



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
September 6, 2016**

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President Wallace called the Committee of the Whole meeting to order at 8:54 p.m.

PRESENT: Trustee Arends (via webcam), Camerer, Carbonaro, Deyne, Hopkins, Reinke, and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Community Development Director Jim Plonczynski, Economic Development Coordinator Tony Fradin, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Police Chief Kent Williams, Village Attorney Bryan Mraz and Village Clerk Lorna Gilles.

**PLANNING & ZONING COMMITTEE**

**Rosewood Court Variation for Accessory Structure**

Trustee Reinke presented an Accessory Structure Variation for Marek and Roksolana Polerecky.

Community Development Director Jim Plonczynski stated that the subject site was 929 Rosewood Court. They have constructed an accessory structure on the back of their property. They previously received a Variance for a room addition which is to the left of the structure under construction. They are now requesting a Variance to reduce the distance an accessory structure is allowed to be from the primary structure. The Building department discovered this due to a complaint. The petitioner was informed by the Community Development and Building departments that it did not meet the accessory structure setback and a Stop Work Order was put on the project. The petitioner had to apply for a Variance. It went to the Zoning Board of Appeals on August 4<sup>th</sup> and they recommended approval. It is before you, prior to moving it on for a final vote.

Trustee Reinke stated that the report indicates that the petitioners received a three foot Variance back in 2007. He asked for photos of how the proposed accessory structure touches the house.

Mr. Plonczynski stated that there is a separation from the house.

Trustee Reinke asked what the distinction was between an accessory structure and an addition for a petitioner that has already secured an addition?



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Mr. Plonczynski stated that the difference is that if it was an addition, it would have to have a full 42" deep frost wall footing underneath the perimeter of this and be attached to the house.

Trustee Reinke stated that this was done without a building permit.

President Wallace stated that there was a concrete slab there already.

Trustee Reinke asked if they knew anything about that concrete slab?

Mr. Plonczynski stated that he did not know the exact thickness. Their architect that provided testimony, had stated that he would like to see piers put underneath the corners of this accessory structure.

Trustee Reinke was in favor of the homeowners using their property and appreciates that they got the Variance in 2007. Now we have a structure built without a permit and it is kind of a mess. He would like to see more photos of how this structure is connected to the house. He wanted to make sure that we are talking about an accessory structure. It does not look like an accessory structure to him.

Mr. Plonczynski stated that they can certainly take more pictures. In the floorplans, the architect drew some of those piers and shows the separation from the patio to the house. He and Brian Goralski have visited it and it is not connected to the house from a structural standpoint at all.

Trustee Reinke stated that they would move this along to the Village Board for a final vote. The burden of proof is on the applicant to prove the hardship for the variance. He would definitely like to see more photos and have an understanding of what is going on. It seemed disingenuous to him.

President Wallace agreed with Trustee Reinke.

President Wallace stated that the Board would be going into Executive Session to Discuss Property Pending or Imminent Litigation Pursuant to Section 2(c)11 of the Open Meeting Act immediately following the close of this meeting.



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There being no further business to discuss, Trustee Arends moved to adjourn the Committee of the Whole meeting and that motion was seconded by Trustee Deyne.

**ROLL CALL VOTE TO ADJOURN**

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

**MOTION CARRIED**

The meeting adjourned at 9:02 p.m.

Lorna Gilles  
Village Clerk

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