



**Village of Bartlett
Zoning Board of Appeals Minutes
April 4, 2019**

G. Kozlowski called the meeting to order at 7:00 pm.

Roll Call

Present: G. Kozlowski, B. Bucaro, L. Hanson and J. Banno

Absent: M. Werden, J. Rasmussen,

Also Present: K. Stone, Assistant Village Planner

Approval of Minutes

A motion was made to approve the minutes of the March 7, 2019 meeting.

Motioned by: L. Hanson

Seconded by: J. Banno

Roll Call

Ayes: G. Kozlowski, B. Bucaro, L. Hanson and J. Banno

Nays: None

Abstain:

The motion carried.



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Case (#19-06) 600 S. Bartlett Road

Variations:

- a) 20 foot reduction from the required 50 foot side yard (south property line)
- b) 16 foot reduction from required 50 foot side yard (north property line)
- c) 10 foot increase from the 15 foot maximum accessory building height

Public Hearing

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

Petitioner, **Charles Hankins** was sworn in by **G. Koziol**.

K. Stone stated this property was annexed into the Village of Bartlett in 1993 by Ordinance 93-10. Upon annexation the property was zoned ER-1 (Estate Residence). The existing buildings including the principal structures of the house and the metal barn are legal non-conforming structures and were grandfathered in.

In 1997 front yard and side yard variations were approved to allow the construction of a front porch and to bring the non-conforming house into conformance.

The Petitioner is requesting to construct a 60' x 60' detached 2-story garage behind the residence.

It will be located 30 feet from the south property line and 34 feet from the north property line.

Accessory structures that are for an agricultural use but are not being used for agricultural purposes, (in this case a garage) are required to be 50 ft. from the side yards this is the reason for the variance.

The Petitioner is also requesting a 10-foot variation from the maximum height of 15 feet for an accessory structure for the proposed 2 story garage.

The impervious surface of this lot is barely changing, with the removal of the two (2) sheds.

K. Stone asked **C. Hankins** if he had anything to add. **C. Hankins** stated they are just trying to improve the property, the two accessory sheds are beyond repair. They will be removed and everything will be put into one building.

G. Koziol asked if Staff received any calls, emails or comments regarding this petition. **K. Stone** stated she did have one resident who came in who resides on Jervey Lane and her daughter lives on Amherst Meadow. She was inquiring about construction in the rear of the property because that's where they live closest to. **K. Stone** explained the garage will be 50 ft. from the back of the principal structure. They had no concerns with that.



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G. Kozlol asked if anyone had any questions or comments. **B. Bucaro** asked if the structure was used for nonagricultural purposes what the setback would be. **K. Stone** said they would actually be less, the setbacks would be 5 ft. but if the structure was used for livestock it would require a 100-foot setback.

There were no other comments from the board.

G. Kozlol opened the Public Hearing portion of the meeting.

Tom Pavlik 246 Amherst Meadow stated he did have a question regarding the height of the current house and barn. **C. Hankins** answered his question prior to the meeting. The new building will be roughly the same height as the existing buildings. **Tom Pavlik** stated he has lived across from this property for 21 years and the property has been kept up very well and he doesn't have a problem with the new building that is going up.

G. Kozlol asked for any comments from the board.

G. Kozlol stated he thinks the proposed building is an attractive structure. **C. Hankins** stated the project has not gone into print yet, being he wanted to make sure this was approved. The drawing is very eye appealing and nothing will be changed on the exterior. **G. Kozlol** stated **C. Hankins** was fortunate to have the forest preserve as the property to the south which makes the decision much easier. **C. Hankins** stated this building will be very visible to S. Bartlett Road and make the farm look more attractive. The property has been in the family for 29 years and he hopes his kids will take it.

B. Bucaro stated he also thought this is a nice looking building. He drives past this property about 10 times a week and sees the horses north of the property line so evidently there is an agreement with Com Ed. **C. Hankins** stated he has had a lease with Com Ed for the past 28 years that has worked out quite well.

G. Kozlol asked if there were any comments from the board. There were no comments.

G. Kozlol asked for a motion to approve. **B. Bucaro** made a motion to send a positive recommendation to the Village Board to approve case #19-06, 600 S. Bartlett Road regarding the requested variances.

G. Kozlol closed the Public Hearing portion of the meeting.

Motioned by: **B. Bucaro**
Seconded by: **J. Banno**

Roll Call

Ayes: **J. Banno, G. Kozlol, B. Bucaro, L. Hanson**
Nays: None

The motion carried.

G. Kozlol asked **K. Stone** as to when this case will be on the Village Board agenda. **K. Stone** stated it should be on the two meetings in May.



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Old Business/ New Business

K. Stone stated it looks like there will not be a meeting in May. There was a possible fence application however it didn't sound promising once they talked to their neighbors.

G. Kozlowski asked if there was a motion to adjourn.

Motioned by: J. Banno
Seconded by: B. Bucaro

All In favor.

Motion Carried.

The meeting was adjourned at 7:11 P.M.