

**Village of Bartlett
Zoning Board of Appeals
Minutes**

November 5, 2015

Chairman Werden called the meeting to order at 7:00 pm.

Roll Call

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

Absent: J. Banno

Also Present: R. Grill, Asst. CD Director

Approval of Minutes

A motion was made to approve the minutes of the September 3, 2015 meeting.

Motioned by: L. Hanson

Seconded by: G. Koziol

Roll Call

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

Nays: None

Abstain: P. Hanson

The motion carried.

Case # 14-20 Zoning Ordinance - Text Amendment to Increase the Fence Height in Residential Zoning Districts from 3 Feet to 4 Feet in the Front and Corner Side Yards

PUBLIC HEARING

M. Werden: The only item on the agenda is something I have been looking forward to for about 35 years. The zoning change from 3 feet to 4 feet on fences in the front and corner side yards.

R. Grill: We have the Public Notice

M. Werden: We have the Public Notice. We didn't have to do a sign, did we?

R. Grill: No, we didn't, just Exhibit A.

M. Werden: Exhibit A!

The following Exhibit was presented:

Exhibit A - Public Notice

R. Grill: That's all we have.

M. Werden: Ok, go ahead.

R. Grill: Before you tonight is the Text Amendment language. I am here to answer any questions. I can go over it with you, if you want me to go over the memo, or, I can just answer any questions that you have, what would you like to do? It is your request.

P. Hanson: I would like to make a motion to approve the Text Amendment to the Zoning Ordinance to increase the Fence Height in Residential Zoning Districts from 3 Feet to 4 feet in the front and corner side yards.

Motioned by: P. Hanson

Seconded by: G. Koziol

M. Werden: I guess at this point we will close the PUBLIC HEARING portion.

M. Werden: We have a motion on the floor, by Patti to approve and seconded by George. Any further discussion? Let me make a comment real fast. I think this 3 foot fence has not been practical. I like to see safety over privacy, and unfortunately people like these board fences, and after 3 or 4 years they don't take care of them. If you have a cyclone fence or something that is close to the sidewalk you can see if there is danger on the other side of the sidewalk. I think that is important. Also, 4 feet is more practical for children in case there are people around that are trying to kidnap somebody. It is harder to reach over a 4 foot fence than it is over a 3 foot fence. My neighbor has a medium size lab and he loves coming over to my house if he sees me in the yard, he can, from a sitting position just leap over my 3

foot fence without a problem. So I'm very glad to see this happen. I have always preferred a 42 inch fence. Roberta has pointed out that most people are having them done and they are not going to get a 3 ½ foot custom made fence. Its either 3 feet or 4 feet. So opting for 4 foot would be better than 3 foot. Anything else?

G. Koziol: A quick comment on my part. For all the years I have been on the ZBA, I always thought that the 3 foot fence was pretty useless, looked cute, but really nonfunctional. I'm really glad to see that this is being changed to something much more reasonable. I think the staff will also greatly appreciate it and the public won't have to file for a hearing at one of our ZBA meetings. It saves some money for the people and moves things along rather quickly. One last comment, tonight we should all feel the presence of a prior ZBA member, a past Trustee of the Village who had strong feelings about 3 and 4 foot fences. Sally Hodge.

M. Werden: She and I were the first two to start going for 4 foot fences. Anything else?

R Grill: I have just one question. It came up at the Village Board Committee level about open style fences verses solid fences. When we (Staff) wrote the Text Amendment we did not preference that. Right now a resident could do either; per their choice. Are you ok with that?

M. Werden: Yes. I prefer, as I said, I don't care for wooden fences at all. They do have Polyurethane fences or something that looks like wood, it can look like Picket. I like to be able to see through it at least at some point to see who may be on the other side. I would almost prefer that but it will not be a hang up for me.

P. Hanson: Actually I like the board on board and I like the stone. I think they are both very nice.

M. Werden: I'm talking about from a maintenance standpoint. After about 3 or 4 years most people don't take care of them and they start to look very rugged.

R Grill: It is very rare that we get someone that wants to put a fence in all the way to the front of their property line. Most of the cases that we have are just on the side of the house and the corner side yard.

G. Koziol: I think that we should leave all of the fence types in the ordinance because if we don't then we are trying to manage by exception. You can do this, but you can't do that, and you can't do the other thing. I'm willing to take my chances, but I don't think you will have people coming in asking to put some of these types of fences in a front yard. I know it's a gamble but I think we are willing to take that.

M. Werden: I agree.

B. Bucaro: I also agree.

M. Werden: I think this is the most discussion we have seen after a Motion was seconded. We were pretty fast, I almost forgot to close the public hearing. Anything else? Ok, call the roll.

Roll Call: M. Werden, G. Koziol, B. Bucaro, P. Hanson, L. Hanson

M. Werden: I guess it time to entertain a motion to adjourn.

**Motioned by: P. Hanson
Seconded by: L. Hanson**

M. Werden: Move and seconded all in favor?

Ayes: G. Koziol, B. Bucaro

Meeting adjourned at 7:08