

PLANNING & ZONING COMMISSION
MEETING MINUTES
October 4, 2016

[Approved November 1, 2016]

Call to Order: Chairman Patel called the meeting to order in the Roselle Village Hall Council Chamber at 7:15 p.m.

Roll Call:

Present: Commissioners Keller-Stein, Stare, Zinni, and Chairman Patel.
Absent: Commissioners Stringfellow, Bickford
Staff: Patrick Watkins, Community Development Director; Matthew Fitzgibbon, Planner; Trustee Carrie Dahlstrom

Approval of the Agenda: Commissioner Patel asked for a motion to approve the agenda. Commissioner Stare made the motion. Commissioner Keller-Stein seconded. The motion carried unanimously.

Approval of Minutes: Commissioner Keller-Stein moved to approve the minutes for the meeting of July 19, 2016, as presented. Commissioner Stare seconded the motion. The motion carried unanimously.

Consideration of Petitions:

Chairman Patel stated the first item is a discussion and recommendation for zoning and subdivision, upon annexation. Mr. Fitzgibbon gave a brief overview of the proposed two-lot subdivision. Mr. Fitzgibbon introduced the applicant's engineer, Todd Abrams, PE, W-T Engineering, Hoffman Estates, Illinois. Director Watkins asked if any exact models were proposed; the engineer showed elevations of conceptual models, not exact models. Ms. Keller-Stein asked if they were walk-out basement designs, due to grade change; engineer stated they are not full walk-outs, but partial; Mr. Zinni asked who would be responsible for the wetland maintenance; the engineer stated the homeowners; the Village will have the right to inspect and enforce. Todd Abrams described how the wetlands were delineated, and showed the plans for the best management practices relating to storm-water management on the small site. Ms. Keller-Stein asked what types of appurtenances would be allowed; Mr. Fitzgibbon said they would not appear to be restricted from a zoning perspective; Mr. Abrams stated that the wetlands may restrict or prohibit certain appurtenances in the rear yards, like a pool. Chairman Patel asked where and how the sump pumps are discharged. Will they be prone to running too much because of the wetland's proximity to the proposed homes? The engineer stated that the plan specifies for foundations surrounded by a clay lining to mitigate the movement of water laterally to the home's drain tiles. There was no further discussion regarding the petition.

Ms. Keller-Stein made a motion to recommend approval of R-2 zoning upon annexation; the motion was seconded by Mr. Stare; the motion passed 4-0.

Ms. Keller-Stein made a motion to recommend the plat of subdivision; the motion was seconded by Mr. Stare; the motion passed 4-0.

Mr. Stare made a motion to open the **public hearing** for **PZ 16-1039**, Personal Wireless Service Facilities text amendment. The motion was seconded by Mr. Zinni. The motion carried 4-0.

Mr. Fitzgibbon provided a summary of the text amendment.

Mr. Fitzgibbon introduced Ms. Carrie Lindenberg of Mobilitie, Schaumburg, Illinois. Ms. Lindenberg explained the company's desire to site 2 monopoles in Roselle, one on Garden Avenue; Ms. Lindenburg handed out photographic renderings of the proposed monopole in the Garden Avenue ROW.

Mr. Fitzgibbon stated that the Village denied the request, as the proposal is not allowed under the current zoning and ROW regulations. This is partly why the amendment is before the Commission.

Ms. Keller Stein asked how the I-390 is regulated regarding the facilities. Mr. Fitzgibbon stated that I-390 poses its own challenges and opportunities with regard to siting the facilities; Mr. Fitzgibbon thought that the proposed amendments ought to apply to I-390, since the adjacent zoning districts are subject to Roselle's jurisdiction.

Mr. Watkins added that this comes into play when we draft the language specific to Public ROW as opposed to private.

Mr. Zinni said that the height must be regulated. Ms. Keller-Stein added that we need to know the minimum height needed by the carriers also.

Mr. Zinni stated that the facilities should only be allowed on Village owned poles, so Village maintains control. Mr. Zinni asked about co-location requirements.

Ms. Keller-Stein stated the Village ought to require insurance and indemnification, and also require conditions for removal if abandoned. Mr. Patel asked what an appropriate distance from residential is. There was discussion about the distance, specifically the proposal on Garden from Mobilitie.

Mr. Zinni suggested that the distance from residential be a multiple of the height of the pole, say 3 times the pole height.

Ms. Stein stated that she is concerned about the location of the facilities on public buildings; Mr. Fitzgibbon stated that this would be private property; while this is not the request before the Village from Mobilitie, the regulations can be written to regulate facilities on three or five story buildings, as well.

Ms. Keller-Stein stated that the regulations should require the facilities to be separated from each other by some distance; Mr. Fitzgibbon stated that a dispersion condition can be added.

Ms. Keller-Stein believed the Village should get a fee to use the ROW. Mr. Fitzgibbon said that a franchise agreement will be required.

Mr. Fitzgibbon asked the Board to provide height limitations for future small cells on light poles or power poles; Ms. Lindenburg said most utility poles or light poles are approximately 35' tall; Mr. Fitzgibbon asked the Commission to consider a 10-foot limit on extensions for small cells upon existing light poles or power poles. Mr. Zinni asked to require the small cells to only go on Village owned poles. Mr. Zinni asked that no new poles be erected for small cells.

Ms. Keller Stein and Mr. Zinni asked that the proposed regulations prohibit external wires on the pole – either small cell or monopoles.

Ms. Lindenberg said that Mobilitie was not currently seeking any small cell facilities, only the proposed monopole on Garden, and possibly a second.

Mr. Fitzgibbon said the second site discussed between staff and Mobilitie proposes a monopole on N. Roselle Rd. near Irving Park Road, which is in or too near Town Center District. Mr. Fitzgibbon stated that staff does not recommend approving or zoning a monopole at such a site; staff intends to draft language to prohibit such a pole in locations near the Town Center or in residence districts, to preserve the character of those neighborhoods; that is the reason staff recommends that any new monopoles be a special use, only in the M district or the ORI Districts.

Mr. Patel asked if there was any more discussion among the Commissioners; there was none.

Mr. Fitzgibbon thanked the Commissioners for their direction and ideas. Mr. Fitzgibbon requested that the Commission continue the public hearing to November 1, 2016 to allow staff to draft the amendment and present it the Commission then.

Mr. Patel solicited a motion to continue the public hearing to November 1, 2016. Mr. Stare made the motion, seconded by Ms. Keller-Stein; the motion carried 4-0.

Old Business: No new business.

New Business: No old business.

Chairman Patel asked for a motion to adjourn. Motion made and seconded. Voice vote motion carried unanimously (4-0). The meeting was adjourned at 8:50 pm.