

ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, May 20, 2020

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

Roll Call:

Present: Members Chichirillo, Eckert, Hendle, Priestly, and Zinni

Absent: None.

Staff: Patrick N. Watkins, Community Development Director, Caron Bricks, Planner, Brian Joanis, Administrative Intern

Member Priestly joined the meeting at 5:50 PM.

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

Approval of the Minutes: Delayed to the end of the meeting.

Consideration of Petitions:

A. ZBA 20-452, Solek, 152 Linden Avenue, rear and front yard setback variation for a new single family residence.

Member Eckert made a motion to open public hearing for ZBA 20-452, seconded by Member Hendle. The motion carried (4-0).

Chairman Zinni stated that the proper notice had been served. Planner Bricks presented the staff report. The subject property is currently undeveloped and was only recently annexed into the Village of Roselle. The layout of the house on the property was designed in accordance with the DuPage County Zoning Ordinance as an unincorporated property. The proposed house does not meet the front and rear yard setbacks within the Village zoning ordinance due to differences in how the Village and County designate a "front yard" for a corner lot. As all of the homes in the area were developed in the County, staff believes that the variations requested will allow the new home to fit the character of the neighborhood.

Chairman Zinni swore in Marek Solek, 120 Reston Court. He is the architect that the Green's hired for this project. He stated that Planner Bricks described the issue and that they are seeking relief to increase the living space of their home.

Member Eckert had questions about possible wetlands on the property. Mr. Solek stated that he will need to mitigate the wetlands in order to build the sidewalk. The wetlands are within the right-of-way.

Member Eckert asked if Mr. Solek will be putting up a fence. Mr. Solek stated that he does not intend to at this time, but may apply for a permit in the future. Member Eckert asked Planner Bricks about the fence on the property to the south. Planner Bricks stated that the chicken wire fence does not conform to code and staff will need to work with the property owners to bring the property into conformance.

Chairman Zinni asked for comments from the public and there were none. Chairman Zinni asked if there were any questions from the ZBA members. There were none. Member Hendle made a motion to close the public hearing, seconded by Member Eckert. The motion carried (4-0).

Member Hendle made a motion to approve the findings of fact, seconded by Member Eckert. The motion carried (4-0).

Member Eckert made a motion to approve the variation, seconded by Member Chichirillo. The motion carried (4-0).

B. ZBA 20-453, Brumfield, 116 W. Maple Avenue, corner side yard setback variation for a fence

Member Eckert made a motion to open public hearing for ZBA 20-453, seconded by Member Hendle. The motion carried (4-0).

Chairman Zinni stated that proper notice had been served. Planner Bricks presented the staff report. A former owner applied for a variation for an addition in 2019. The new owners have requested a variation to permit a four foot (4') 50% open picket style fence in the corner side yard due to their proximity to St. Walter's.

Chairman Zinni swore in Rachel & Michael Brumfield, 116 W. Maple.

Member Eckert asked if they Mr. & Ms. Brumfield have spoken to their neighbors about the fence. They stated that they have and everyone has been supportive. She likes the design of the proposed fence.

Chairman Zinni asked how far the fence will be from the sidewalk. Mr. Brumfield stated that it will be slightly off the property line.

Member Priestly entered the meeting at 5:50 PM.

Chairman Zinni stated that he would like to see the fence at least a foot off the property line in order to ensure full clearance of the sidewalk. He asked about the height of the fence in relation to the scallop design. Planner Bricks stated that the posts were 4', so parts of the fence are lower than 4'.

Chairman Zinni asked for comments from the public and there were none. Chairman Zinni asked if there were any questions from the ZBA members. There were none. Member Hendle made a motion to close the public hearing, seconded by Member Eckert. The motion carried (5-0).

Chairman Zinni stated he would like to add a condition that the fence is one foot (1') from the property line.

Member Hendle made a motion to approve the findings of fact, seconded by Member Eckert. The motion carried (5-0).

Member Hendle made a motion to approve the variation subject to the condition that the fence is one foot (1') from the property line, seconded by Member Chichirillo. The motion carried (5-0).

Approval of the Minutes: Member Eckert moved to approve the minutes from January 15, 2020. Member Hendle seconded the motion and the motion carried (4-0) by a voice vote. Chairman Zinni abstained.

Old Business: There was no old business.

New Business: There was no new business.

Adjournment: The meeting concluded at 5:55 p.m.