

Village of Bartlett
Zoning Board of Appeals
Minutes

April 2, 2015

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

Roll Call

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

Absent: L. Hanson

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

Approval of Minutes

A motion was made to approve the minutes of the March 5, 2015 meeting.

Motioned by: P. Hanson

Seconded by: G. Koziol

Roll Call

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

Nays: None

Abstain: R. Carney

The motion carried.

Case # 15-05 845 Marina Terrace West – Variation – Rear Yard – PUBLIC HEARING

The petitioners, Amy Cawley and Jay Perkins, were present and sworn in. They reside at 845 Marina Terrace West, Bartlett, IL.

The following Exhibits were presented:

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

J. Perkins – We are asking for a variation of 10 feet from the required 45 foot setback on this piece of property to replace the wooden deck. We would like to put a three-season room there. Both of us have medical conditions that require us to be out of the sun, especially the full sun during the day. It's okay in the early morning and the late afternoon, but not mid-day.

M. Werden – So, for a three-season room, this will not have any heat or air-conditioning in it.

J. Perkins – No.

M. Werden – Are there any questions from the Commissioners?

P. Hanson – It appears that part of the deck will remain and the concrete patio will also stay? Is that correct?

J. Perkins – Yes, that is correct. We originally thought about putting the room on the side of the house where the patio is, but it just doesn't work with the roof line.

B. Bucaro – I think it fits in real nice with the house and it is on the same footprint as the deck.

J. Perkins – Yes, there actually will be that piece of deck that you see in the picture that will stay. The decking will all be changed to Trex or whatever they use nowadays.

G. Koziol – Have we received any comments from any of the neighbors?

M. Schwarz – No, we have not gotten any comments from the neighbors.

M. Werden – I think you have a unique situation in that you do not have a neighbor to your back property line. I think that makes a difference.

J. Plonczynski – Yes, it is an open space area right behind this house.

J. Perkins – We have talked to all of our neighbors around us and they are all fine with it.

M. Werden – How do you plan to side the outside and mesh it into the roof? Will it be the same type of shingles?

J. Perkins – It will be the same style of shingle. The sides will be mostly windows.

P. Hanson – Will the exterior be white?

A. Cawley – It will match the building. It will match the house color.

G. Koziol – As Mike stated, there is an open area behind you. It makes this easier to approve.

M. Werden – Are there any other comments? *No response from the Commissioners.*

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

A motion was made to pass on a positive recommendation to the Village Board for the 10-foot variance request for the 845 Marina Terrace West property.

Motioned by: G. Koziol

Seconded by: P. Hanson

Chairman Werden closed the Public Hearing.

Discussion

None

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, P. Hanson, R. Carney, 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.

Case # 15-06 966 Pimlico Lane – Variation – Rear Yard – PUBLIC HEARING

The petitioners, Kimberley and Chris Polly, were present and sworn in. They reside at 966 Pimlico Lane, Bartlett, IL.

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**
- Exhibit D - Letter of No Comment from DuPage Forest Preserve District**

K. Polly – We are requesting a 5-foot reduction from the 70 foot required rear yard in the neighborhood we live in. As you can see from the diagram, our lot has a unique shape to it where it cuts off one of our corners. We just want to put a covered area over a deck in the back yard. We have already tried to reverse our plan from where we had a stone patio and deck to try push the deck further down the house so we could maybe avoid this hearing, but we can't push it any further down the house because we get into the two-stories over the living room. And, because of the angle at the end of our lot, one corner of the roof support column goes 5 feet into the required 70 foot rear yard space.

M. Werden – You definitely have a unique shape to your lot. Have we heard anything from the neighbors?

M. Schwarz – No, we have not.

J. Plonczynski – I just want to point out that you have in front of you a letter we received from DuPage Forest Preserve District. They do not believe that it will have any impact on the forest preserve and they appreciated the opportunity to comment (Exhibit D).

M. Werden – It seems like it is their practice to make comment on plans that about the forest preserve land. It is kind of them not to object. Are there any further questions from the Commissioners?

G. Koziol – This is probably one of the most unique lots that I have ever seen. You are really challenged with that double angle in the back.

K. Polly – Yes we were. We were also challenged with the grade that was in the yard. We fixed that last year after going through a number of different permit processes. We had an 8% grade, so there wasn't much land to utilize. Everything the kids did rolled into all of the neighbor's yards.

C. Polly – And, I think you can see from the pictures, how it really is starting to shape up. As you can see, there is an upper tier now where we imagine an outdoor living space, followed by a large 40 foot section that is flat for the kids' toys and such. And you can see the corner where the stone patio is in and the craftsmanship of the patio. It should be a very nice addition.

K. Polly – We had many conversations with the neighbors and they like the better look of the property.

J. Plonczynski – Who has the dog. I ask because I had to gingerly walk around back there.

K. Polly – Well, we have two small dogs. Sorry. The area that they normally would do their business is no longer there. I guess we kind of neglected it during the winter. Sorry.

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

A motion was made to pass along a positive recommendation to the Village Board for the 5-foot variance at 966 Pimlico Lane.

Motioned by: B. Bucaro

Seconded by: R. Carney

Chairman Werden closed the Public Hearing.

Discussion

None

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, P. Hanson, R. Carney, 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.

Old Business / New Business

J. Plonczynski – I think everything you have seen so far has been moved along and gotten approved. The only other thing is that Mike had the opportunity to apply for a job as a Planning Director and was given a position down in Will County. So, Mike will be leaving us.

M. Schwarz – I was encouraged to apply for a position and like Jim said it was quite an opportunity. It is a career move for me and kind of takes me back to my roots and closer to family. I will miss all of you. Thanks, it was nice working with all of you.

Congratulations were offered by all the Commissioners

The meeting adjourned at 7:12 pm.