

PLANNING & ZONING COMMISSION
MEETING MINUTES
March 1, 2016

Approved May 17, 2016

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 Bob Stare, Tom Stringfellow, Josh Bickford, Hiran Patel and Brian Smith

Absent: Commissioner Paul Zinni and Beth Keller-Stein

Staff: Patrick Watkins, Community Development Director, Trustee Wayne Domke

Chairman Brian Smith opened the meeting at 7:00pm.

Approval of the Agenda: Commissioner Hiran Patel moved to approve the agenda. Commissioner Tom Stringfellow seconded the motion. The motion carried unanimously.

Approval of Minutes: Commissioner Bickford moved to approve the minutes for the meeting of November 3, 2015 as presented. Commissioner Stringfellow seconded the motion. The motion carried unanimously.

Consideration of Petitions:

Bob Stare made a motion to open the public hearing for PZ16-1030 A&A Paving Contractor's Inc. Second by Tom Stringfellow and motion carried unanimously (5-0). Director Patrick Watkins provided a staff report. He stated that a petition has also been filed for annexation. Since this is a nonresidential property, a recommendation concerning the zoning and a special use for a contractor's office and yard is required. Mr. Watkins proceeded to brief the P&Z Commission on the plans for expansion and the desire by the petitioner to annex into the Village. The property is located on N. Garden Avenue and is thus surrounded by M (Limited Industrial District) on three sides to the west, south, and east. To the north is the Metra railroad and Schaumburg Airport. Thus the rezoning request to the M District in the Village of Roselle is consistent and in keeping with the land use and zoning in the area. Furthermore, Mr. Watkins stated that the lot size and dimensions comply with the M district requirements. In regard to the Special Use, many like users (contractor offices and yards) are located on the same street. His proposed addition will also meet all of the necessary zoning requirements in regard to setbacks and lot coverage.

Commissioner Patel asked if the Planning and Zoning Commission is allowed to add an additional requirement. Mr. Watkins stated yes as this is a special use request along with the zoning recommendation. Commissioner Patel asked if there is any impact on the adjoining Metra line (to the north of the property). Mr. Watkins stated there is not in that the use has existed on the site since the 1970's and since there was not any structure impacting the current right of way.

Chairman Smith then asked the petitioner to make a presentation. Todd Eichholz then made a brief presentation. He stated that he is a long time resident of the Village and would like to have his business within Village limits. There were no questions from the Commissioners.

Chairman Smith asked if there was anyone in attendance that had a question or concern in regard to the zoning or special use. There was no one in the audience.

Chairman Smith then asked for a motion to close the public hearing. Bob Stare made a motion and it was seconded by Josh Bickford. Motion was unanimous.

Chairman Smith then asked for a motion to approve the findings of fact for the M zoning. Motion made by Patel and seconded by Stare. Motion carried unanimously (5-0).

Chairman Smith asked for a motion to recommend M-1 zoning. Motion made by Stringfellow and seconded by Bickford. Motion carried unanimously (5-0).

Chairman Smith asked for a motion to approve the findings of fact for the special use of a contractor's office and yard. Motion made by Patel and seconded by Stare. Motion carried unanimously (5-0).

Chairman Smith asked for a motion to recommend a special use for a contractor's office and yard. Motion made by Patel and seconded by Bickford. Motion carried unanimously (5-0).

Old Business: Commissioners and staff discussed ongoing and future development.

New Business: Watkins reminded the commission about the comprehensive plan update and related progress and future meeting dates.

Chairman Smith asked for a motion to adjourn at 7:30pm. Motion made by Stare and seconded by Stringfellow. Motion carried unanimously (5-0). . Motion made by Hiran Patel and seconded by Bob Stare. Voice vote motion carried unanimously. The meeting was adjourned at 7:30pm.