

ZONING BOARD OF APPEALS
MEETING MINUTES
Wednesday, October 21, 2015
Approved January 20, 2016

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, Rhode, Walloch & Chairman Bob Stare

Absent: Members Lombardi, Eichholz

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: Member Rhode moved to approve the draft minutes of September 16, 2015. Member Pileski seconded the motion and the motion carried (5-0) by a voice vote.

Consideration of Petitions:

A. ZBA 15-433, Turturici, 641 Country Lane E – rear yard setback

Chairman Stare entertained a motion to open the public hearing for ZBA 15-433. A motion was made by Member Pileski and seconded by Member Walloch. The motion carried (5-0) by a voice vote.

Planner Fitzgibbon provided an overview of the petition. Planner Fitzgibbon introduced the petitioner John Turturici, 641 Country Lane E, Roselle, Illinois.

Member Walloch asked if the petitioner planned any other future work, like a deck or patio, that would trigger variances. The petitioner stated that he does plan to construct a deck or patio once the three season room is completed; Mr. Turturici and Planner Fitzgibbon stated that the deck or patio would not need a variation for setbacks or for lot coverage.

There being no more questions from Board, the Chairman invited attendees in the audience to speak at the public hearing. Mr. Eric Stebbens, 659 Country Lane E, is a neighbor; he stated that he has no objection, but rather supports the proposal; he thinks it will be a nice improvement.

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

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

Member Rhode motioned to approve the variation; the motion was seconded by Member Walloch; the motion carried by a 5-0 vote.

B. ZBA 15-431, Bowman, 848 Winterwood Ct. – rear yard setback

Planner Fitzgibbon advised the ZBA that the public notice for ZBA – 15-431 was not provided according to state statute; in order for the petitioner to come back with his application to a future date, he asked that the ZBA dismiss the case for want of prosecution. Member Rhode made a motion to dismiss the case for want of prosecution, seconded by Member Walloch. The motion carried by a 5-0 vote.

Old Business: None

New Business: Members discussed the types of exhibits and plans they desire to see in future packets; members and staff discussed the value of visiting the sites prior to the public hearings.

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 7:23 pm.