

ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, January 15, 2020

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

Roll Call:

Present: Members Boos, Chichirillo, Eckert, Hendle, Priestly

Absent: Members Walloch & Weslock

Staff: Caron Bricks, Planner

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

Approval of the Minutes: Member Boos moved to approve the minutes from November 20, 2019. Member Hendle seconded the motion and the motion carried (4-0) by a voice vote. Member Chichirillo abstained.

Consideration of Petitions:

A. ZBA 19-451, Green, 608 Bryce Trail, side yard setback variation

Member Boos made a motion to open public hearing for ZBA 19-451, seconded by Member Hendle. The motion carried (5-0).

Planner Bricks provided an overview of the petition. The property is zoned R-3 General Residence PUD, which, per the Zoning Ordinance, requires the primary structure to be eight feet (8') from the property line. The property is located in The Trails subdivision which is a unique planned unit development (PUD) within the Village where houses did not have required setbacks from property lines, but separation between buildings instead. The house is currently built on the eastern property line, therefore, in order to construct an addition to the front of that side of the house, a variation is necessary.

Acting Chairman Eckert swore in Rod Kelly, 287 Lorraine Circle, Bloomingdale. He is the architect that the Green's hired for this project. He stated that Planner Bricks described the issue and that they are seeking relief to increase the living space of their home.

Acting Chairman Eckert asked for comments from the public and there were none. Acting Chairman Eckert asked if there were any questions from the ZBA members.

There were none. Member Boos made a motion to close the public hearing, seconded by Member Hendle. The motion carried (5-0).

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

Member Hendle made a motion to approve the variation, seconded by Member Boos. The motion carried (5-0).

Old Business: There was no old business.

New Business: Planner Bricks stated that the Zoning Board of Appeals and the Planning & Zoning Commission will have some changes. ZBA Members Walloch and Boos will be appointed by the Mayor to the Planning and Zoning Commission. Commissioner Zinni will become the new chairman of the ZBA. This will take place at the January 27th Village Board meeting.

Planner Bricks thanked everyone for attending the joint meeting for the zoning ordinance update. She asked members to continue sharing the project website (rosellezoning.org) with friends and neighbors who are interested in learning more or sharing their opinions.

Adjournment: The meeting concluded at 7:10 p.m.