

APPROVED AUGUST 17, 2022

ZONING BOARD OF APPEALS MEETING MINUTES

Wednesday, July 20, 2022

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

Roll Call:

Present: Members Galante, Eckert, Eichholz, and Nasiadka

Absent: Member Chichirillo

Staff: Caron Bricks, CD Manager

Matthew Galloway, Economic Development Analyst

Approval of the Agenda: Eckert moved to approve the agenda as presented. Member Nasiadka seconded the motion and the motion carried (4-0) by roll call vote.

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

Consideration of Petitions:

ZBA 22-473: Kyle Lowry, 17 E Maple Avenue., Roselle for variation to a permit a driveway setback of zero-feet in lieu of two-foot setback required by Section 7.02(F) of the Village of Roselle Zoning Ordinance.

Member Eckert made a motion to open public hearing for ZBA 22-473, seconded by Member Nasiadka. The motion carried (4-0).

Member Eckert made a motion to continue the public hearing for ZBA 22-473 on the August 17, 2022 meeting, seconded by Member Nasiadka. The motion passed (4-0). Member Galante is the petitioner for ZBA 22-473.

ZBA 22-474: Andrew Meucci, 150 W. Irving Park Road, Roselle for a variation to permit a patio replacement with a one-foot setback in lieu of the three-foot required by Section 7.06(H) of the Village of Roselle Zoning Ordinance. As well as a variation to exceed the maximum allowed rear lot coverage of 40% by section 4.16(A) of the Village of Roselle Zoning Ordinance.

Member Eckert made a motion to open ZBA 22-474, seconded by Member Nasiadka.

Member Galante asked for clarification on where the extra square footage is coming from if this is just a replacement. CD Manager Bricks responded that because the R-2B zoning if a lot is under 50ft in width the setback usually gets smaller. Requesting the variance to replace the existing patio, and the extra square footage is highlighted, and he would have to remove a significant amount of lot to meet coverage requirements.

Member Eckert asked if there was any public comment. CD Manager Bricks receive a voicemail from Mayra Torres of 156 W. Irving Park Rd. expressing her disagreement with the petition.

Chairman Eichholz ask for clarification regarding what changes can be made into motions. CD Manager Bricks said the Zoning Board can make conditions with additional directions regarding what they deemed necessary and appropriate.

Chairman Eichholz swore in the petitioner Andrew Meucci of 150 W. Irving Park Rd. who discussed the extra concrete of 8'x8'. According to US Waterproofing the current curve of the patio causes some of the drainage issues. Member Eckert asked whether along the back of the property is an alley or easement.

CD Manager Bricks respond that it was an alley. Member Eckert asked if the property repeats the pattern in the back as it does in the front with the home pitched. The petitioner stated the alley is the high point, to which member Eckert asked about neighbor concerns. Member Eckert and Nasiadka discussed the pitch and water flow. Chairman Eichholz expressed the need for green space to absorb water, with the potential to make it worse with more lot coverage. The petitioner discussed pitching everything to the yard or to tree driveway including and additional photo. Chairman Eichholz continue to ask about pitching and expressed concern that adding concrete will make the issue worse.

Member Eckert made a motion to close the public hearing for ZBA 22-474, seconded by Member Nasiadka. The motion passed (4-0).

Member Nasiadka made a motion to approve the Findings of Fact for Setback for ZBA 22-474, seconded by Member Eckert. The motion passed (4-0).

Member Galante made a motion to approve the variation for the side yard setback for ZBA 22-474, seconded by Member Eckert. The motion passed (4-0).

Member Galante made a motion to approve the Findings of Fact for lot coverage for ZBA 22-474, seconded by Member Nasiadka. The motion passed (3-1).

Member Galante made a motion to approve the variation for lot coverage ZBA 22-474, seconded by Member Nasiadka. The motion passed (3-1).

CD Manager Bricks told the petitioner that the permit can now be approved.

Old Business: There was no old business.

New Business: There was no new business. There will be a meeting in August and the ZBA is accepting applications for members.

Adjournment: Member Eckert made a motion to adjourn the meeting, seconded by Member Galante. The motion passed (4-0). The meeting concluded at 7:20 p.m.