

PLANNING & ZONING COMMISSION  
MEETING MINUTES  
September 10, 2014

**Call to Order:** Chair Smith called the meeting to order in the Roselle Village Hall Council Chamber at 7:05 p.m.

**Roll Call:**

Present: Commissioners Bruce Berkshire, Paul Zinni, Bruce Berkshire & Chair Brian Smith

Absent: Commissioners Beth Keller-Stein, Hiren Patel, and Bob Stare

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

**Approval of the Agenda:** Commissioner Tom Stringfellow moved to approve the agenda for the meeting with Paul Zinni seconding the motion. The motion carried unanimously (4-0)

**Consideration of Petitions:**

**PZ 14-1021** – Amended Special Use petitioned by Mark Jaeger (Countryside Funeral Home 333 S. Roselle Road). Bruce Berkshire moved to open the public hearing and it was seconded by Tom Stringfellow. The motion carried unanimously. Staff member Patrick Watkins introduced the item and presented the proposed project. The funeral home is a special use and the proposed addition represented over a ten percent increase in floor area when computed with the current improvement of the entrance. Staff went through and stated that the site plan still exceeded parking requirements and that all setbacks were also met. The petitioner then presented a brief summary of the project and the value of the added sitting room to the facility.

Chairman Smith asked if any Commissioners had questions. Chairman Smith then asked if there was anyone in the audience that had a question or comment concerning the petition. With their being none Chairman Smith asked for a motion to close the public hearing. The motion was made by Paul Zinni and seconded by Tom Stringfellow. Motion carried unanimously.

Bruce Berkshire made a motion to approve the findings of fact and it was seconded by Paul Zinni. The vote carried unanimously. Bruce Berkshire then made a motion to

recommend approval to the Village Board. The motion was seconded by Tom Stringfellow. The vote carried unanimously. Staff member Watkins stated that the recommendation would be on the September 22 Committee of the Whole meeting.

**PZ14-1020** Gary Central LLC at 11 S. Gary Avenue site plan with variations. Chairman Smith asked to open the public hearing. Motion was made by Tom Stringfellow and seconded by Paul Zinni. Motion carried unanimously. Staff member Bob Zimmerer introduced the item. He explained the site plan and the impact it had on the adjoining properties. He stated that it was a left over piece of the northern most lot created by the donation of the property for a wastewater treatment facility (Botterman) directly to the east. This left a lot that is undersized compared to the other properties being developed as office warehouse. He explained the layout of the facility has first floor retail, office, and amusement uses. These total about 30,000 square feet. The underground level has firing ranges and a full Olympic qualifying rifle range. Chairman Smith asked if there were any questions of staff. Commissioner Zinni inquired if the eastern exits of the building met the ADA requirements due to the close setback of the rear lot line. It was stated after further discussion that the building could be resituated in order to create additional footage to the back of the building. The petitioner was questioned in regard to if this facility would be LEED certified or not. The architect stated that it would not. They had pursued that possibility but the cost of solar panels would take over 20 years to recover their cost. He stated that a number of other items were designed in order to make the building “greener”...but it did not have a high enough score to earn the LEED certification.

Chairman Smith asked if there was anyone from the audience that had questions or comments concerning the facility. Trustee Dahlstrom was in the audience and inquired about fire exit requirements for the lower level.. The petitioner stated that the building is being reviewed by a third party (of the Village) and if an additional exit is required it will be worked into the plan. The Commissioners than questioned the security of the ammunition and weapons at the facility. The petitioner Julian Perez explained the security utilized to prevent theft of both weapons and ammunition at the facility. He stated that there are also laws in place concerning these issues that they must follow.

Chairman Smith than asked about the lack of landscaping islands on the site plan. The petitioner stated that it was done in order to create a walkway through the parking lot to the building. Commissioner Zinni asked about noise concerns with the range. It was expressed by the petitioner that with the range being underground, the noise will be minimal and will not carry towards the residential side. He stated that there may be a slight faint pop near the exhaust housing for the rifle range (found near the Gary Avenue right of way). The petitioner also stated that they have hired what is considered the industries finest designer of the shooting range which also helps with proper design to help minimize the impact on air quality and noise related issues. Commissioner Berkshire asked about the sign for the facility. Staff pointed out that they would need to follow the sign requirements of the development or there would be a separate public hearing for a sign variation.

After further discussion, Chairman Smith asked for a motion to close the public hearing. The motion was made by Zinni and seconded by Tom Stringfellow. Motion carried unanimously. Chairman Smith asked for a motion concerning the findings of fact which will include staff's recommendations and the Planning and Zoning Commissions recommendation to move the building slightly west (a couple of feet). The motion was made by Bruce Berkshire and seconded by Tom Stringfellow. The motion carried unanimously. Chairman Smith then asked for a motion to recommend approval of the site plan with variations conditioned upon staff recommendations and the movement of the building slightly west to accommodate access to the rear exits. Motion was made by Tom Stringfellow and seconded by Paul Zinni. Motion carried unanimously. Director Watkins stated that the item would be before the Committee of the Whole at the September 22 meeting.

Under other business it was announced that Bob Zimmerer has accepted a position in the Oakland area and that this would be his last meeting. Updated were also provided by staff regarding the North Roselle corridor TIF analysis. With no further business, Chairman Smith asked for a motion to adjourn. Motion made by Bruce Berkshire and seconded by Paul Zinni. The motion carried unanimously and the meeting adjourned at 8:30pm.