

ZONING BOARD OF APPEALS MEETING MINUTES
Thursday, July 6, 2017
APPROVED JANUARY 17, 2018

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 Eichholz, Rhode, Eckert, Walloch, Boos & Chairman Bob Stare

Absent: None

Staff: Patrick Watkins, Community Development Director

Approval of the Agenda: Chairman Stare asked for a motion to approve the agenda for the meeting as presented. Motion was made by Rhodes and seconded by Ms. Eckert. The motion carried (6-0) by a voice vote.

Approval of Minutes: Chairman Stare asked for a motion to approve the minutes attached to the agenda. Mr. Rhode moved to approve the minutes of October 19, 2016. Mr. Walloch seconded the motion. Ms. Eckert abstained from vote. The motion carried (5-0) by voice vote.

Consideration of Petitions:

A. ZBA 17-438, Trevino, 10 Americana Court – front yard setback variation for a fence.

Chairman Stare asked for a motion to open the public hearing for ZBA 17-438; moved by Rhode's and seconded by Mr. Eicholz. The motion carried (6-0).

Mr. Watkins provided an overview of the petition. The petitioner desires to construct a six (6) foot privacy fence ten (10) feet into the required thirty (30) foot front yard setback. The privacy fence would replace an existing six (6) foot privacy fence that is in poor condition. The petitioner proposes to use an almond colored vinyl material and install the new fence in the same location as the existing fence.

Chairman Stare asked for comments from the public and there were none. Chairman Stare then asked for questions from the ZBA members. Commissioner Eckert liked the petition to replace the existing fence. Commissioner Rhode stated that the fence in its current location is very visible. He stated that upon pulling onto the cul de sac the fence was very prominent and thus suggested that the petitioner consider moving the fence back in order to minimize the visual impact. There was further discussion by the ZBA commissioners on the placement of the fence. Chairman Stare asked for a motion to close the public hearing. Mr. Rhode made a motion to close the public hearing,

seconded by Mr. Eicholz. The motion carried (6-0).

Chairman Stare asked for a motion to approve the findings of fact. Mr. Eicholz made a motion to approve the findings of fact, seconded by Mr. Boos. The motion carried (4-2) with Rhode and Walloch opposed.

Chairman Stare asked for a motion to approve the variance for the fence. Mr. Rhode made a motion to approve the variation, seconded by Mr. Eicholz. The motion carried (4-2) with Rhode and Walloch opposed.

Old Business: Mr. Watkins stated that there was no old business.

New Business: Mr. Watkins stated that no new ZBA applications have been submitted to date.

Adjournment: Chairman Stare then called for a motion to adjourn. A motion was made by Eicholz and seconded Boos. The motion carried (6-0) by a voice vote, and the meeting concluded at 7:15 pm.