

ZONING BOARD OF APPEALS
MEETING MINUTES
August 21, 2013

Call to Order: Chairman Stare called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

Roll Call:

Present: Members Josh Bickford, Jamie Lombardi, Richard Rhode, Terry Walloch, & Chairman Bob Stare

Absent: Members Cliff Lewis & Tom Piorkowski

Staff: Patrick N. Watkins, Community Development Director

Approval of the Agenda: Member Rhode moved to approve the agenda for the meeting as presented. Member Walloch seconded the motion and the motion carried (5-0) by a voice vote.

Approval of Minutes: Member Rhode moved to approve the minutes for the meeting of May 15, 2013 as presented. Member Walloch seconded the motion and the motion carried (5-0) by a voice vote.

Consideration of Petitions:

A. ZBA 13-427 – Riad @ 517 S Roselle Road – Fence Height in Corner-Side Yard

Chairman Stare asked for a motion to open the public hearing for ZBA 13-427. Such a motion was made by Member Walloch and seconded by Member Rhode. The motion carried (5-0) by a voice vote.

Community Development Director Watkins provided an overview of the petition. The highlights from Mr. Watkins overview included the need to have a fence in the corner side yard along Roselle Road. The fence will be a wrought iron looking design. The topography of the site is such that the aesthetic impact is lessened since the lot sits lower than the grade of Roselle Road. The petitioners had also stated to staff that the fence was necessary due to the disability of a child. Staff finished its presentation and opened it up to questions from the ZBA. ZBA members asked for further clarification concerning the fence ordinance and how it is applied to a site like the petitioner's.

Chairman Stare asked if the petitioner had anything else to add to the presentation. Mariam Riad stated that they felt the fence would be in good taste and that there was a necessity to their request due to how the house is designed (with its entrances and exits). Chairman Stare asked if there was anyone in the audience wishing to speak for or against the petition or if they had any questions. There was none.

Chairman Stare then asked for a motion to close the public hearing. Member Walloch made a motion and it was seconded by Member Rhode. The motion carried (5-0) by a voice vote.

Chairman Stare then asked for a motion to find the findings of fact in favor of the petitioner for the variation requests associated with ZBA 13-427. Such a motion was made by Member Walloch and seconded by Member Rhode. The motion carried (5-0).

Chairman Stare then asked for a motion to approve the variation requests associated with ZBA 13-427. Such a motion was made by Member Walloch and seconded by Member Rhode. The motion carried (5-0).

B. ZBA 13-428 – Wheeler @ 5 E. Elm Street – Fence height & Openness in Corner-Side

Chairman Stare asked for a motion to open the public hearing for ZBA 13-428. Such a motion was made by Member Rhode and seconded by Member Walloch. The motion carried (5-0) by a voice vote.

Community Development Director Watkins stated that the petitioner had not provided the full information for the petition; thus, he will be asking the ZBA to continue the hearing. He also stated that prior to continuing the hearing, several residents are in attendance to voice concerns with the requests. Thus, Watkins recommended that they be allowed to present their concerns and to provide testimony prior to the continuation. Watkins further entered into the record a letter from a Concerned Neighbor in regard to the proposed fence. Chairman Stare so noted the entry into the record.

Chairman Stare then asked if anyone wanted to speak for or against the petition.

Pete Downes, 14 E. Elm Street, expressed that he felt a three-foot fence (height) would suffice on the corner and would be more aesthetically pleasing.

Dan Gudovic, 120 S. Roselle Road, stated that he felt the proposed fence is both too tall as well as too close to the sidewalk; posing both aesthetic concerns and a dangerous situation.

Member Rhode expressed his desire to back the fence off the corner-side yard and to utilize a wrought iron looking version, five feet in height, in order to keep the feel of openness to the corner lot.

Watkins stated that he would inform the Wheeler's of the comments made.

Chairman Stare then asked for a motion to continue the petition to the next meeting. Such a motion was made by Member Bickford and seconded by Member Walloch. The motion carried (5-0) by a voice vote.

Old Business: None.

New Business: Community Development Director Watkins provided an update concerning projects within the Village of Roselle.

Adjournment: Chairman Stare then called for a motion to adjourn. Member Rhode made such a motion, and Member Walloch seconded the motion. The motion carried (5-0) by a voice vote, and the meeting concluded at 7:55pm.