

PLANNING & ZONING COMMISSION
MEETING MINUTES
July 8, 2014

Call to Order: Chair Smith called the meeting to order in the Roselle Village Hall Council Chamber at 7:01 p.m.

Roll Call:

Present: Commissioners Beth Keller-Stein, Hiren Patel, Paul Zinni, and Chair Pro Tem Bob Stare

Absent: Commissioner Bruce Berkshire & Chair Brian Smith

Staff: Pat Watkins (Community Development Director)
Bob Zimmerer (Planner)

Approval of the Agenda: Commissioner Zinni moved to approve the agenda for the meeting with an amendment transposing the order of items 5 (A) and 5 (B). Commissioner Keller-Stein seconded the motion and the motion carried (5-0) by a voice vote.

Approval of Minutes: Commissioner Patel moved to approve the minutes for the meeting of April 23, 2014 as presented. Commissioner Keller-Stein seconded the motion.

AYES: Commissioners Patel, Keller-Stein, & Stare
NAYS: None
ABSTAIN: Commissioners Stringfellow & Zinni
The motion carried.

Consideration of Petitions:

A. PZ 14-1019 – Text Amendment RE Shooting Gallery & Range, Indoor

Planner Zimmerer provided a brief overview of the petition. There is a desire to allow this type of use, an indoor shooting gallery and range, in the Village somewhere, as it not allowed anywhere in Roselle at present. Staff feels that the ORI-BP (Business Park Sub-District) is the best zoning district to allow the use in because outdoor activities of

any kind are not permissible and because buffers/setbacks from residential areas are the largest of any zoning district.

Chair Smith then asked for the Commissioners' thoughts. All the Commissioners in attendance had no issue with the proposed amendment of allowing the use in the ORI-BP district. However, while sharing their support for the amendment, some Commissioners proposed expanding the amendment to allow the use in the ORI-HC (High-Cube Sub-District) as well. For instance, there was some discussion related to whether to allow the use as a Special Use in the ORI-HC.

During the discussion, Planner Zimmerer indicated that Staff did not include ORI-HC in the amendment because outside storage is an option in that district and that Staff aimed to keep everything indoors. Moreover, Planner Zimmerer added that it would be wise for the Village to minimize the number of non-industrial uses allowed in the ORI-HC in order to ensure there is adequate space for industrial uses in that relatively small district (in area). Finally, Planner Zimmerer added that Staff wanted to minimize the number of locations where this type of use could locate in an existing building, as it is much more difficult to meet the standards related to high-efficiency particulate air (HEPA) through remodels/retrofits than through new construction – and the ORI-HC does not have undeveloped land within its borders. (The ORI-BP does have one or two undeveloped lots.)

Chair Pro Tem Stare then asked for a motion to recommend approval of the petition. Such a motion was made by Commissioner Zinni and seconded by Commissioner Stringfellow. The motion carried (5-0).

Old Business: There was none.

New Business: Director Watkins provided the Commission with a brief update concerning projects within the Village of Roselle – including updates regarding...

- A new Tax Increment Financing (TIF) District along N. Roselle Road,
- The Village's hiring of an Economic Development Coordinator,
- The Italian Pizza Kitchen's petition for a new restaurant at the southwest corner of Irving Park Road and Prospect Street, and
- The construction of the Sunset Estates subdivision.

Adjournment: Chair Pro Tem Stare then called for a motion to adjourn. Commissioner Zinni made such a motion, and Commissioner Patel seconded the motion. The motion carried (5-0) by a voice vote, and the meeting concluded at 8:15 pm.