

ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, May 19, 2021

Call to Order: Chairman Zinni called the meeting to order virtually over Zoom at 5:30 p.m.

Roll Call:

Present: Members Chichirillo, Eichholz, Galante, and Zinni
Absent: Eckert, Priestley
Staff: Caron Bricks, Village Planner

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

Approval of the Minutes: Member Galante moved to approve the minutes, seconded by Member Chichirillo. The motion carried (3-1) by roll call vote; member Eichholz abstained.

Consideration of Petitions:

A. ZBA 21-463: Roselle Green Condominium Association: Requesting variance for parking within the front yard set-back.

Member Eichholz made a motion to open public hearing for ZBA 21-463, seconded by Member Chichirillo. The motion carried (4-0).

Chairman Zinni stated the proper notice had been served. Village Planner Bricks presented the staff report. Planner Bricks stated Roselle Green Condominiums is located on Central Ave. surrounded by light industrial use properties to the north, multi-family residences to the east and west, and single-family residences to the south. It is a 2-story building with 20 units; each unit has one dedicated parking space, and there are five deaf spaces and one handicap space in the off-street parking lot east of the building. On behalf of the association board, the property management company is requesting a variation to add five additional parking spaces, four spaces located within the required front yard set-back and one located on the far east side along the row where there is no space currently. Per the zoning ordinance all off-street parking spaces are not permitted in the required front yard. For this situation there would be one parking space or nine feet located within the front yard set-back across the four rows of parking. There have been parking issues with this building for residents and visitors parking overnight on the nearby residential streets, getting parking tickets for unauthorized overnight parking. The association will be planting bushes in front of the parking spaces to provide additional screening. They are planning to introduce a new handicap parking space.

Chairman Zinni swore in the petitioner, Brandon Ness. He stated the association has been having issues with parking and some residents having two vehicles. The association will be re-doing the asphalt parking lot if this is approved. Member Eichholz asked about where the new planned set-back would be as the handicap parking would be closer to the street. Mr. Ness advised it does not have to be that way, the designation would be parallel having the same distance from Central Ave. It is an Illinois designation to have a certain number of handicap spaces.

Chairman Zinni asked for additional public comment. Hearing none, he asked for a motion to close the public hearing for ZBA 21-463, made by Member Eichholz seconded by Member Chichirillo. The motion carried (4-0).

Member Eichholz made a motion to approve the findings of fact for ZBA 21-463, seconded by Member Chichirillo. The motion carried (4-0).

Member Eichholz made a motion to approve the variance for parking within the front yard set-back, seconded by Member Chichirillo. The motion carried (4-0).

B. ZBA 21-464: Shaka residence, 115 Schreiber Ave. corner side yard set-back for a fence.

Member Galante made a motion to open public hearing for ZBA 21-464, seconded by Member Eichholz. The motion carried (4-0).

Chairman Zinni stated that the proper notice had been served. Village Planner Bricks presented the staff report. The petitioner is requesting a variance to place a six-foot privacy fence within the corner side yard set-back along Marion St. There is a fence currently in a location they are permitted to have a six-foot privacy fence, and they submitted a permit application request to move the fence to 12 feet from the property line/public sidewalk to enlarge the backyard area. They also want to move the fence closer to the front of the house. Because of how far back the house is set from Schreiber Ave. and not going to the property line with the fence there are no issues with the site triangle so there should not be a negative impact to traffic at the intersection. Staff supports this request.

Chairman Zinni swore in petitioner Maria Shaka, 115 Schreiber Ave. Ms. Shaka clarified there is not a pool on the property as shown on the outdated plat of survey provided for the fence permit application. She also stated the request is driven by safety concerns for a small child and a pet at the property, and also a three-foot high privacy fence would not be as adequate protection in preventing intruders on to the property.

Chairman Zinni stated he thinks moving the fence to the front of the house is not keeping with the character of the neighborhood. It would be acceptable to install the fence six feet off of the southeast corner then following the property line going back. This would allow the privacy and security requested. The petitioner stated the planned location is 15 feet from the front of the house. Chairman Zinni stated other fences seen in the neighborhood have the fence going from the back corner of the house to the back of the property.

Member Eichholz clarified with Planner Bricks the request for variance is for the height of the fence and the openness of the fence, not the location. Planner Bricks confirmed and advised the ordinance indicates the fence in the corner side yard is a limit of three feet and 70% open, the location is within ordinance allowance. Member Galante asked Chairman Zinni how far back he is proposing the fence be moved from the front. He stated it looks to be about 15 feet.

Chairman Zinni asked for any additional comments from the public. Hearing none, he asked for a motion to close the public hearing for ZBA 21-464, made by Member Eichholz, seconded by Member Galante. The motion passed (4-0).

Member Eichholz made a motion to accept the findings of fact for ZBA 21-464, seconded by Member Chichirillo. The motion passed (3-1). Chairman Zinni voted against.

Member Galante made a motion to approve the corner side yard set-back, seconded by Member Eichholz. The motion passed (3-1). Chairman Zinni voted against.

Old Business: There was no old business.

New Business: There was discussion about meetings returning to being in person in the near future. The Board needs to discuss whether remote participation will be allowed for meetings in the future.

Adjournment: Member Eichholz made a motion to adjourn the meeting, seconded by Member Galante. The motion passed (4-0). The meeting concluded at 5:59 p.m.