

Village of Bartlett
Zoning Board of Appeals
Minutes

September 3, 2015

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

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, L. Hanson

Absent: J. Banno, P. Hanson

Also Present: Roberta Grill, Assistant CD Director; Angela Zubko, Village Planner

Approval of Minutes

A motion was made to approve the minutes of the July 2, 2015 meeting.

Motioned by: G. Koziol

Seconded by: B. Bucaro

Roll Call

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

Nays: None

The motion carried.

Case #15-14 Zoning Ordinance - Text Amendment to increase the Building Height from 35' to 45' in the I-1 (Light Industry) and I-2 EDA (General Industry Economic Development Area) Zoning Districts -PUBLIC HEARING

A.Zubko: On June 16, 2015 the Village Trustees directed the Staff to prepare a text amendment to the Zoning Ordinance that would allow taller buildings in the industrial districts. Currently the Zoning Ordinance states that the maximum building height in the I-1, Light Industry and I-2 EDA, General Industry, Economic Development Area Districts is 35'. Therefore if a petitioner wanted to request a taller height the petition would require a special use which includes a public hearing and could add an extra 45 days to the entitlement process. The thinking behind increasing the allowable building height to 45' is that it would accommodate the demand for a taller interior

ceiling height, minimize the number of special uses for height and speed the process up for industrial builders.

The Village Board has actually approved three (3) petitions for building height for special uses in the industrial zoning districts. Most recently was Ace Relocation Systems.

<u>Petition #</u>	<u>Name</u>	<u>Height request</u>
2015-08	Ace Relocation Systems, Inc.	38'
2012-19	Rhino Dox	44'
2006-38	Dania Distribution Center	38'
2005-42	Victory Land Group	40'

M. Werden: Excuse me, I was thrown off. Do you have the newspaper ads?

A. Zubko: Yes I do.

M. Werden: Mark the Exhibits A, B & C

A. Zubko: I just have A

Exhibit A: Was presented: Public Hearing Notice in newspapers.

M. Werden: Raise your right hand. Do you solemnly affirm the evidence you are about to give is only the whole truth.

A. Zubko: Yes

M. Werden: State your name for the record.

A. Zubko: Angela Zubko

M. Werden: Keep going.

A. Zubko: That was pretty much my presentation, the rest of the pages are actually just changing of the text from 35' to 45' in height and then included is a map of the four different locations that have been granted a special use for a height. We actually have a couple of petitions awaiting submittal to see if this text amendment will go through.

M. Werden: I think it's a good idea because that is the only large industrial area that we have. For the most part there is a lot of forest preserve land out there it's not as if somebody with a \$500,000 house

is backed right up next to it and going to be complaining. There are a few houses in the area but there is a good buffer. I think probably we were a little bit too restrictive and maybe that has hindered some of the growth, besides the economy, so I'm generally in favor of what's going on here.

G. Koziol: I have to make a favorable comment also. I think it's good for business and anything that's like this that's good for business and makes it easier for them to do transactions with the Village, I think it's appropriate and it should be passed.

B. Bucaro: I agree. There was no residential comments for anybody out on the west side of town?

A. Zubko: Nope. I haven't heard anything and there was the public notice in the paper.

L. Hanson: I don't see it as an issue either.

M. Werden: Any further comments before we open it up to the public? Alright at this point I shall open up the meeting up to the public. Anyone in the audience have anything to say?

M. Werden: And you said you got no reviews, no letters, no phone calls or anything?

A. Zubko: Correct.

M. Werden: Wow. Should we entertain a motion?

G. Koziol: I would make a motion to pass along a positive recommendation to the Village Board to approve item # 15-14 Zoning Ordinance Text Amendment to increase the building height in industrial districts from 35' to 45'.

M. Werden: It has been moved by George and seconded by?

L. Hanson: I'll second.

M. Werden: Seconded by Linda. Any other further discussion? At this point I shall close the public hearing portion. Please call the roll.

Roll Call

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

Nays: None

The motion carried.

M. Werden: Passed unanimously. Very good, this is one of our record meetings. Old Business? New Business?

R. Grill: We would just like to welcome Diane to our office in Community Development. She is our new Secretary. She is doing a great job so far.

L. Hanson: Thank you Diane.

M. Werden: Welcome aboard.

D. Fuentes: Thank you.

G. Koziol: A general question to staff. Has anyone made any comments, we had a consensus vote about changing fence height on side properties from 3' to 4'?

R. Grill: As a matter of fact I am completing that memo, hopefully tomorrow to give to Administration and they will put it on an agenda.

G. Koziol: Thank you, that's good.

M. Bucaro: Would this just be a flat number or would it depend on the building material of the fence.

R. Grill: Just a flat number, it would go from, the way my memo reads is from 3' to 4'.

M. Bucaro: Ok

G. Koziol: I believe that the original ordinance had no restrictions except for the height.

R. Grill: That is correct

M. Koziol: It's just after a while a lot of these wooden fences they are good for maybe three or four years then they start deteriorating pretty bad and the upkeep is not good. That's all I was wondering about.

M. Werden: Anything else? We shall entertain a motion to adjourn.

Motioned by: - B. Bucaro

Seconded by: – G. Koziol

M. Werden: Move and seconded all in favor?

G. Koziol, B. Bucaro, L. Hanson: Ayes

Meeting adjourned at 7:09