

**VILLAGE OF BARTLETT**  
**COMMITTEE MINUTES**

**May 19, 2015**

President Wallace called the Committee of the Whole meeting to order at 8:28 p.m.

Present: Trustee Camerer, Carbonaro, Deyne, Hopkins, and Reinke

Absent: Trustee Arends

Also Present: Village Clerk Lorna Giless, Village Administrator Valerie L. Salmons, Assistant Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Community Development Director Jim Plonczynski, Assistant Community Development Director Roberta Grill, Building Director Brian Goralski, Public Works Director Dan Dinges, Chief Kent Williams, Ground Superintendent Kevin DeRoo, and Attorney Bryan Mraz

**PLANNING & ZONING COMMITTEE**

908 Shorewood Drive Fence Variation

Chairman Reinke asked Community Development Director Jim Plonczynski to review the agenda item.

J. Plonczynski explained that the petitioner, Sean Considine, is requesting a variation for a 5-foot fence where a 3-foot fence is permitted. The 5-foot high wood fence would be a "picket style" fence that would allow for some visibility. The fence would be set back 10-feet from the property line along Shorewood Court both for visibility and because there is a 10-foot easement containing a water main within the area. The Zoning Board of Appeals reviewed the petitioner's request at their May 7<sup>th</sup> meeting and recommended approval based on the findings of fact. The petitioner is present to answer any questions.

Trustee Carbonaro asked why the petitioners need a 5-foot fence being that the home is located on a corner.

S. Considine explained that a 5-foot fence is proposed for the safety of the family. The house is located 350 feet from a pond at the end of the cul-de-sac. The pond has a 3-foot retaining wall and is an 8-foot deep pond. There is concern that a family member, specifically a child, or a pet should fall into the pond, it would be very difficult to get out. He stated that a 3-foot high fence presents opportunities for children or pets to get out easily and along with the pond being an issue, a 5-foot fence is desired. The intersection of Newport Blvd. and Shorewood is a very busy intersection. He stated that there is a townhome community that is built inside of the neighborhood and the traffic along Shorewood is very busy along with Newport Blvd. He stated that the busy traffic is another reason to support a 5-foot fence.

Trustee Carbonaro clarified that since the Zoning Board recommended approval, there is no problem with the vision clearance.

J. Plonczynski explained that the vision clearance is not a problem at that location. (Exhibit showing the vision clearance was displayed)

There being no further comments or questions, Chairman Reinke forwarded the item to the Village Board for consideration.

### Bartlett Ridge Preliminary Subdivision & PUD, Rezoning, Special Use & Comprehensive Plan Amendment

Chairman Reinke asked Community Development Director Jim Plonczynski to review the agenda item.

J. Plonczynski explained that the Board last saw the project as a concept plan. The development is on the east side of Naperville Road, just south of Philip Drive, and south of the World Overcomers Church and north of the Timberline subdivision. The petitioner, Nathan Wynsma on behalf of William Ryan Homes, is requesting a preliminary subdivision; preliminary PUD plan; rezoning from SR-5 PUD to SR-4 PUD; special use for a PUD in the SR-4; and a comprehensive plan amendment to the Future Lane Use Plan to allow the property to change from Commercial Uses to Suburban Residential Uses. In 2006, the property was zoned SR-5 for the Bravo Sound Subdivision; an 87-unit townhome project. Subsequent to that in 2007, the 87-unit townhome project was amended for the Bartlett Ridge Subdivision which was also never built. The concept plan was reviewed last July. Timberline Subdivision had some concerns with the setbacks and the proximity of the layout of the homes with the rear yard setbacks. The petitioner came back in with increased rear yard setbacks where they are adjacent to the townhomes in the south portion of the development. The development is proposed as a 43 single-family lot subdivision; 48 total lots when the common area is included. The rezoning would take it back into the SR-4 district (referring to exhibit). The petitioner is asking for some relief from the PUD requirements with the SR-4 district. They are asking for a front yard of 20-feet instead of the standard 25-feet in the SR-4; 7-foot side yard and the SR-4 is 5-feet; a rear yard of 25 or 35-feet instead of the standard 45-foot rear yard; and a minimum lot width of 65-feet and 60-feet on the cul-de-sac and the SR-4 is 60-feet. The subdivision identifies a 17-foot wide dedication along Naperville Road and they will continue to do that. There will be a connection with the bike path that exists with Timberline. They are asking for two modifications from the Subdivision Ordinance; 1) to reduce the right-of-way width from the standard 66-feet to 60-feet to accommodate some of the reduced setbacks. The 60-foot width in a subdivision for a right-of-way has been used in other developments. They are also asking to exceed the cul-de-sac subdivision requirement of 600-feet. Originally, there was a dedication of a road connection in Timberline, but that is not going to happen. There is a .5 acre park site, which again is to add on to an existing park that the Park District has on the far east. Stormwater is on Lot 46; there would be an 8-foot high solid cedar fence at the rear property line between Lots 12-15 and Lots 18-24 to buffer the commercial that is north, which is the Cadillac Ranch/Moretti's and RV dealer. The original development of this subdivision was a townhome development and had a connection from Telluride Court north into the

subdivision. The Telluride Court residents don't want to make that connection. The Village's ordinance, at that time, said that the connection should be made within two years. The previous development was never built and the connection requirement has expired. The petitioner has gotten an emergency exit, in which he has been in discussions with the Cadillac Ranch owners and the emergency will exit will come off the end of the cul-de-sac and run up through the Cadillac Ranch/Moretti's parking lot up to Lake Street. Timberline has a similar emergency exit back out east to Naperville Road, so it's something that has been used in the past, but essentially it would be the secondary access and need Fire Department approval. (Exhibits of the models were displayed). The petitioner is present to answer any questions.

Chairman Reinke clarified that even though we are talking about a right-of-way that is 6-foot narrower, the actual width of the street will be the same.

J. Plonczynski responded that is correct.

Chairman Reinke stated that there won't be any problems with fire trucks or ambulances.

J. Plonczynski stated that just the right-of-way width will be a little narrower.

President Wallace asked if, at the concept plan discussion, the rear yard was 35-feet.

J. Plonczynski explained that it was presented with a 25-foot rear yard. Since the concept plan discussion, the rear yard has been increased to 35-feet.

President Wallace asked the price range of the homes.

N. Wynsma, William Ryan Homes, responded that there are three ranch models that are 1,800 to 2,400 square feet, starting in the high \$200,000's to low \$300,000's; sales price is typically a second time buyer, not necessarily a move-up buyer, but at least their second or third home purchase. He stated that there are typically 10%-25% in upgrades, so from a base of \$200,000's to low \$300,000's, we would expect up to mid-\$300,000's to into the \$400,000 range. The two story homes range from 2,200 square feet to 3,600 square feet. There are options of morning room additions, second floor living space, additional master suites, and a couple of the plans have first floor master suites. There is a two-car garage elevation to the homes. Several of those homes, as standard, have a third stall tandem, so it's a double deep space on the outside parking space. So, even in some of the confined lots, you will be able to get a three-car standard garage.

Trustee Camerer commended Mr. Wynsma for making the change from 25-foot rear yard to 35-foot rear yard setback. He stated that he is a little disappointed that the adjoining neighborhood didn't allow the development to connect in after making the effort to change the setbacks. He stated that there are full size trees by the proposed detention area. He stated that there is a significant amount of green area and asked if there is any way to save the trees.

N. Wynsma responded that to the north of the pond, the far right side of the plan (referring to exhibit), and part of the park area will have additional park area dedication. That area

is wooded and he stated that he would have to look at the tree survey to see which are the significant trees. If the trees can be kept, it would be in that park dedication area or in the area north of the detention area. One of the challenges on the site is there is a lot of topography. A lot of that topography runs from north to south, across the narrow portion of the property. The detention has to go in the southeast corner. Those are the areas where we can look at accommodating some tree preservation in addition to the rear property line between Moretti's and the RV property. Both the church and the RV company have been very amenable to working with us. We are providing sewer and water, stubs to their property, so they can eventually go onto utilities. We have approached Moretti's about providing access to the south end of their parking lot for emergency access. Our initial meetings with them were very positive. Since then, they have been a little hesitant. We've offered some financial compensation to them to allow us to do the connection work. We were told to "come back and give them our best shot". We will do that and we have some ideas on ways that we can benefit them. It's not just William Ryan Homes' development or Moretti's property – it's the potential emergency circulation for everybody's benefit. We are going to offer to do some additional work for them and add some further financial compensation to try to make that happen.

President Wallace added that the development is also adding 43 homeowners that can go to Moretti's.

Chairman Reinke asked if there will be some screening put in between Lot 24 and the parking lot.

N. Wynsma explained that from the cul-de-sac to the north from that point east along that property (there is currently a single family home there that fronts Rt. 20), from that point all the way east to Barrington Motors, south along Barrington Motors, east along the south side of Barrington Motors, and then south again along Moretti's is planned to be an 8-foot fence. Because we have drainage and utility easements for the benefit of the Village in the rear yards, that's why we are talking to Barrington Motors to come on their property to create a landscape buffer. Moretti's needs to further understand what the connection is going to look like and hopefully they will see that there is some benefit there. He stated that the sales office will take extra measure to provide materials to homebuyers that they will be well aware of what they are buying and what property they are up against. Barrington Motors has an outdoor speaker system for the sales staff and there's really no way to buffer that. People will be moving into an existing neighborhood; multi-family to the south and some commercial uses to the north; and we just need to make sure that people fully understand what it is they are buying and who their neighbors are.

Chairman Reinke echoed Trustee Camerer's comment about tree preservation. The Village of Bartlett has been hit hard with the EAB problem, so the Village is pretty sensitive when it comes to trees. He asked that the developer do anything they can to preserve as many trees as possible.

Trustee Deyne asked if the Fire District has seen the proposal and questioned the length of the cul-de-sac.

J. Plonczynski responded that the cul-de-sac is over 600 feet and the Fire District has reviewed the plans and will sign off on the emergency access.

Trustee Camerer asked if a detention area could be put where the road hook up was proposed to go.

N. Wynsma responded that it won't physically work for stormwater detention at that location. The only real difference here is the plan to make a connection to Telluride. Previous plans showed a road there, so with the elimination of that road, it gave more breathing room to make the lots larger to accommodate some bigger homes. He stated that there was an alternative where instead of a road connection, the emergency access would go to the south to Telluride. That was a non-starter with the neighbors as well. He stated that William Ryan Homes is willing to make every effort to improve the neighbors' property. The portion of the parking lot that we are proposing to be connected to is a gravel section in the back of the Cadillac Ranch. We intend to ask the Ranch if William Ryan Homes can pave a portion of that area, which will benefit the Cadillac Ranch.

There being no further comments or questions, Chairman Reinke forwarded the item to the Plan Commission for further review.

President Wallace entertained a motion to adjourn the Committee of the Whole meeting.

Moved by Trustee Deyne  
Seconded by Trustee Reinke

Motion carried.

President Wallace adjourned the Committee of the Whole meeting at 8:55 p.m.