



**Village of Bartlett  
Zoning Board of Appeals Minutes  
June 7, 2018**

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

**Roll Call**

**Present: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and J. Banno**

**Absent: L. Hanson**

**Also Present: J. Plonczynski, CD Director, A. Zubko, Village Planner**

**Approval of Minutes**

**A motion was made to approve the minutes of the May 3, 2018 meeting.**

**Motioned by: G. Koziol**

**Seconded by: J. Rasmussen**

**Roll Call**

**Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and J. Banno**

**Abstain: None**

**The motion carried.**



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**Case (#18-11)** 250 Wilcox Court

Variation: Accessory Structure less than 10 feet from a Principal Structure

**PUBLIC HEARING**

The following Exhibits were presented:

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Publication**

Petitioners **Edward & Jennifer Paladino**, 250 Wilcox Court were sworn in by **M. Werden**.

**Edward & Jennifer Paladino** stated they have outgrown their garage with the kid's sports equipment and are looking to build a shed in their back yard which is dominated by easement space. There is a very small space next to their patio that the shed will be built. The setback is 10 feet and the **Paladino's** are requesting an 8 foot setback in order to have a larger shed. The shed materials will match the existing house, using 2 x 4 construction on a concrete slab and a few windows. **M. Werden** stated he went by the property and it looks like there is a lot of space and matching the shed to the home will make it look really nice. **G. Koziol** stated the fence that the Paladino's installed came out extremely well. Being there is limited space as to where they can put a shed **G. Koziol** felt this would be a perfect spot. **E. Paladino** stated this would be the last big project they would be looking at doing. **G. Koziol** asked if the Bartlett Fire District had any comments on this project. **A. Zubko** stated yes its number seven in her memo, that they reviewed this and there were no concerns or comments. This will be a 7 foot variation, 8 feet from the house and 3 feet from the covered patio. **E. Paladino** stated he goes overboard so this will be quality project. **B. Bucaro** asked if the ordinance on the patio side is also 10 feet. **A. Zubko** stated yes because it's a covered patio its considered part of the principle structure now, which needs to be 10 feet from both sides. **M. Werden** asked if all of the lots in that area have that large of a right of way in the back. **A. Zubko** stated no, theirs has the most.

The Public Hearing portion of the meeting was open to the Public. No one came forward.

**M. Werden** asked if there was any further discussion or motions from the Board.

**G. Koziol** made a motion to pass along a positive recommendation to the Village Board to approve Case #18-11, 250 Wilcox Court, Accessory Structure less than 10 feet from a Principal Structure.

**Motioned by: G. Koziol**

**Seconded by: J. Banno**

**M. Werden** closed the Public Hearing portion of the meeting.

**Roll Call**

**Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and J. Banno**

**Nays: None**

**The motion carried.**

**M. Werden** advised the Petitioner to stay in touch with **A. Zubko** as to when this case will be on the Village Board agenda.



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**Case (#18-12)** 220 Aron Court  
Variations – Front and Rear Yards  
**Public Hearing**

**The following Exhibits were presented:**

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

Petitioners **Kevin and April Wickey**, 220 Aron Court was sworn in by **M. Werden**.

**K. Wickey** stated when they realized they only had a 22 ft. rear yard setback and not 35 ft. as they had thought, they cannot do what they had planned for the back yard. They live on a cul-de-sac and many of the neighbors sit in front as the kids play. The plan is to put a covered porch on the front of the house extending the existing slab at the front door continuing to the beginning of the garage. **A. Wickey** stated after signing papers on the house they realized their back yard was virtually nonexistent and with a growing family they realized they are spending more time out in the front of the house with the neighbors. A covered porch would give them more comfort and shade. **M Werden** asked what type of roofing will be used. **K. Wickey** stated they were looking at metal clad roof, cost permitting or a similar shingle to the existing roof. **M Werden** asked Staff if there were any calls. **A. Zubko** stated no there were not. **M Werden** stated this is an unusually shaped lot and with the easements it can be very restrictive. **G. Koziol** stated when he drove through the neighborhood he was surprised to see the variety of porches on the homes in the area. **G. Koziol** stated he is a fan of front porches and was curious as to where the porch will end. **A. Wickey** stated where the flower bed is now will be replaced with concrete only up to the sidewalk but not past it. **J. Rasmussen** stated she lives on Hickory and everyone sits out in front and talks with their neighbors as well, because most of the back yards are tree preservations. She totally gets this idea and likes that everyone watches the kids while they are out playing and interacting. **K. Wickey** stated they wanted a space where four adults could actually sit out there comfortably. **B. Bucaro** stated he is not a fan of messing with front yard setbacks, however, since there isn't much of a back yard and the house being on a court he does doesn't have an issue with this project. **M Werden** stated being on the cul-de-sac it give the kids more room to play as opposed to the back yard.

The Public Hearing portion of the meeting was open to the Public. No one came forward.

**M. Werden** asked for a motion for Variations for the Front and Rear Yards.

**B. Bucaro** made a motion to pass along a positive recommendation to the Village Board to approve Case #18-12, 220 Aron Court, Variations for the Front and Rear Yards.

**Motioned by: B. Bucaro**  
**Seconded by: G. Koziol**

**M. Werden** closed the Public Hearing portion of the meeting.

**Roll Call**

**Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and J. Banno**  
**Nays: None**

**The motion carried.**

**M. Werden** advised the Petitioner to stay in touch with **A. Zubko** as to when this case will be on the Village Board agenda.



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**Old Business/ New Business**

**J. Plonczynski** stated there will be a meeting next month. It will be on July 5<sup>th</sup> in the upstairs Training Room because the Village Board will be using the Council Chambers. At the moment there is one item possibly, two. Park in the back lot since parking will be limited.

**M. Werden** asked if there was a motion to adjourn.

**Motioned by: G. Koziol**

**Seconded by: J. Rasmussen**

**All in favor.**

**Motion Carried.**

**The meeting was adjourned at 7:20 P.M.**