

ZONING BOARD OF APPEALS
MEETING MINUTES
Wednesday, September 16, 2015

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 Pileski, Wurtz, Eichholz, Rhode, & Chairman Bob Stare

Absent: Members Lombardi, Walloch

Staff: Matthew Fitzgibbon, Planner

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

Approval of Minutes: No minutes.

Consideration of Petitions:

A. ZBA 15-430, Bartucci, 566 Siems – Comprehensive Lot Coverage Variation

Chairman Stare entertained a motion to open the public hearing for ZBA 15-430. A motion was made by Member Rhode and seconded by Member Pileski. The motion carried (5-0) by a voice vote.

Planner Fitzgibbon provided an overview of the petition. Planner Fitzgibbon introduced the petitioner Rocco Bartucci, 566 Siems Circle and his contractor, Gary Peterson, of Sonco Pools, 8100 E. Riverside Loves Park, Illinois.

Member Rhode asked if the petitioner considered making the improvement smaller to meet the code. The petitioner stated that he considered making the pool and patio smaller, but that that proposed design best suits the family's needs and fits the layout of the yard; Mr. Peterson stated that

There being no more questions from Board, the Chairman invited attendees in the audience to speak at the public hearing. Mr. Armstrong stated that water flows westward in this neighborhood by way of storm sewers on Walnut Oaks; he does not oppose the project, but stated that the Village has recently investigated issues with the storm sewer there. He also stated that FEMA has redrawn the floodplain map for properties adjacent to the creek. Ingrid Dubman, 632 Walnut Oaks, asked for clarification on the location of the project. Ms. Dubman also was concerned that the trees on the east side of Walnut Oaks would be removed; these trees are not on Mr.

Bartucci's property and are not proposed to be removed as part of his pool and patio project.

Member Rhode said that the Village needs to consider larger storm sewers.

There was no further discussion. Member Rhode made a motion to close the public hearing, seconded by Member Pileski; the motion carried (5-0) by a voice vote.

Member Rhode motioned to approve the findings of fact, seconded by member Pileski; the motion carried by a 5-0 vote.

Member Rhode motioned to approve the variation conditional upon engineering approval of the plans; the motion was seconded by Member Wurtz; the motion carried by a 5-0 vote.

Old Business: None

New Business: None

Adjournment: Chairman Stare then called for a motion to adjourn. Such a motion was made and seconded. The motion carried (5-0) by a voice vote, and the meeting concluded at 7:30 pm.