

ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, September 20, 2017
APPROVED JANUARY 17, 2018

Call to Order: Chairman Stare called the meeting to order in the Roselle Village Hall Council Chamber at 7:01 p.m.

Roll Call:

Present: Members Eichholz, Rhode, Eckert & Chairman Bob Stare

Absent: Member Wolloch and Boos

Staff: Caron Bricks, Planner and Natalie Engel, Economic Development Coordinator

Approval of the Agenda: Ms. Ecker moved to approve the agenda for the meeting as presented. Mr. Eichholz seconded the motion and the motion carried (4-0) by a voice vote.

Approval of Minutes: Planner Bricks informed the Zoning Board of Appeals Members that the July minutes were not prepared in time for tonight's meeting. They would be prepared by the next meeting for consideration.

Consideration of Petitions:

A. ZBA 17-439, Keilman, 108 W. Glenlake – front yard setback variation for a porch

Mr. Rhode made a motion to open the public hearing for ZBA 17-439, seconded by Ms. Eckert. The motion carried (4-0).

Planner Bricks provided an overview of the petition. The petitioner desires to construct a seven foot wide porch off the front of her home at 108 W. Glenlake. The front building setback for her subdivision is 32' and her house was constructed 34' from the property line, giving her only 2' to construct the porch. The underlying zoning regulations only require a 25' front setback, so the porch would meet the zoning district requirements but not the setback for her subdivision.

Chairman Stare asked for comments from the public and there were none. Chairman Stare then asked for questions from the ZBA members. Ms. Eckert states that the porch will greatly improve the character of her home. Mr. Rhode stated that her porch request was unique to her property and was in favor.

Mr. Rhode made a motion to close the public hearing, seconded by Ms. Eckert; the motion carried (4-0).

Mr. Rhode made a motion to approve the findings of fact, seconded by Ms. Eckert; the motion carried (4-0).

Mr. Rhode made a motion to approve the variation, seconded by Mr. Eichholz; the motion carried (4-0).

B. ZBA 17-440, Semtner, 5 E. Walnut St – corner side yard setback variation for a fence

Mr. Rhode made a motion to open the public hearing for ZBA 17-440, seconded by Ms. Eckert. The motion carried (4-0).

Planner Bricks provided an overview of the petition. The petitioner desires to construct a fence within the corner side yard setback of her property at 5 E. Walnut Street. She wishes to construct the fence in order to preserve a usable yard and to also provide privacy and screening from the traffic that sits at the stop light at Roselle Road and Walnut Street. She desires to build a 6' privacy fence.

Chairman Stare asked for comments from the public. Merrily Peterson, 624 Walnut Oaks Drive, asked to see where the fence would be constructed. Ms. Peterson was shown the plat and had no issues with its location. There were no other comments from the audience.

Chairman Stare asked for questions or comments from the ZBA members. Mr. Rhode stated that he was not in favor of a 6' fence, but would be in favor of a 5' fence. He did not want to see a wall of privacy fence as he drove down Roselle Road, similar to the Elgin O'Hare Expressway. The other ZBA members agreed with Mr. Rhode's suggestion and comments. Mr. Rhode asked the petitioner's family if that was agreeable. They stated that they would have no problem with a 5' fence. Chairman Stare asked if the Board members had any further discussion.

Hearing none, Mr. Rhode made a motion to close the public hearing, seconded by Ms. Eckert; the motion carried (4-0).

Mr. Rhode made a motion to approve the findings of fact, seconded by Ms. Eckert; motion carried (5-0).

Mr. Rhode made a motion to approve the variation on the condition that the fence would be 5' instead of 6', seconded by Mr. Eichholz; the motion carried (5-0).

Old Business: Ms. Bricks stated that there was no old business.

New Business: Ms. Bricks stated that no new ZBA applications have been submitted to date.

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 7:15 pm.