



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

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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.**



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**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.



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**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.



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**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.**