

APPROVED NOVEMBER 16, 2022

ZONING BOARD OF APPEALS MEETING MINUTES

Wednesday, October 19, 2022

Call to Order: Acting Chairwoman Galante called the meeting to order in the Roselle Village Board Room at 7:03 p.m.

Roll Call:

Present: Members Chichirillo, Galante, Jani and Nasiadka

Absent: Member Eichholz, Eckert

Staff: Caron Bricks, Community Development Manager, Michael Castaldo III, Village Attorney, Ashton Stipp, Community Development Intern.

Appointment of Chair Pro-Tem: Member Chichirillo made a motion to appoint Member Galante to Acting Chair, seconded by Member Jani. The motion carried.

Approval of the Agenda: Member Jani moved to approve the agenda as presented. Member Chichirillo seconded the motion and the motion carried.

Approval of the Minutes: Member Jani moved to approve the minutes, seconded by Member Chichirillo and the motion carried.

Consideration of Petitions:

ZBA 22-475: Moiz Mohammed DBA Maryam Properties LLC, 1350 W. Lake Street, Roselle for variation to a permit 126 parking spaces in lieu of the 170 spaces required by section 11.05E(1) of the Village of Roselle Zoning Ordinance.

Acting Chairwoman Galante asked Community Development Manager Caron Bricks for the staff report. CD Manager Bricks stated that the petitioner is asking for a continuance to the next ZBA meeting and wants to revise the plans after hearing public concern.

Member Nimish made a motion to continue the public hearing for ZBA 22-475 on November 16, 2022, seconded by Member Chichirillo. The motion carried (4-0).

CD Manager Bricks notified the audience that the packet will be available the Friday before the meeting. It looks like the petitioner will no longer be removing the trees, which will be in the next set of plans.

Acting Chairwoman Galante then opened the floor up to public comments. Craig Eickermann of 620 Francesca Lane stated that he has a bar in another community in a residential area and there is a decibel requirement of 85, if that decibel is reached then they have to turn the volume down. He was wondering if the Village had similar requirements. CD Manager Bricks stated that she is not aware of any decibel requirements in the zoning code for residential districts and they are only for industrial districts.

Louay Rustam of 560 Francesca Lane requested more information be included in the packet. Mr. Rustam proceeded to read from the Village Code. He stated that they needed to know what the business was considered. Mr. Eickermann interjected that they heard the business was to be a dispensary and they were concerned as the neighborhood has small children.

Member Chichirillo then explained what the Zoning Board of Appeals job is, and that most of these questions are not related to the parking variation being considered. CD Manager Bricks stated that the Planning and Zoning Commission is a separate board, and they will be holding the public hearing for the cannabis dispensary, so public comments can be made there. The petitioner will be present at the next Zoning Board of Appeals Meeting to respond to these questions.

ZBA 22-476: Jerry Wells, 100 W. Granville Avenue, Roselle for variation to permit a corner side yard setback for a four-foot (4') chain link fence as required by section 6-524 of the Village of Roselle Building Code.

Member Jani made a motion to open the public hearing for ZBA 22-476, seconded by Member Nasiadka. The motion passed .

Acting Chairwoman Galante asked Community Development Intern Ashton Stipp for the staff report. She stated that the code currently states a corner side yard fence shall not exceed 3 feet in height. The current fence exceeds the requirements, Mr. Wells would like to remove and replace parts of the existing chair length fence in the same manner. Reasons listed in Mr. Wells application for this variation included aesthetics and to prevent by-passers from reaching over to play with their dogs.

Acting Chairwoman Galante asked if there was any public comment. CD Manager Bricks reported that there was none.

Acting Chairwoman Galante swore in the petitioner Jerry Wells of 100 W. Granville Avenue, who discussed what the fence would look like. Noting that aesthetic was less of a focus and making sure no one is reaching over the fence is the priority as he has dogs. Member Chichirillo asked the petitioner about the post and rails. The petitioner stated that they would remain and that he would be replacing the mesh.

Member Jani made a motion to close the public hearing for ZBA 22-476, seconded by Member Chichirillo. The motion passed (4-0).

Member Nasiadka made a motion to approve the Findings of Fact for ZBA 22-476, seconded by Member Jani. The motion passed (4-0).

Member Jani made a motion to approve the variation for the corner side yard fence for ZBA 22-476, seconded by Member Nasiadka. The motion passed (4-0).

Old Business: There was no old business.

New Business: There will be a meeting next month on November 16, 2022, to discuss ZBA 22-475.

Adjournment: Member Nasiadka made a motion to adjourn the meeting, seconded by Member Jani. The motion passed (4-0). The meeting concluded at 7:22 p.m.