



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
November 5, 2019**

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President Wallace called the Committee of the Whole meeting to order at 7:57 p.m.

**PRESENT:** Chairmen Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke and President Wallace

**ABSENT:** None

**ALSO PRESENT:** Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Senior Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Assistant Finance Director Matt Coulter, Planning and Development Services Director Roberta Grill, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Golf Course Superintendent Kevin DeRoo, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

**BUILDING & ZONING, CHAIRMAN HOPKINS**

**Downtown Overlay District- Form Based Code**

Planning and Development Services Director Roberta Grill stated that the draft downtown overlay district, otherwise known as form based code. Staff set out public notices to all of the surrounding property owners. The Zoning Board of Appeals (ZBA) reviewed the draft document on October 3<sup>rd</sup> and the ZBA recommended approval. Leslie Oberholtzer, the consultant from Codametrics is here if you have any technical questions on the documents.

President Wallace asked if the Streets of Bartlett was up to this code.

Ms. Grill stated that they have not looked at the Streets of Bartlett for this code. Staff has looked at More Brewing and 120 Live, but we can look at it if you would like.

President Wallace stated that it might be nice to know, he is interested when they put up things so quickly, how the quality is.

Chairman Camerer stated that he is assuming the possibility of a Street change going through the Streets of Bartlett is still in the text.

Ms. Grill stated it is only shown on a map as a recommendation.

President Wallace stated that he didn't know why that wasn't removed.

Chairman Camerer agreed and stated that he agreed.



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The item was forwarded on to the Village Board for a vote.

**Zoning Text Amendment (Fence Height)**

Ms. Grill stated that in July, the Village Board approved a variation for a 6' tall fence which was approximately 25' off of the property line along South Bartlett Road and it was located in a corner side yard. Board directed staff to review their fence height requirements in corner side yards when fences are setback from the property line, especially along major roadways. Staff went back and reviewed all the previous variation requests for 5' and 6' tall fences in the corner side yards to 1991. The chart in the packet shows the height, distance from the corner side property line, as well as the street type. The ZBA recommended approval and the Board granted two variation requests, one for a 5' tall fence and another for a 6' tall fence. They were both located along a major arterial, defined as either Lake St., Rt. 59 or County Farm. Those fences were setback 6" from the property line. The ZBA has generally recommended fence variations for fences 5' and 6' tall, when the fence is set back at least 10' from the corner side property line. Staff has prepared a text amendment to the zoning ordinance which would increase the fence height in the corner side yard from 4' to 6' provided the fence is setback at least 6" from property lines along roads designated as major arterials and a 10' set back from all other road designations. The maximum fence height in the required front yard would still remain at 4' and the maximum height in the vision clearance triangle would still remain at 3'. Over the years, many residents have come in requesting a fence on a corner side property line and we have had to tell them they have to go to this zoning process and we have received pretty much the same response from all of them saying they feel that it take away the benefit of owning a corner lot and takes away their usable corner side yard. This text amendment would allow them to apply for a building permit immediately and they would not have to go through the 45-60 day variation process. Staff is looking for direction on how the Board would like to proceed.

Chairman Deyne asked if any of the requests were denied by the ZBA.

Ms. Grill stated that 10 have been denied since 1991. They vary on how far they are set back. Some that have been denied were a 21', 29', 10' setbacks. Each variation is unique and has to stand on its own. It depends on the location of where they want the fence, what type of roadway they are abutting, etc.

Chairman Deyne confirmed that this text amendment would be all encompassing.

Ms. Grill stated that it could be. If they set their fence back 10' from the property line at a minimum.



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Chairman Camerer asked about the aesthetics of this. Let's say there is a four way intersection of a couple major roads and there happens to be a house that's back property backs up to the intersection. If they have had a 3' fence in their backyard already, that would look good on a corner, but if they raise that to 6' on South Bartlett Road and Stearns for instance, would they just be allowed to do it?

Ms. Grill stated that what staff is proposing would provide a more uniform look along the roadway because all fence could be the same distance from the roadway.

Chairman Camerer stated that sometimes uniformity doesn't always look the best.

Ms. Grill stated that Chairman Camerer was correct.

Chairman Reinke stated that this drew his attention on the last petition they had. Going north and south on South Bartlett Road, you see a lot of 6' fences that could arguably be in the corner side yard (some of the houses are laid out funny). As these fences age, are we going to have all of these people come in and file variance requests when we are probably going to give it to them anyway, so he conceptualized this along South Bartlett Road more than Route 59. He supports this because it resolves that South Bartlett Road issue and many of the major roadways like Struckman would have similar issues.

Chairman Hopkins stated that he supports it and eases regulation and helps home owners get a fence in faster and it's not a major impact to the community.

President Wallace stated that he was wondering why a home requesting a 29' set back was not allowed.

Ms. Grill stated that she thinks that the ZBA did not want to grant fence variations for 6' tall fences. In the last 17 years, every fence variation that has come in with a 10' setback has been approved.

President Wallace stated the Committee will be adjourning to Executive Session to Discuss Collective Negotiation Matters Pursuant to Section 2(C)2 of the Open Meetings Act and also item #2 on the Executive Session Agenda to Discuss Personal Pursuant to Section 2(C)1 of the Open Meetings Act. President Wallace moved to adjourn to Executive Session. That motion was moved by Chairman Deyne and seconded by Chairman Carbonaro.

**ROLL CALL VOTE TO ADJOURN THE MEETING TO EXECUTIVE SESSION**

**AYES:** Trustee Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke  
**NAYS:** None  
**ABSENT:** None



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MOTION CARRIED

The meeting adjourned at 8:08 p.m.

President Wallace called the Committee of the Whole meeting to order at 9:17 p.m.

PRESENT: Chairmen Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke and President Wallace

ABSENT: None

President Wallace moved to adjourn the Committee of the Whole Meeting. That motion was moved by Chairman Camerer and seconded by Chairman Deyne.

ROLL CALL VOTE TO ADJOURN THE MEETING

AYES: Trustee Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting adjourned at 9:18 p.m.

Sam Hughes  
Deputy Village Clerk