

ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, June 20, 2018

Call to Order: Chairman Stare called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

Roll Call:

Present: Members Boos, Eckert, Humphrey, Walloch & Chairman Bob Stare

Absent: Member Eichholz

Staff: Caron Bricks, Planner

Approval of the Agenda: Mr. Boos moved to approve the agenda as presented. Mr. Walloch seconded the motion and the motion carried (5-0) by a voice vote.

Approval of the Minutes: Ms. Eckert moved to approve the minutes from April 18, 2018. Mr. Boos seconded the motion and the motion carried (5-0) by a voice vote.

Consideration of Petitions:

A. ZBA 18-445, Schragger, 540 Radnor Drive, corner side yard setback variation and rear yard setback variation

Mr. Boos made a motion to open public hearing for ZBA 18-445, seconded by Ms. Eckert. The motion carried (5-0).

Planner Bricks provided an overview of the petition. The property is zoned R-3 PUD, which, per the Zoning Ordinance, requires a rear yard setback of thirty (30) feet for the primary structure. The petitioner would like to construct an attached three-season room addition to the home in the approximate location of a current deck on the property. The proposed three-season room would be eighteen feet, nine inches (18'9") from the rear yard setback. This is a 62% variation request, which will require a 2/3 majority vote by the ZBA. However, Mr. Schragger's rear yard neighbor is Roselle Park District's Goose Lake Park.

Mr. Schragger would also like to construct a five foot, eight inch (5'8") privacy fence within his corner side yard setback along Bryn Mawr Avenue to create a better sense of privacy for the home as well as protect the house from debris from the street.

Chairman Stare swore in Dean Schragger, 540 Radnor Drive. Mr. Walloch asked if the bushes will be removed. Mr. Schragger stated that he recently removed them.

Ms. Eckert stated that she does not mind the rear yard setback request but is concerned about the fence variation and protecting drivers along Bryn Mawr Avenue. Planner Bricks stated that the fence will be far from the intersection of Bryn Mawr and Radnor, therefore, staff does not believe the fence will impact traffic at the intersection.

Mr. Humphrey asked if the new fence will connect to the existing chain link fence. Mr. Schrager said it will not connect.

Mr. Walloch asked for clarification from the petitioner regarding the exact location of the fence in relation to the property line and the existing patio. He stated that he would like to add a condition that the fence be no closer to the street than the existing line of the patio in the corner side yard. Planner Bricks confirmed that this could be a condition that could be added to any approval the ZBA gives the petitioner.

Chairman Stare asked for comments from the public and there were none. Chairman Stare asked if there were any further questions from the ZBA members. There were none. Mr. Boos made a motion to close the public hearing, seconded by Ms. Eckert. The motion carried (5-0).

Mr. Boos made a motion to approve the findings of fact, seconded by Mr. Humphrey. The motion carried (5-0).

Mr. Walloch made a motion to approve the variations subject to the condition that the fence is located no closer to Bryn Mawr Avenue than the existing patio, seconded by Ms. Eckert. The motion carried (5-0).

Old Business: There was no old business.

New Business: There was no new business.

Adjournment: The meeting concluded at 7:12 p.m.