

ZONING BOARD OF APPEALS

MEETING MINUTES  
Village of Roselle  
November 16, 2011

Chairman Stare called the November 16, 2011 Zoning Board of Appeals meeting to order at 7:15 p.m. in the Village Hall Council Chamber.

Present: Members; Terry Walloch, Jamie Lombardi, Josh Bickford, Cliff Lewis and Chairman Stare

Absent: Paul Zinni and Tom Piorkowski

Staff: Planner – Bob Zimmerer

**November 16, 2011 Agenda Approval:**

**Motion:** Member Lombardi made a motion to approve the agenda. Member Walloch seconded the motion. The Board approved the motion with a unanimous (5-0) voice vote.

Chairman Stare asked to open the public hearing for ZBA 11-423. Motion made by Jamie Lombardi and seconded by Josh Bickford. Motion carried unanimously (5-0).

Staff provided background in regard to the request for a variance in order to build a carport within 2 feet of the property line. They reminded the Board that this matter had been continued in order to look at additional options and means to minimize the request. Staff reminded the ZBA that discussion was centered upon 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.

The petitioner Pawel Biela explained the reason for his request and addressed the comment in regard to car fumes (from an idling vehicle in the winter) and explained that due to the separation from the adjoining property that it would be minimal. Cliff Lewis discussed the difference between shrubs versus a wall (neighbor side) and added that he could support a 2' side yard setback. Josh Bickford also discussed his opinion on leaving it open versus having shrubs in order to add some screening. Additional discussion then occurred. After further discussion by the ZBA a consensus was reached to allow the carport to have a 2' setback with shrubs added for screening.

A motion was made to approve the Findings of Fact by Terry Walloch and seconded by Cliff Lewis. The Findings were approved with a 5-0 vote. A motion was then made by Terry Walloch to approve the variation request subject the shrubs being a condition of the variance. The motion was seconded by Jamie Lombardi and carried 5-0. A motion was then made by Cliff Lewis to close the Public Hearing. The motion was seconded by Jamie Lombardi and carried unanimously (5-0).

Chairman Stare asked for a motion to adjourn the meeting at 7:45. Motion made by Cliff Lewis and was seconded by Terry Walloch. The motion carried unanimously (5-0) by voice vote.