

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

September 16, 2009

Chairman Stare called the August 19, 2009 Zoning Board of Appeals meeting to order at 7:02 p.m. in the Village Hall Council Chamber.

Present: Members; Thomas Piorkowski, Jamie Lombardi, Clifford Lewis, Paul Zinni, and Chairman Stare

Absent Members; Terry Walloch

Staff: Derek Rockwell

August 19, 2009 Agenda Approval:

Motion: *Member Zinni made a motion to approve the agenda, Member Lombardi seconded the motion. The Board approved the motion with a unanimous (5-0) voice vote.*

July 15, 2009 Minutes Approval: *Member Piorkowski made a motion to approve the July 15, 2009 minutes as presented. Member Lewis seconded the motion. The Board approved the motion with a unanimous (4-0) voice vote.*

Motion: *Member Piorkowski made a motion to open the Public Hearing ZBA 09-414 seconded by Member Lombardi. The Board approved the motion with a unanimous (5-0) voice vote.*

Consideration of Petition: ZBA 09-414

Firth 395 Lakeside Drive Corner-Side Yard Fence Height and Openness

Planner Rockwell presented the request to the ZBA. The petitioner would like to construct a six foot, solid fence in the corner-side yard of the property. The Zoning Code allows for no more than a 3 foot, 70% open fence in front yards and corner side yards. The fence would run along the northern property line, facing Devon Avenue, before turning south along the eastern property line.

Members questioned staff regarding the exact placement of the fence.

The petitioner, John Firth of 395 Lakeside Drive, explained that he would like the fence for security and safety purposes. He has seen the Village grow and Devon Avenue become a much heavier used road, and would like to secure his property as well as allow more yard space to be utilized.

Members questioned the petitioner regarding matching the height of the neighbor's fence, the current and future material of fence to be used, and at what point the proposed fence would connect with the neighbor's for aesthetic purposes.

Members discussed these issues amongst themselves and determined that they did not identify any safety issues regarding the fence. Member Zinni expressed concern regarding the width of the fence gate so that vehicles could not be parked behind the fence. He also felt that a completely solid fence would not be undesirable.

At this point, the ZBA determined with the petitioner that it would be preferable to continue the meeting to the next regular meeting so that the petitioner could gather more detailed information regarding the fence material, aesthetics, and gate width to bring back to the Board.

Audience Participation: None

Motion: *Member Zinni made a motion to continue the Public Hearing ZBA 09-413 seconded by Member Lewis. The Board approved the motion with a unanimous (5-0) voice vote*

Old Business: None

New Business: None

Motion: *Member Zinni made a motion to adjourn, seconded by Member Lewis. The Board approved the motion with a unanimous (5-0) voice vote.*

Adjournment: meeting adjourned at 7:42 p.m.