

PLANNING & ZONING COMMISSION  
MEETING MINUTES  
September 11, 2012

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: Commissioner Paul Zinni

Staff: Community Development Director – Patrick Watkins

**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 July 10, 2012 as presented. Commissioner Keller-Stein seconded the motion and the Commission approved the motion by a (5-0) vote with Commissioner Beth Keller-Stein abstaining.

**A. PZ 12-1008 – Diamond Subdivision (Irving Park Road and Williams Street) – Plat of Subdivision modification**

Chairman Smith asked for a motion to open the public hearing for PZ 12-1008. Such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Berkshire. The motion carried (6-0) by a voice vote.

Director Watkins provided an overview and some background regarding this petition for an amendment to the plat for Diamond's Subdivision. He stated that additional setbacks were added to the plat in order to "match" the adjoining area and in order to provide extra parking spaces upon the driveways. He stated that at the time of approving the subdivision, the developer did not know whether the corner property would have a driveway off of Williams or Irving Park. The builder now has a contract for a specific house which encroaches upon the corner side yard (Irving Park side). His driveway will be off of Williams Street and will meet the 40' setback placed upon the plat of subdivision. Director Watkins reminded the Board that the request does not require a variance from our Zoning Ordinance due to the fact that the R-2 District only requires a 30' setback. He provided additional detail concerning the petition and attached plans in his report.

Brian Kelley with Landmark Homes than presented his plans to the Planning and Zoning Commission. He stated that he was not the original developer and that he had acquired the subdivision from the bank. He stated that one house was already underway and that this lot in question has a sale pending dependant upon the Village's action. He stated that there will be a berm along the Irving Park Road side complete with landscaping. He also stated that the 30' corner side yard request does match the area in that a newer development east on Irving has a 30' corner yard setback. He also stated that if the P&Z looked at the sketch in the packet, they would notice that only the back southwest corner of the house encroaches past the 40' plat requirement. After some additional points of clarification between Mr.Kelley and the Commissioners, Chairman Smith then stated for the record that there was no one in the audience.

Beth Keller-Stein asked if there could be an impact on the property if they ever widened Irving Park Road. Mr. Kelley stated that IDOT is requiring him to put the sidewalk to the far north of the right of way. He also stated that the berm would minimize any impact if that ever happened. Bruce Berkshire stated that when you look at the attached plan, only about 200 square feet encroaches the 40' plat requirement...thus it did not have much of an impact on the area. After some additional discussion, Chairman Smith asked if there was a motion to amend the plat of subdivision in order to have the corner sideyard setback be 30' versus the 40'. Amotion was made by Beth Keller-Stein and seconded by Bruce Berkshire. Motion carried unanimously (6-0).

**New Business:** Director Watkins briefly discussed some of the cases/petitions that could come before the Commission before the end of the year. He stated that the Commission would have their regular October meeting on the 2<sup>nd</sup> and a special meeting later in the month.

Mayor Smolinski was in attendance and discussed various projects that are ongoing in the Village.

**Old Business:** There was none.

Chairman Smith asked for a motion to adjourn, and such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Stringfellow. The motion carried (6-0) by a voice vote and the meeting adjourned at 7:45.