

APPROVED JULY 20, 2022

ZONING BOARD OF APPEALS MEETING MINUTES

Wednesday, May 18, 2022

Call to Order: Chairman Eichholz called the meeting to order at 7:00 p.m.

Roll Call:

Present: Members Galante, Eckert, Eichholz, Chichirillo, and Nasiadka

Absent: None

Staff: Caron Bricks, Community Development Manager and Ashton Stipp, Community Development Intern.

Approval of the Agenda: Member Eckert moved to approve the agenda as presented. Member Galante seconded the motion and the motion carried (5-0) by roll call vote.

Approval of the Minutes: Member Eckert moved to approve the minutes, seconded by Member Nasiadka.

Consideration of Petitions:

ZBA 22-471: Robert Goral, 151 Willow Street., Roselle for variation to a permit for a side yard setback of two-feet in lieu of three-foot setback requirement, another side yard setback of zero-feet in lieu of the three-foot requirement from a shed and a rear yard setback of zero-feet in lieu of the three-foot requirement for a shed.

Member Eckert made a motion to open public hearing for ZBA 22-471, seconded by Member Galante. The motion carried (5-0).

Community Development Manager, Caron Bricks presented the staff memo which she thanked the applicants for being there and being accommodating. The request is to extend the existing patio and install a new shed. The property is zoned as R-2 and is located on the southeast corner of Willow and Maple. The lot is narrow, and the petitioner has requested many other variations to their property. Because the lot is under 80 feet (80') the rear yard setback is 3 feet (3') instead of the typical residential five-foot (5') rear yard setback.

Member Eckert read a note from concerned neighbor Bonnie Rimer who approves of the variation if it will not create flooding in her yard. Member Eckert wanted to verify the condition that the Village Engineer sign off before the permit is issued. Chairman Eichholz confirmed that is routine for the Village Engineer to review.

Chairman Eichholz asked for public comment. The petitioners Robert and Esme Goral of 151 Willow Street. The thanked staff for their time and the board for reviewing the variations. Robert Goral spoke to the water and flooding issue that already exists and Esme Goral emphasized that their plan would correct this issue.

Member Chichirillo made a motion to close the public hearing for ZBA 22-471, seconded by Member Nasiadka. The motion passed (5-0).

Member Galante made a motion to approve the Findings of Fact for a Patio for ZBA 22-471, seconded by Member Nasiadka. The motion passed (5-0).

Member Galante made a motion to approve the Findings of Fact for a Shed Side for ZBA 22-471, seconded by Member Nasiadka. The motion passed (5-0).

Member Nasiadka made a motion to approve the Findings of Fact for a Shed Rear for ZBA 22-471, seconded by Member Chichirillo. The motion passed (5-0).

Member Nasiadka made a motion to approve the variation for the patio for ZBA 22-471, seconded by Member Galante. The motion passed (5-0).

Member Galante made a motion to approve the variation for the shed side for ZBA 22-471, seconded by Member Nasiadka. The motion passed (5-0).

Member Galante made a motion to approve the variation for the shed rear for ZBA 22-471, seconded by Member Nasiadka. The motion passed (5-0).

ZBA 22-472I: Joseph Melone, 30 Brookside Dr., Roselle for a variation to permit a driveway extension in the corner side yard required.

Member Eckert made a motion to open ZBA 22-472, seconded by Member Galante.

Community Development Director, Caron Bricks presented the staff report to the board. The petitioner has a single-family residence with an attached two-car garage. The existing the driveway 18' wide, whereas per the Zoning Ordinance the maximum width is 24' at the property line. The variation proposed is to widen the driveway to 27.5 feet, the extension would be in the corner side yard, extending past the wall house facing Newcastle Drive.

The applicant Mr. Joseph Malone was sworn in by Chairman Eichholz. He spoke to the driveways lack of accommodation to their family needs. The extension would allow more space and additional car. There will be no impact on site and vision with this plan. Member Eckert asked what the zoning update will do to affect this. Mr. Malone spoke to the need for garage storage and the extension pairs well with the community vision. Member Chichirillo stated that the stretch beyond garage does not conform to the neighborhood. Chairman Eichholz stated in a drive around village he saw 30 + driveways similarly constructed. Members Eckert and Eichholz discussed if allowing this would set a new driveway precedence. Joseph Malone answered concerns of looking like a parking lot with the inclusion of landscaping and fencing. He also shares the need to store a police car with the already existing vehicles.

Mrs. Kristy Malone was sworn in by Chairman Eichholz who expressed the need for the extra space. The police car when present at the home must be parked in the apron. Member Eckert asked how often the police car is at the home, which Mr. Malone

explained. Member Chichirillo asked why the family only parks in one side of the garage, Mrs. Malone stated the other side holds a pop-up trailer and toys for their four children. Member Chichirillo asked about the drainage which was referred to by a neighbor in the agenda packet.

Chairman Eichholz Swore in Bruce Dombek of 50 Brookside Dr., He stated that the residence looks more like a parking lot with the car parked in the apron. The neighbors are good people and maintain their property very well. He has no concerns or issues with the variation.

The members started to discuss the variation. Chairman Eichholz stated that there will be a car there no matter what. Member Nasiadka spoke to how down the road there will be four additional cars with the children. Member Chichirillo who initially was hesitant to grant the variation saw the house and better understands, deeming this variation is not impeding. Member Galante expressed her support for the variation.

Member Galante made a motion to close the public hearing for ZBA 22-471, seconded by Member Chichirillo. The motion passed (5-0).

Member Nasiadka made a motion to approve the Findings of Fact for ZBA 22-472, seconded by Member Galante. The motion passed (5-0).

Member Nasiadka made a motion to approve the variation for ZBA 22-472, seconded by Member Chichirillo. The motion passed (5-0).

Community Development Manager Caron Bricks reminded the applicants to apply for the permit within 6 months.

Old Business: There was no old business.

New Business: There was no new business. There are no current cases for the June meeting. Member Galante stated her husband is supposed to be bring a variation request

Adjournment: Member Eckert made a motion to adjourn the meeting, seconded by Member Galante. The motion passed (5-0). The meeting concluded at 7:30 p.m.