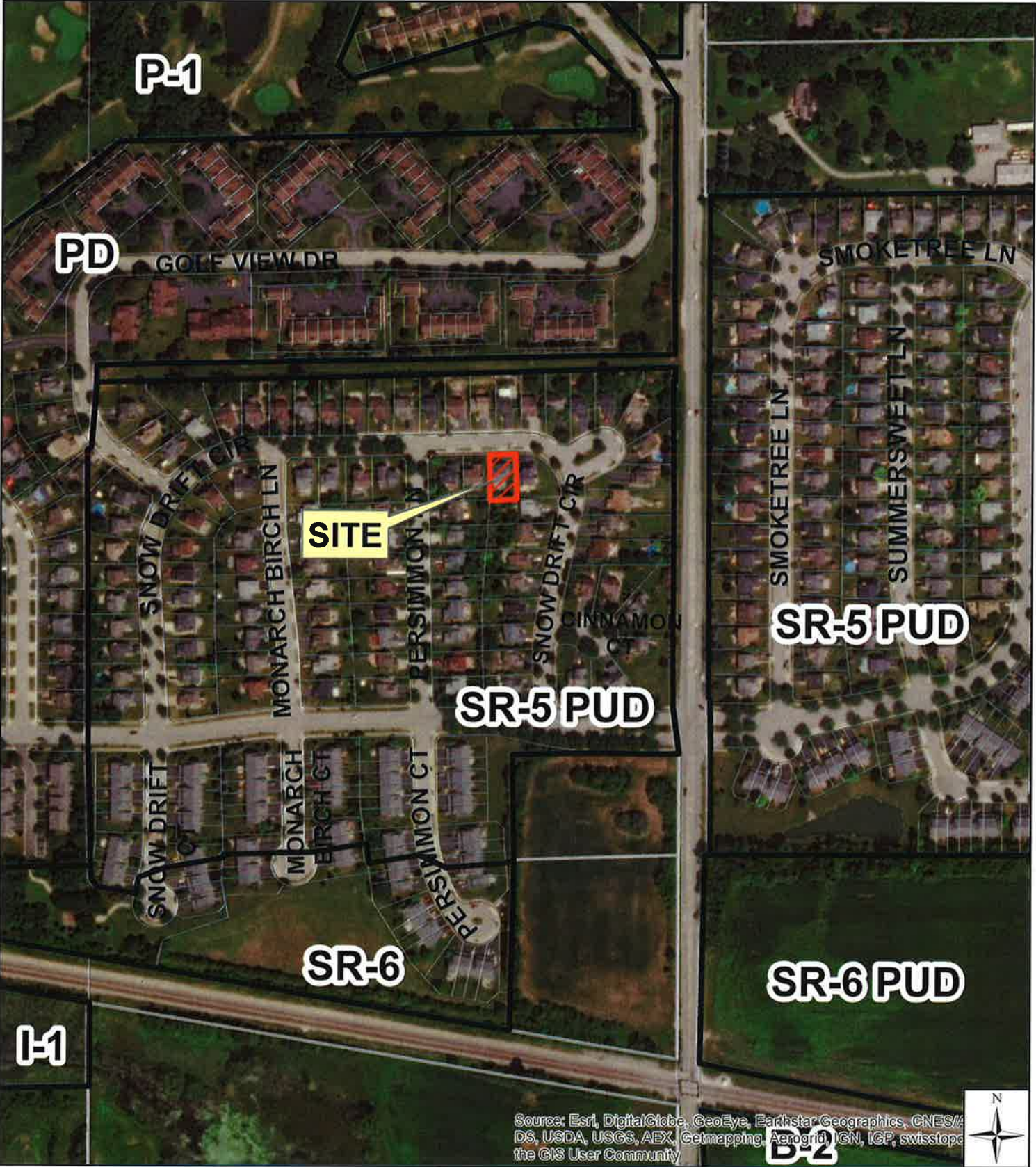
SIGNATURE: 

DATE: 07/09/18



ZONING/LOCATION MAP

1439 Snow Drift Cir.
Case #18-16 - Variation



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, the GIS User Community



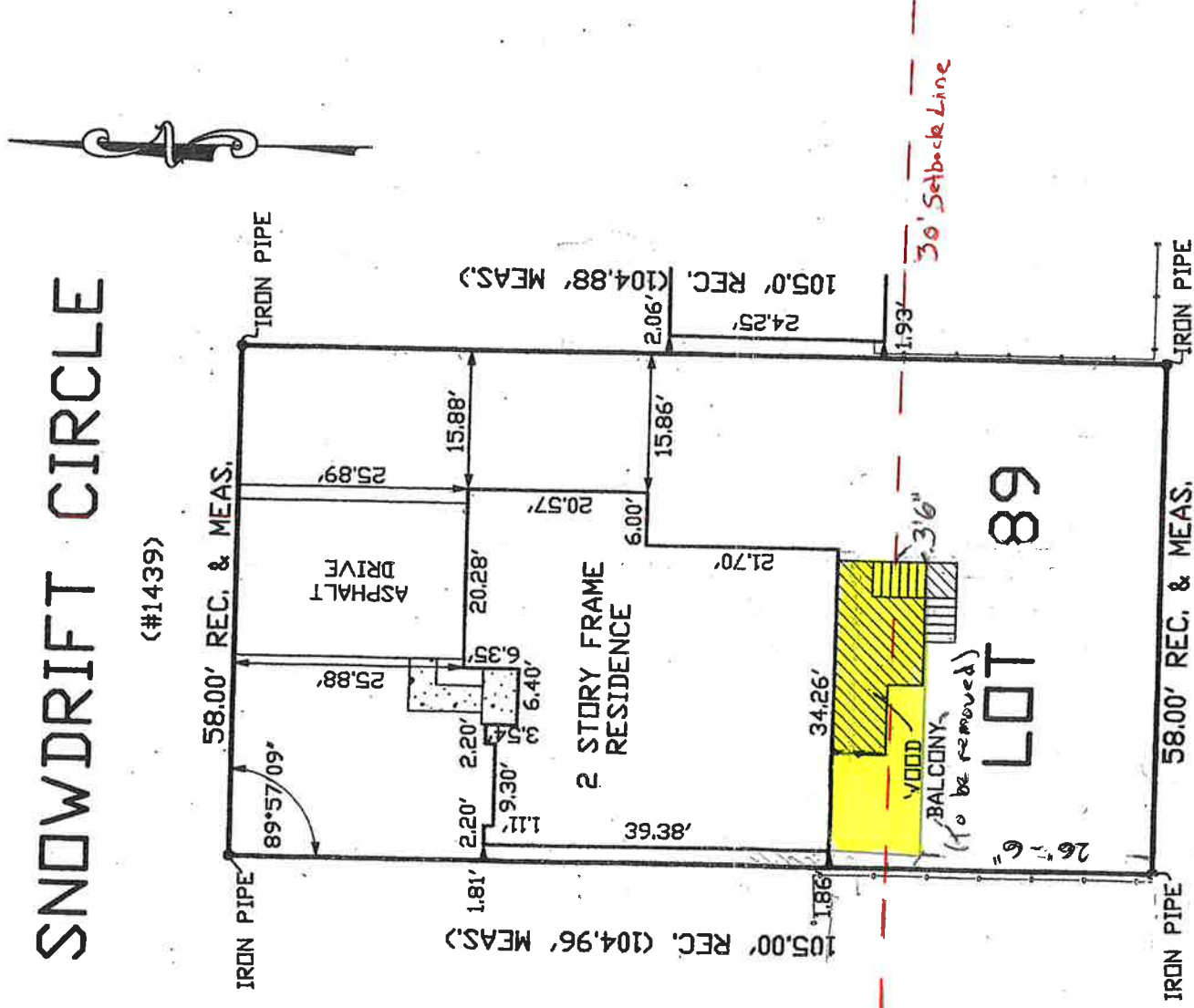
ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

Plat of Survey

OF PROPERTY DESCRIBED AS:

Lot 89 of Plat of Subdivision, Amber Grove Unit 1, recorded as Document No. 92-305320, being a subdivision of part of the West Half, Southwest Quarter Section 28, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.



RECEIVED
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JUL 09 2018

VILLAGE OF
BARTLETT

SITE PLAN
SCALE 1" = 20'-0"

Scale: 1" = 20'
Ordered: N. Harlovic
Owner: Kumar/Sharma
Page: 41-9-28E
Drawn: KJK
Job: A54, 825SL
City: Bartlett

STATE OF ILLINOIS
COUNTY OF KANE ss Nov. 7, 2003

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

I hereby certify that I have surveyed the above described premises according to the official record, and that the above plat correctly represents said survey.

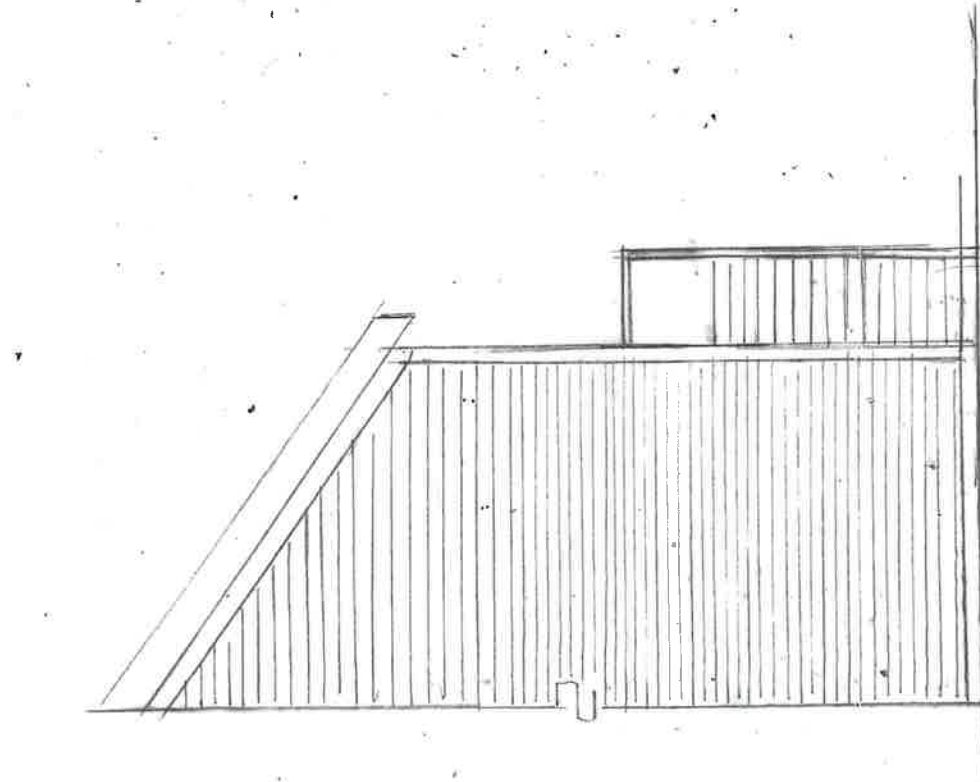
ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
ILLINOIS - WISCONSIN

206 W. MAIN ST.
W. DUNDEE, IL 60118
PHONE 847-426-2811
1-800-888-2810
E-mail: airway@aol.com

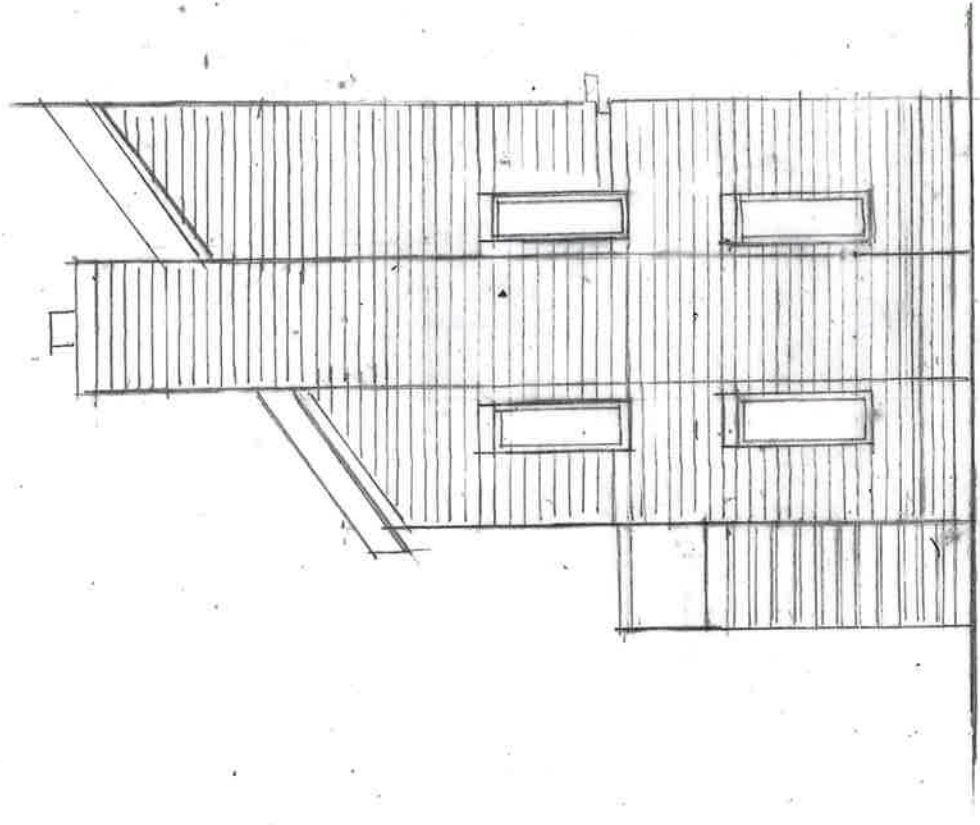
Professional Design Firm
Land Surveying Corporation
License No. 184-002863

Alan J. Coulson
I.P.L.S. No. 35-2155
Expiration Date: 11-30-04

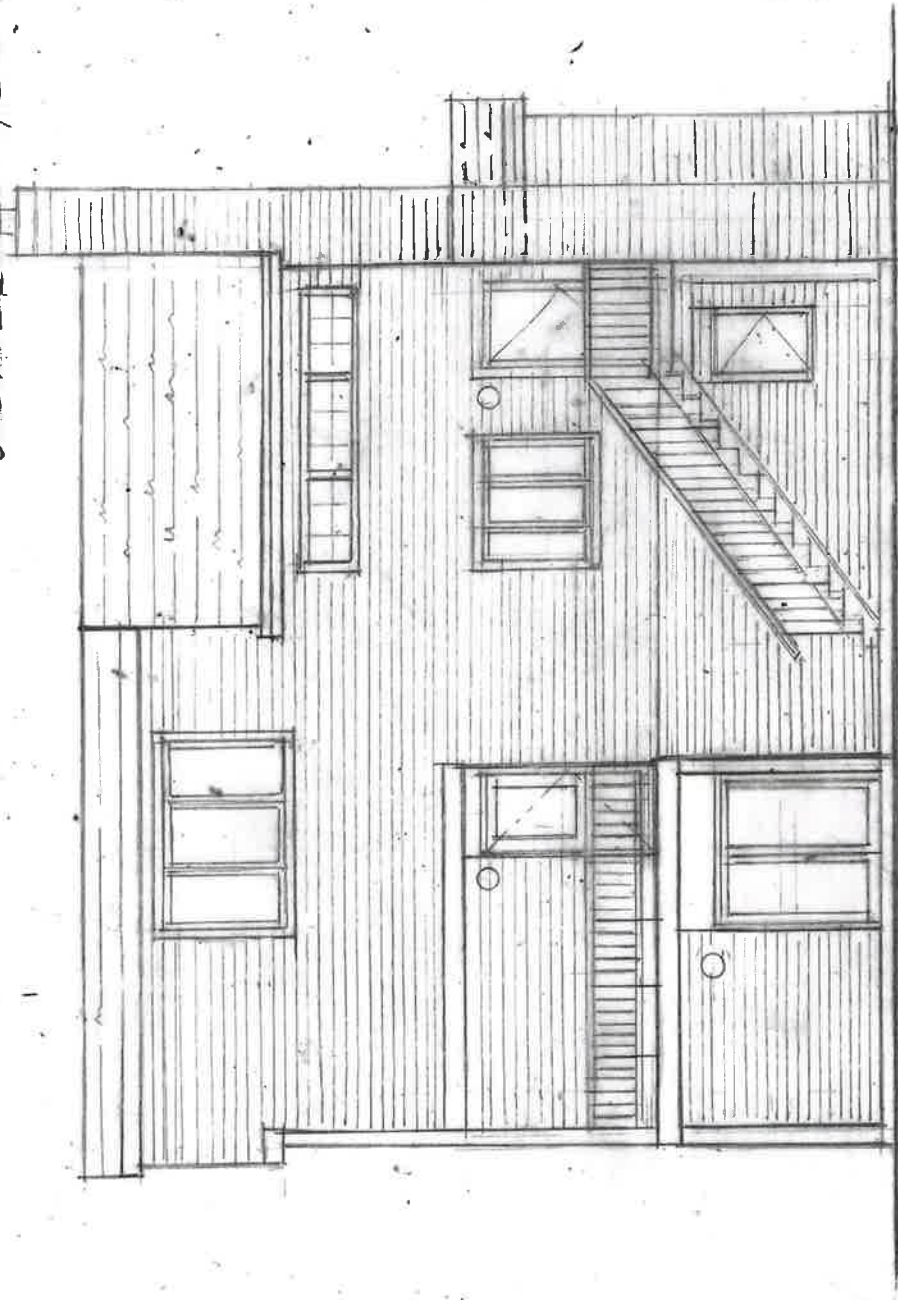
Compare the description on this plat with deed. Refer to title for easements and buildings lines.



PARTIAL RIGHT ELEV.
SCALE 1/8" = 1'-0"



PARTIAL LEFT ELEV.
SCALE 1/8" = 1'-0"



REAR ELEV.

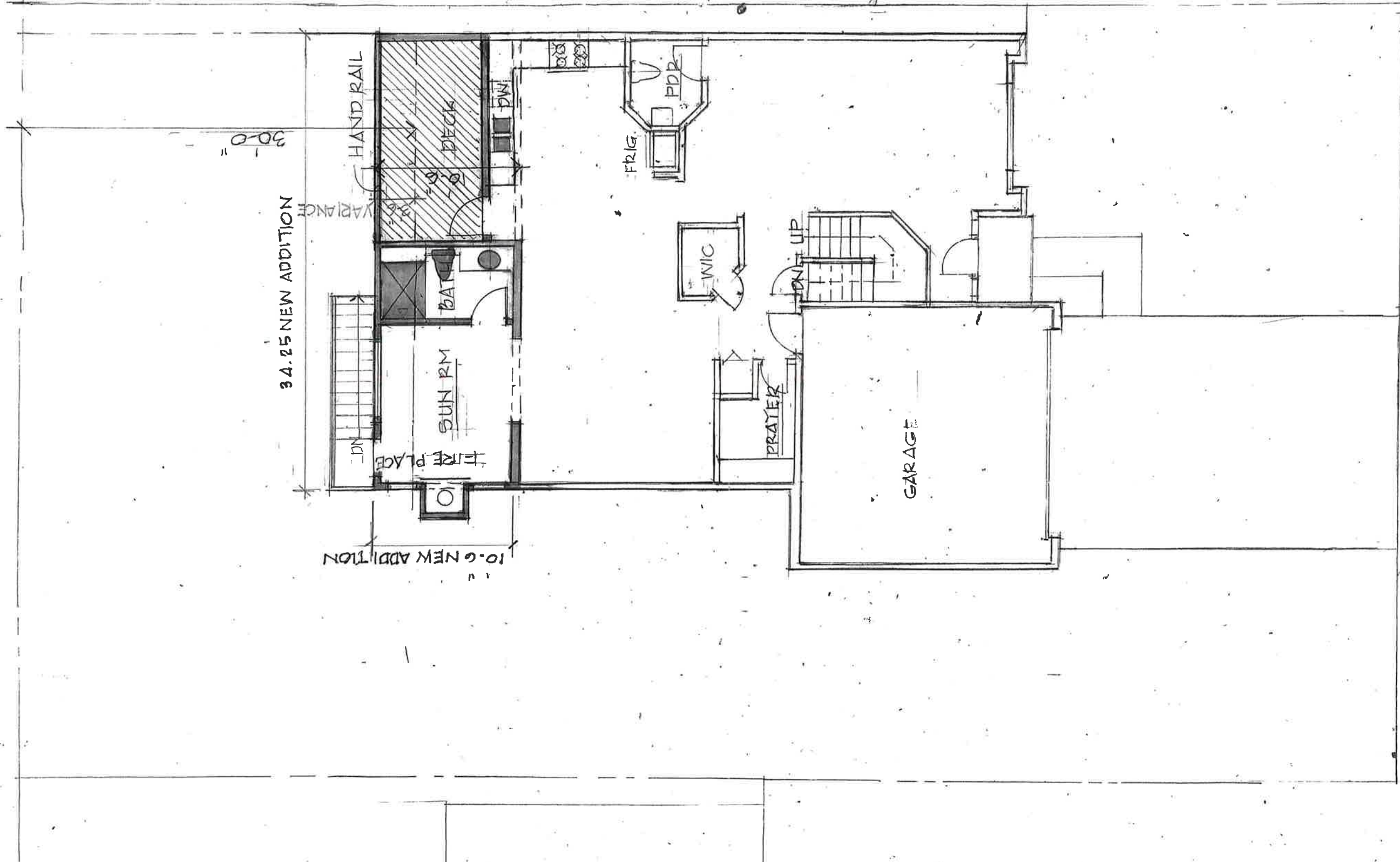
SCALE 1/8" = 1'-0"

NOTE: ALL MATERIALS TO MATCH EXIST.

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VILLAGE OF
BARTLETT



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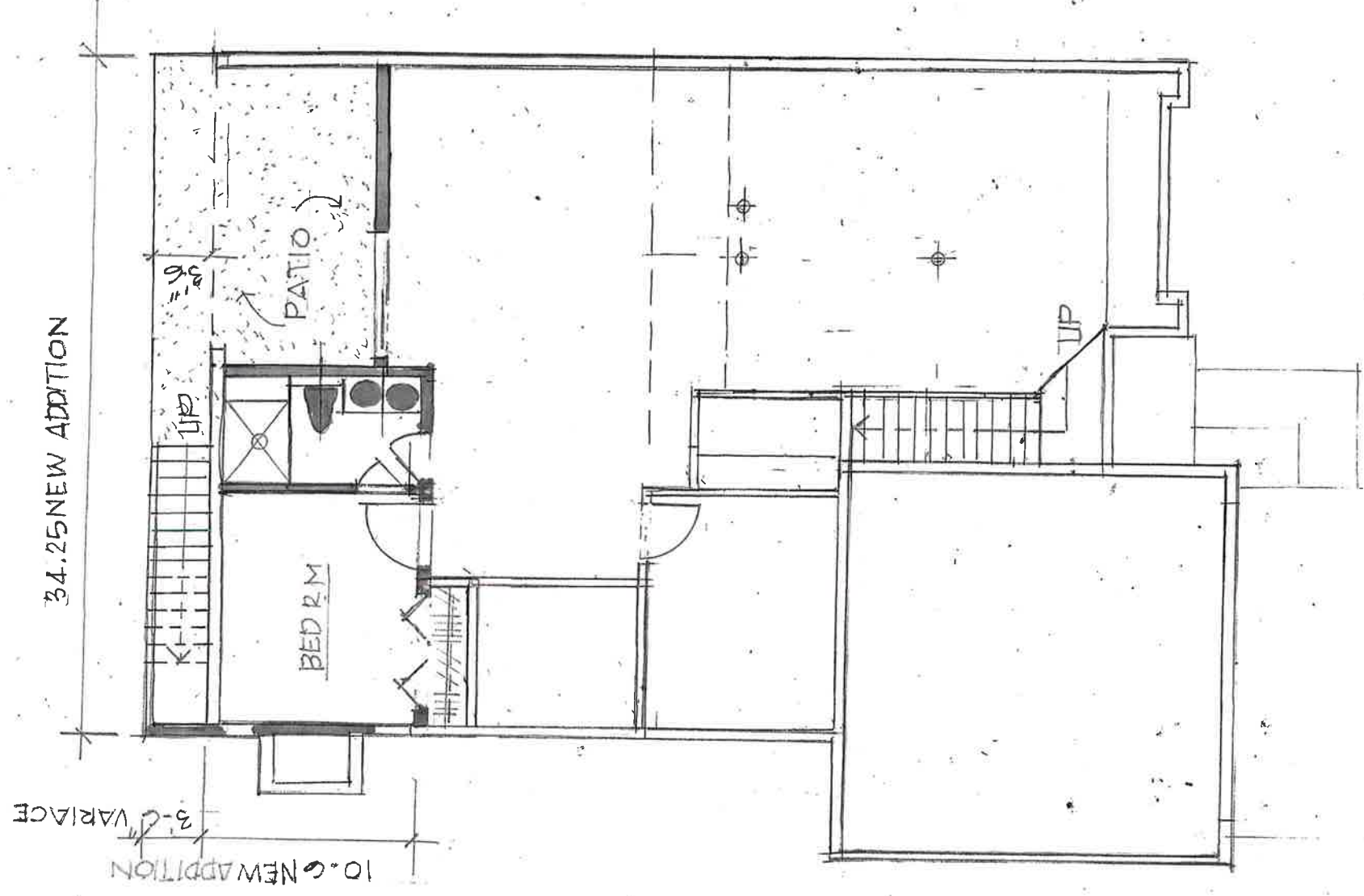
JUL 09 2018

VILLAGE OF
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FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

VARIANCE FOR = $34.25 \times 3.50 \times 2 = 239.75$ SF



LOWER LEVEL PLAN

SCALE 1/8" = 1'-0"

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