

PLANNING & ZONING COMMISSION
MEETING MINUTES
March 06, 2008

Roll Call: Chairman Maglio called the meeting to order in the Roselle Village Hall Council Chamber at 7:35 p.m.

Present: Commissioners Deby Baker, Beth Keller-Stein, Tom Stringfellow, Bob Stare, Paul Zinni, Brian Smith and Chairman Andrew Maglio

Absent: none

Staff: Community Development Director – Patrick Watkins
Planner – Derek Rockwell
Secretary – Debbie Pisano

Approval of the Agenda: *Chairman Maglio called for a voice vote by Commissioners to approve the March 6, 2008 Agenda.*

The Commission approved the agenda, as presented, by a unanimous (7-0) voice vote.

Approval of the Meeting Minutes: *Commissioner Keller-Stein made a motion to approve the January 10, 2007 meeting minutes. Commissioner Stare seconded the motion.*

AYES: Commissioners Keller-Stein, Stare, Stringfellow, Baker, Zinni and Chairman Maglio

NAYS: None

ABSTAIN: Commissioner Smith

Continued Petition Hearings: None

Consideration of Petitions:

PUBLIC HEARING: PZ 08-969 – Diamond Auto Collision Center Special Use

Motion: *Commissioner Beth Keller-Stein made a motion, seconded by Commissioner Smith, to open the public hearing for PZ08-969. The Commission approved the motion by a unanimous (7-0) vote.*

Planner Rockwell stated the petitioner requests that the Planning & Zoning Commission hold a public hearing to consider his request for a special use permit in order to operate an automotive repair garage at 394 Monaco Drive. Automotive repair garages are a Special Use within the M district, and the request will require a Special Use Permit. The

petitioner properly noticed for this public hearing. The business plans to lease the entire building. It will be focusing on activities generally associated with automotive body repair (painting, fender repair, etc) rather than mechanical work (engine replacement, etc). The expected average workload is approximately 4 to 5 cars per week

The owner of the building has agreed to landscape the front lawn area abutting Monaco Drive in order to break up the front façade as well as to add to the aesthetics of the site. In addition to this front landscaping, Staff would like to recommend that the Commission condition approval of the Special Use upon the installation of a five-foot (5') solid natural fence along the rear property line in order to screen the property and the business activities from the train tracks to the north.

RECOMMENDATION AND CONDITIONS:

If the Planning & Zoning Commission recommends approval of the special use, then Staff recommends that the approval be subject to the following conditions.

- The petitioner shall pass all necessary inspections and satisfy all life safety issues identified by the Building Inspector or the Fire Marshall prior to the issuance of a certificate of occupancy.
- The petitioner shall not store vehicles outside of the building overnight on the site at any time.
- Subject to the approval of the Zoning Administrator, landscaping shall be required onsite. This landscaping shall include the southern lawn of the property as well as along the northern property line. Subject to review by the Village Arborist, the northern landscaping shall be a type of evergreen and shall be solid and not less than five feet (5') in height.
- Removal of the miscellaneous junk/debris on the eastern portion of the site prior to the issuance of a certificate of occupancy.

Commissioners concerns were with outside overnight parking and signage and the fencing of the property.

Petitioner: Bernard Biel stated their customers drop off their automobiles for repair in the morning and they are called when they are ready for pick up. If the cars are not ready within that same day, then the cars will be stored inside the building.

Audience Participation: None

Motion: *Commissioner Stare made a motion, seconded by Commissioner Keller-Stein to close public hearing for PZ 08-969.*

AYES: Commissioners Stare, Keller-Stein, Baker, Smith, Stringfellow, Zinni and Chairman Maglio

NAYS: None

Motion Carried

Motion: *Commissioner Smith made a motion to find the findings of facts valid subject to Boards conditions for petition PZ 08-969 Special Use. Commissioner Keller-Stein seconded the motion.*

AYES: Commissioners Smith, Keller-Stein, Stare, Baker, Zinni, Stringfellow and Chairman Maglio

NAYS:

Motion: Carried

Motion: *Commissioner Keller-Stein made a motion to recommend approval of PZ 08-969, Commissioner Stare seconded the recommendation to the Village Board for PZ08-969.*

AYES: Commissioners Keller-Stein, Stare, Baker, Smith, Stringfellow, Zinni and Chairman Maglio.

NAYS:

Motion: Carried

Recommendation to the Committee of the Whole Village of Roselle 2007 Zoning Map

The 2007 Roselle Zoning Map is an updated version of the 2006 Roselle Zoning Map, which the Planning & Zoning Commission, as well as the Board of Trustees, reviewed and approved in March 2007. The 2007 version of the map incorporates all zoning-related changes in the Village of Roselle (i.e. all land annexed and/or rezoned) during the 2007 calendar year.

Motion: *Commissioner Stare made the motion, seconded by Commissioner Keller – Stein for the Recommendation of approval of the 2007 Roselle Zoning Map to the Committee of the Whole.*

The Commission approved the motion by a unanimous (7-0) vote.

Old Business: None

New Business: Director Watkins answered questions from the Commissioners concerning upcoming projects within the Village.

Adjournment: *Commissioner Baker made a motion to adjourn. Commissioner Stare seconded the motion.* The Commissioners approved the motion by a unanimous (7-0) vote.

The meeting adjourned at 8:00 p.m.