

Village of Bartlett  
Zoning Board of Appeals  
Minutes

March 5, 2015

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

Roll Call

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

Absent: R. Carney

Also Present: J. Plonczynski, CD Director; M. Schwarz, Village Planer

Approval of Minutes

A motion was made to approve the minutes of the December 4, 2014 meeting.

Motioned by: P. Hanson

Seconded by: G. Koziol

Roll Call

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

Nays: None

The motion carried.

**Case # 15-02 220 Roslara Court – Variations – 1) South Side Yard; 2) North Side Yard; 3) Lot Area; 4) Lot Width; 5) Rear Yard – PUBLIC HEARING**

The petitioner, Steve Klein, was present and sworn in. He resides at 220 Roslara Court, Bartlett, IL.

**The following Exhibits were presented:**

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

**S. Klein** – I am looking to do a remodel and add more living space above my garage. We have lived here for about 1 ½ years. We really enjoy it here. My wife and I spend a lot of time working from our home. We have three boys and it is a four bedroom house. We are looking to add a new master bedroom above the garage and convert the existing master bedroom to an office space. I haven't done this before, so I don't know how much information you want from me.

**M. Werden** – So, do you plan to make the outside match what you already have?

**S. Klein** – Yes. Ultimately. The house was built in 1976. The siding is starting to look a little dated and worn. Our plan was to construct the second story addition on the front and blend the siding in or phase it in. We would side the new garage in such a way that it matches the house. We will probably paint the existing siding to match the new siding at this point and then next year we will probably re-side the house. It is almost 40 years old and it needs windows and siding, so it is due for those things. At this point, we would like to focus on the garage portion of the house, and to improve the curb appeal and make it more functional for our family. Then we will take it from there for the rest of the work. We are the second owners of the house. It is a great house. It has good bones. The original owner was elderly and passed away. The house slid a little bit because he was not able to maintain it as he had been able to. We put quite a bit into it as this point, as well, just to keep improving it. We are conscious of the neighborhood. We want to help improve the neighborhood.

**P. Hanson** – What about the roof? Are you going to be able to match the existing roof?

**S. Klein** – Yes. I have talked to a couple of roofing contractors already. I will be able to tie it in. Where it comes together, I will be able to find the existing shingles to match the roof. If I couldn't, I would re-do the roof. I wouldn't be able to live with it if it were two different shades of shingles. So, yes, Bartlett Roofing said they would be able to tie it all in nicely so we wouldn't have to do a re-roof on the entire structure. The roof on the house is only 4 years old. I don't want to have to go through re-roofing the entire structure.

**M. Werden** – Have we received any comments from the public, positive or negative?

**M. Schwarz** – We have received no emails, letters or phone calls on this project.

**S. Klein** – I have met my neighbors, both the one directly across and next door to me. They have both come over and asked me about the project. I have showed them the plans and the pictures. They didn't have any problems with it. Like I said, it is due to be re-sided. It has the original aluminum siding. It needs attention as it is. From the pictures I have seen, it was a beautiful home back in the 80's when the

gentleman who owned it before me lived in it. But, he was 90 some years old when he passed away and just couldn't maintain it. It had become very overgrown. His son did a great deal of work on the inside of the house, rehabbing it before we purchased it a year and a half ago. But the outside needs to be re-done. That is kind of what we are addressing here.

**B. Bucaro** – So, this is basically just a housekeeping issue because of the zoning change in 1978?

**S. Klein** – Yes. As Mike explained it to me, the property was originally zoned R-1 and the parameters back then were fine, but the zoning was changed and it doesn't quite fit with the new requirements. Like I said, I am not looking to change the footprint. I am just looking to go up about 8 feet and add a room above the garage.

**M. Schwarz** – That is essentially the situation. There was a 1978 comprehensive rezoning of the Village that impacted this particular area. This is a lot that was made non-conforming through that re-zoning. So, the five variances that are being requested this evening are to bring the property into compliance with the current requirements. Obviously, putting on the second floor addition, extending a non-conforming wall, requires a variance.

**M. Werden** – If there are no other questions from the Commissioners, I'll open it up to the public.

**Chairman Werden opened the Public Hearing.** *There was no one in the audience that wished to speak.*  
**Chairman Werden closed the Public Hearing.**

**L. Hanson** – Your neighbors have no problem with the additional height?

**S. Klein** – No. When I looked at it originally, the house to the south of me....

**P. Hanson** – That's a real different house, anyway, right?

**S. Klein** – Yes it is. That one was built about 12 or 13 years ago. That lot apparently sat empty for quite some time. We have come to know them pretty well. He was actually over yesterday and I was showing him the plans. The front plane, the elevation in the front, is basically identical. So, as far as me going up and blocking anything, that is not the case. I think he has one small window that is set back to where it is facing my house to begin with. So it is not like I am putting something up that is encroaching on his view or his light or anything like that.

**M. Werden** – Are there any other comments or questions. *There was no response from the Commissioners.*

**A motion was made to pass on a positive recommendation to the Village Board for the variance requests for the 220 Roslara Court property.**

**Motioned by:** G. Koziol  
**Seconded by:** P. Hanson

**Discussion**  
**None**

**Roll Call**

**Ayes:** M. Werden, G. Koziol, B. Bucaro, P. Hanson, L. Hanson, J. Banno

**Nays:** None

**The motion carried.**

**M. Werden** – We will pass on a positive recommendation to the Village Board. Stay in touch with Staff to see when this will appear on a Village Board agenda.

**S. Klein** – Thank you very much. Like I said, we have been here for about 1 ½ years, fairly new, but we love it here in Bartlett. It is a great community.

**P. Hanson** – The house has a funky looking garage anyway.

**S. Klein** – That was another thing. We loved the layout of the home, but the long slope on the garage...I have not liked that from the beginning. We are hoping to improve the look of that.

**P. Hanson** – I think it is definitely an improvement.

**M. Werden** – I would agree.

**S. Klein** – Thank you.

**Old Business / New Business**

**M. Werden** – Thank you for the ZBA Case Summary. Do we have anything else pending?

**M. Schwarz** – No. It's just an informational list of all of the cases the ZBA has considered over the years. I can answer any questions if you have any.

**J. Plonczynski** – I don't think there are any cases for next month, but the deadline isn't until Tuesday. We will keep you posted.

The meeting adjourned at 7:14 pm.