

**APPROVED OCTOBER 19, 2022**

**ZONING BOARD OF APPEALS MEETING MINUTES**

Wednesday, August 17, 2022

**Call to Order:** Chairman Eichholz called the meeting to order at 7:03 p.m.

**Roll Call:**

Present: Members Eckert, Eichholz, Jani and Nasiadka

Absent: Member Chichirillo, Galante.

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

**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 Eckert moved to approve the minutes, seconded by Member Nasiadka.

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

Chairman Eichholz asked Caron Bricks, Community Development Manager for the staff report. Which she described that this petitioner is asking for a 0' foot setback in lieu of the 2' foot setback required per the parcels R-2 Single Family Residential District. The new driveway would need to be placed two-foot from the side of the property line. The previous owner of the property increased the driveway without a permit. The petitioner Mr. Kyle Lowery wants to replace the exact same way as the existing drive.

Chairman Eichholz asked if there was any public comment. Community Development Manager, Caron Bricks reported that Sherry Ayala of 39 E. Pine had no objection to the variation.

Chairman Eichholz swore in the petitioner Kyle Lowery of 17 E Maple Avenue who discussed that they did not know the driveway did not meet the setback requirements. Member Eckert wants to ensure that the driveway will be replaced in the exact same location. The petitioner respond it would be the same, and the neighbor said there was a water problem before but since the insertion of the retaining wall. Community Development Manager, Caron Bricks stated that engineering would review and inspect a retaining wall.

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

Member Eckert made a motion to approve the Findings of Fact for Setback for ZBA 22-473, seconded by Member Nasiadka. The motion passed (4-0).

Member Eckert made a motion to approve the variation for the side yard setback for ZBA 22-473, seconded by Member Nasiadka. The motion passed (4-0).

**Old Business:** There was no old business.

**New Business:** There was no new business.

**Adjournment:** Member Eckert made a motion to adjourn the meeting, seconded by Member Nasiadka. The motion passed (4-0). The meeting concluded at 7:11 p.m.