

ZONING BOARD OF APPEALS

MEETING MINUTES

Village of Roselle

January 13, 2010

Chairman Stare called the January 13, 2010 Zoning Board of Appeals meeting to order at 7:05 p.m. in the Village Hall Council Chamber.

Present: Members; Cliff Lewis, Jamie Lombardi, Terry Walloch, Paul Zinni and Chairman Stare

Absent: Thomas Piorkowski

Staff: Planner – Derek Rockwell

January 13, 2010 Agenda Approval:

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

Consideration of Petition: ZBA 09-4145 Herzing 1040 Bluebird Lane. Floor Area Ratio

Planner Rockwell presented. He explained that the petitioners request a public hearing to consider their petition for a floor area ratio variation in order to construct a sunroom in the rear yard of the property. As the attached calculations indicate, the property as it exists currently exceeds the Village's 40% FAR limit by 493 square feet. The proposed sunroom will add 292 square feet of calculated FAR to this figure, for a total proposed FAR variance amount of 785 square feet. This would amount to a 21% variance request.

The proposed sunroom will not trigger any lot coverage or setback variances – only the FAR variance.

Petitioner Brian Herzing, 1040 Bluebird Lane, relayed to the Board the facts that Planner Rockwell had presented, as well as the reasoning behind the variance request, which largely included mosquito protection and property improvement.

Member Zinni questioned staff regarding the lots in the subdivision exceeding the FAR requirement. Planner Rockwell explained that the development as a whole is over the

FAR, very likely due to its unique history. However, there was no FAR variance specifically called out in the PUD agreement.

Member Walloch noted that the Board had not granted many variances in this area of town.

Members Zinni and Walloch felt that there was not a strong case for approving the variance, as the lot is already over FAR.

Laura Herzing, 1040 Bluebird Lane, explained to the Board that the rear yard backs up to the Metra tracks and a swampland area, making the mosquitoes and noise quite a bother.

Member Lewis and Chairman Stare both felt that the variance was appropriate and liked the aesthetics.

After discussion among the petitioner, the Board, and Staff, it was determined that the appropriate course of action would be to continue the meeting to allow the petitioner an opportunity to revise the plans so that the variance would not be required to obtain a super-majority vote.

Audience Participation: None

Motion: *Member Zinni made a motion to continue Public Hearing ZBA 09-415 to January 20, 2010, seconded by Member Lombardi. The Board approved the motion with a unanimous (5-0) voice vote.*

Old Business: None

New Business: None

Motion: *Member Lombardi made a motion to adjourn, seconded by Piorkowski. The Board approved the motion with a unanimous (6-0) voice vote.*

Adjournment: meeting adjourned at 7:35 p.m.