

PLANNING & ZONING COMMISSION
MEETING MINUTES
April 5, 2011

Roll Call: Chairman Smith called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

Present: Commissioners Tom Stringfellow, Bob Stare, Bruce Berkshire, Hiren Patel, Beth Keller-Stein, and Chairman Brian Smith

Absent: None

Staff: Community Development Director – Patrick Watkins, Planner Derek Rockwell, Planner Bob Zimmerer

Approval of the Agenda: Commissioner Stare moved to approve the agenda for the meeting as presented. Commissioner Patel seconded the motion and the Commission approved the motion by a (6-0) voice vote.

Approval of the Minutes: Commissioner Stare made a motion to approve the minutes of the meeting of October 7, 2010 as presented. Commissioner Keller-Stein seconded the motion and the Commission approved the motion by a (6-0) vote.

A. PZ 11-987: Jody's Cycle Service, 808 Central Avenue:
Special Use, Automotive Repair Garage **PUBLIC HEARING**

Petition was opened by Planner Bob Zimmerer who provided an overview of the the special use request for 808 Central Avenue. He stated the background in regard to the unit that the use was being located at. He also stated that the nature of motorcycle repair is primarily done within the structure. Chairman Smith than asked the petitioner if he had anything further to add. The petitioner stated that their business will have minimal impact in that it is repairs done primarily within the enclosed building. He pointed out that there is a shortage in the repair portion of motorcycles due to the closing of a shop in Schaumburg. He stated that he liked the Roselle location in that it was well located between existing facilities.

The Chairman asked if there were any comments from residents in regard to the request. One member of the public spoke at the public hearing; his primary concern involved the noise associated with the repair and motorcycles coming and going. It was pointed out that motorcycle traffic occurs on Central Avenue and that there is not a restriction on that. The petitioner also spoke about the

minimal nature of the noise as compared to the current truck traffic coming and going from the industrial park.

Commission conversation centered on ensuring that all parts storage took place inside the unit as well as that the petitioners planned on following all environmental regulations, which they confirmed they did. The other discussion issue involved the petitioners' plans to limit the amount of sound the motorcycles generated. The petitioner explained that 30% of their business is off-site pickups. This, combined with the relatively low weekly volume the business plans on facilitating, satisfied the Commission regarding this concern.

With no further comments Chairman Smith asked for a motion to approve the findings of fact for the special use. Motion was made by Tom Stringfellow and seconded by Paul Zinni. Motion carried unanimously. Chairman Smith then asked for a motion to recommend the special use. Commissioner Stare made the motion and it was seconded by Commissioner Stringfellow. Motion carried unanimously.

B. PZ 06-946: Overall Sign Plan for Development at Roselle and Irving Park

Chairman Smith than asked for Staff to present the sign plan for the New Leaf Development on Irving Park Road. Planner Zimmerer stated that this was part of the approved plan for New Leaf Development. He stated that it involved a comprehensive plan regulating signage for the development. He stated that the intent was to provide unity while still allowing the freedom in regard to the potential attraction of franchises. He stated that the approved PUD stated that the P&Z would review the sign plan. After further discussion, it was motioned by Beth Keller-Stein and seconded by Tom Stringfellow to approve the proposal. Motion carried unanimously (6-0).

After discussion concerning development occurring or being discussed with the Village by Community Development Director Patrick Watkins, Chairman Smith asked for a motion to adjourn. Motion made by Bob Stare and seconded by Paul Zinni. Motion carried unanimously and the meeting was adjourned at 8:15pm.