

PLANNING & ZONING COMMISSION
MEETING MINUTES
March 3, 2015

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

Roll Call:

Present: Commissioners Stringfellow, Patel, Keller-Stein, Stare, Zinni, and Smith

Absent: Commissioner Berkshire

Staff: Pat Watkins (Community Development Director)
Matthew Fitzgibbon (Planner)

Approval of the Agenda: Commissioner Keller-Stein moved to amend the agenda to hear PZ 14-1023 first and PZ 14-1022 second. Commissioner Patel seconded the motion to approve the amended agenda. The motion carried unanimously.

Approval of Minutes: Commissioner Stare moved to approve the minutes for the meeting of November 19, 2014 as presented. Commissioner Stringfellow seconded the motion. The motion carried unanimously.

Consideration of Petitions:

PZ 14-1023 –Special Use petition by Tom Peters III for a contractor’s yard and office in the M Limited Industrial District at 890 Central. Commissioner Stare moved to open the public hearing, seconded by Commissioner Patel. The motion carried unanimously. Planner Fitzgibbon, at the petitioner’s request, has asked to continue the public hearing to the April 7, 2015 meeting of the Planning and Zoning Commission to allow him and his architect to modify the plans. Commissioner Keller-Stein motioned to continue the public hearing to the April 7, 2015 meeting of the Planning and Zoning Commission, seconded by Commissioner Stare; the motion carried unanimously.

PZ 14-1022 – Variation to increase the maximum building size by Alston Construction, Turnberry Lot 1. Commissioner Keller-Stein moved to open the public hearing for PZ 14-1022, seconded by Commissioner Patel. The motion carried unanimously. Planner Fitzgibbon provided an overview of the variation request and introduced the petitioners; Jason Auer (3508 Cobalt, Elgin, Illinois) and John Pagliari (321 N. Ashland, Park Ridge, Illinois) were sworn in. Mr. Auer stated that the subject lot is just over 10 acres, nearly three acres larger than other lots on Turnberry Lakes; Mr. Pagliari added that the east

drive aisle has been eliminated, like was done for the other buildings to the north in Turnberry Lakes; this further alleviates the impact on Waterberry.

Commissioner Keller-Stein asked why the building is oriented with docks facing south; the petitioner stated that they desired to market the pond as an amenity to potential tenants whose offices will face north; south facing docks are also consistent with the approved development plan (2008).

Commissioner Zinni asked why the building is proposed to be 154,126 sq. ft. as opposed to the 140,000 permitted administratively; the petitioner explained that the larger building affords him decreased unit cost to better position his leasing efforts within the regional office/warehouse real estate market.

Peter Koester, 407 N. Hampton Lane, commented that he has witnessed an increase in ponding in swales between his house and the berm; he states he has been in contact with the Village to investigate the increased ponding.

Angela Coon, 330 Brighton Bay, affirmed Mr. Koester's comments regarding ponding around Brighton Bay and North Hampton Lane.

Staff said they would follow up with the Village Engineer regarding the concerns about ponding of water.

After further discussion, and no additional comments from the audience, Commissioner Stare made a motion to close the public hearing, seconded by Commissioner Patel. The motion to close the public hearing passed unanimously; Commissioner Stare motioned to approve the Standards for a Variation; seconded by Commissioner Keller-Stein; the motion passed 5 – 1. Commissioner Keller-Stein motioned to approve the variation request, seconded by Commissioner Stringfellow; the motion passed 5 -1.

Old Business: Staff and the commission discussed the Italian Pizza Kitchen, "findings of fact" and "standards for variations."

New Business: Staff informed the Commission about hiring Ginkgo and their team as consultants for the Village's Comprehensive Plan update.

The meeting was adjourned at 7:40 pm.