

PLANNING & ZONING COMMISSION
MEETING MINUTES
July 19, 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 Keller-Stein, Stare, Stringfellow, Bickford, Patel, and Chairman Smith
Absent: Commissioner Zinni
Staff: Patrick Watkins, Community Development Director; Matthew Fitzgibbon, Planner; Trustee Carrie Dahlstrom

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

Approval of the Agenda: Commissioner Stare moved to approve the agenda. Commissioner Keller-Stein seconded the motion. The motion carried unanimously.

Approval of Minutes: Commissioner Keller-Stein moved to approve the minutes for the meeting of May 17, 2016 minutes, as presented. Commissioner Bickford seconded the motion. The motion carried unanimously.

Consideration of Petitions:

Mr. Stare made a motion to open the public hearing for PZ 16-1035, Luke G Workshop Special Use. The motion was seconded by Ms. Keller Stein and motion carried unanimously (6-0). Mr. Fitzgibbon provided a summary of the proposed special use; Mr. Fitzgibbon introduced the business owner, Luke Gronski, and the property owner Leo Carbonara. Ms. Keller-Stein thought the limitation on the number of employees was not necessary, stating that was the responsibility of the landlord and tenant; Chairman Smith agreed; the commissioners agreed to drop condition limiting the employees to 5. No one from the audience provided testimony; Mr. Stare made a motion to close the public hearing, seconded by Mr. Stare; the motion passed 6-0. Ms. Keller-Stein made a motion to recommend approval of the findings of fact, seconded by Mr. Patel. The motion passed 6-0. Ms. Keller-Stein made a motion to recommend approval of the Special Use, with the conditions itemized in the staff memo, except drop the condition limiting the number of employees. The motion was seconded by Mr. Bickford. The motion carried 6-0.

Ms. Keller-Stein made a motion to open the public hearing for PZ 16-1037 Village of Roselle, IL – 2016 Comprehensive Plan, seconded by Mr. Stare; the motion passed 6-0.

Ferhat Zerín, the Village's comprehensive plan consultant, gave an overview of the plan; Zerín began by reviewing the plan goals, its relationship to the Village of Roselle's Strategic Plan and Roselle's Zoning Ordinance.

Ferhat Zerlin provided a summary of the sections of the Comprehensive Plan, including the framework plan, the train station and town center sub area, the north Roselle Road sub area plan, the Medinah Train Station opportunity area, the Lake/Gary opportunity area, and annexation analysis.

Ferhat Zerlin provided an overview of the proposed design guidelines for future redevelopment areas.

Ferhat Zerlin reviewed the implementation section of the plan.

Mr. Watkins said that overall, the public input and feedback on the plan has been very positive -from the residents, steering committee members, stakeholders, and elected officials.

Mr. Watkins stated that staff recommend approval of the plan as presented, except that the Commission may want to opine on the maximum number of floors; until now, the Village has allowed up to 5; the comprehensive plan also recommends 5 story buildings; Mr. Watkins asked is the commission thought 7 stories may be appropriate in Roselle, if the market, site, and context allowed for it. There has been some interest from developers to go to 7 story buildings.

Mr. Watkins reiterated the purpose of the comprehensive plan as a policy and planning document; the projects presented as future redevelopment are examples; so long as the redevelopment follows the goals and objectives of the plan.

Mr. Watkins explained how the community has accepted the plan, even in some places where new commercial uses – like a hotel – are proposed; Mr. Watkins explained that even though the neighbors were concerned about traffic and storm water runoff there, the plan demonstrates how the overall area could be improved; he said the community knows a good plan when they see it.

Ferhat Zerlin followed Mr. Watkins presentation with a wrap up of the plan. Ms. Keller-Stein asked about certain redevelopment projects. Ferhat Zerlin presented several projects: Irving Park Road improvements, pedestrian bridge; North Roselle Road complete streets.

Ms. Keller-Stein asked for information about the proposed pedestrian bridge. Ferhat Zerlin projected the image and explained the plan to connect the town center with the train station by way of a pedestrian bridge; Zerlin explained how this is the type of project that could be identified in the plan, prioritizing among the various projects, and possibly funded with grants. Zerlin went on to explain other trail, sidewalk and connectivity opportunities shown in the plan.

There was general discussion about how the Village would implement the comprehensive plan guidelines.

Ferhat Zerin showed the commission the details of the Metra station area, and she discussed Metra's interest in future projects.

Commissioners discussed how to market the plan to developers; commissioners discussed how the plan would be used to communicate the Village's visions and expectations with regard to redevelopment in the town center and the other sub areas.

Ferhat Zerin described the opportunities and challenges to creating a new town center zoning district, as well as the idea for an overlay district on N. Roselle Road.

Chairman Smith asked if the Commission had any further discussion. There was none.

Chairman Smith invited the audience members to speak.

Larry Madigan said he supported the plan; he asked for a link to the most recent draft; staff provided him the information.

There were no additional comments from the audience.

Planner Fitzgibbon asked the commission to opine on the maximum number of stories; after a discussion, the commission recommended to keep 5 – stories as the recommended maximum height, as stated in the plan, but allow developers to ask for 7 stories if the site could support the use, with parking and amenities.

There were no additional questions from the Commissioners.

Chairman Smith then asked for a motion to close the public hearing. Bob Stare made a motion and it was seconded by Mr. Stringfellow. Motion was unanimous, 6-0.

Chairman Smith then asked for a motion to recommend adoption of the comprehensive plan, as presented. Motion made by Mr. Stare and seconded by Ms. Keller-Stein. Motion carried (6-0).

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

New Business: Chairman Smith announced his resignation from the Commission; he said that he has enjoyed his time spent as a commissioner and recently as Chairman. Brian intends to spend more time with his family and focus on a new job.

Chairman Smith asked for a motion to adjourn. Motion made and seconded. Voice vote motion carried unanimously (6-0). The meeting was adjourned at 8:25 pm.