

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

September 21, 2011

Chairman Stare called the September 21, 2011 Zoning Board of Appeals meeting to order at 7:00 p.m. in the Village Hall Council Chamber.

Present: Members; Terry Walloch, Paul Zinni, Thomas Piorkowski, Jamie Lombardi, Josh Bickford and Chairman Stare

Absent: Cliff Lewis

Staff: Community Development Director – Patrick N. Watkins

September 21, 2011 Agenda Approval:

Motion: Member Lombardi made a motion to approve the agenda. Member Bickford seconded the motion. The Board approved the motion with a unanimous (6-0) voice vote.

Minutes Approval:

Motion: Member Bickford motion to approve the March 16, 2011 minutes. Member Lombardi seconded the motion. The Board approved the motion with a unanimous (6-0) voice vote.

Chairman Stare asked to open the public hearing for ZBA 11-422. Motion made by Jamie Lombardi and seconded by Terry Walloch. Motion carried unanimously (6-0). Staff presented the request for a variance in order to build a carport within 2 feet of the property line. Discussion ensued in regard to the impact on the adjoining property due to proximity. Discussion centered on aesthetics and noise issues associated with allowing the construction of the carport closer to the adjoining property. Board member Bickford asked about the impact on the neighbor's house (due to constructing closer to the property). Board member Zinni stated that there are examples of depreciation of value of properties due to carports and other additions being close to side yard property lines. He also stated that he was concerned about the impact on the adjoining property. The petitioner Pawel Biela stated that the improvement was due to the long driveway and the excessive shoveling of snow during the last several winters. Stated that he often travels out of town and thus his wife has to do the snow removal. Further discussion ensued between ZBA members concerning the impact.

Members questioned the petitioner concerning other alternatives including enclosing the side closest to the neighbor or attempting to meet the side yard setback. After further discussion, it was motioned by Paul Zinni and seconded by Jamie Lombardi to continue the matter until the next regular meeting in order to further pursue options that would include less of a setback (or no setback). The motion carried unanimously (6-0)

Chairman Bob Stare then opened the second hearing on the agenda; ZBA 11-423 a request to construct an addition which required several variations at 361 Howard Street. Motion to open by Tom Piorkowski and seconded by Terry Walloch. Motion carried unanimously. Staff presented the proposed addition to the house and explained the variations that would be triggered by the improvement. Staff stated that the various variations were listed in the Staff report. The petitioner, Mr. Hourigan then presented his proposed project to the Board. He stated that it was borne from the desire to keep his family in Roselle in the house. The improvements would allow for more living area while providing an entry facing the side street (Bryn Mawr). Discussion ensued between the Board members and the petitioner in regard to the options concerning the build out...options that could minimize some of the requested variations. Discussion centered upon the variance for the porch towards Bryn Mawr. Member Zinni stated that it would be closer to the street than any of the other homes, thus making it very noticeable. Discussion ensued concerning options to minimize how far out the porch extended. Member Zinni also made recommendations concerning different options in regard to the roof line. Terry Walloch recommended that solid screening (a wall) should occur around the generator in order to hide the corner side yard obstruction of the generator and air conditioner. Member Zinni stated that the air conditioner and generator could also possibly be incorporated with/under the porch (to hide the obstruction). After further discussion, a motion was made to close the public hearing by Jamie Lombardi and seconded by Paul Zinni. The motion carried unanimously. A motion was then made by Terry Walloch and seconded by Josh Bickford to modify the porch to turn it sideways (to remain 14 feet from the street) and to provide a wall to hide the corner side yard encroachments of the generator and air conditioner. Chairman Stare called the motion and it passed unanimously (6-0).

Staff stated that there was no further business and Chairman Stare asked for a motion to close the meeting. Motion made by Terry Walloch and seconded by Paul Zinni. Motion carried unanimously. The meeting closed at 8:15pm.