

PLANNING & ZONING COMMISSION
MEETING MINUTES
November 1, 2016

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

Roll Call:

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

Approval of the Agenda: Commissioner Stare asked for a motion to amend the agenda to move PZ 16-1040 ahead of PZ 16-1039; the motion was made, seconded and the motion passed by unanimous voice vote.

Approval of Minutes: Commissioner Bickford made a motion to approve the minutes for the meeting of October 4, 2016, as presented. Commissioner Keller-Stein seconded the motion. The motion carried unanimously.

Consideration of Petitions:

PZ 16-1040 Orange Theory Sign Variation

Mr. Wurtz made a motion to open the **public hearing** for **PZ 16-1040**, Orange Theory sign variation. The motion was seconded by Ms. Keller-Stein. The motion carried 5-0.

Mr. Fitzgibbon provided an overview of the proposed sign variation request.

Mr. Fitzgibbon introduced Les Gehrke and Marty Flannigan, owners and operators of Orange Theory Fitness, 39 E. Main Street, Roselle, Illinois. Mr. Gehrke described the fitness center operation and the desire to have a sign that was noticeable and to scale with the building wall. Mr. Flannigan stated that the company was excited to open on Main Street; he stated that nearly 250 members have already joined, coming from places like Bartlett and Hanover Park to patronize Roselle's town center. Ms. Keller-Stein asked if the black returns or 'raceway' might look out of place. The applicants said they did not think it would be noticeable. Mr. Flannigan said that other signs at Main Street Station were erected without bronze returns. Mr. Bickford asked to clarify what the 'return' part of the sign is. Mr. Fitzgibbon said it is the part between the letters and the wall; it holds the letters to the sign.

Mr. Stare invited the audience to speak; no one from the audience spoke at the public hearing; Mr. Stare asked if there was any more discussion among the Commissioners; there was none.

Ms. Keller-Stein made a motion to close the public hearing, seconded by Mr. Stringfellow; the motion carried 5-0.

Ms. Keller-Stein made a motion to approve the findings of fact for PZ 16-1040, seconded by Mr. Bickford. The motion carried 5-0.

PZ 16-1039 Personal Wireless Telecommunication Facilities Amendment

Mr. Wurtz made a motion to re-open public hearing PZ 16-1039, seconded by Ms. Keller-Stein; the motion passed 5-0.

Mr. Fitzgibbon gave an overview of the drafted amendment.

Ms. Keller-Stein asked about requiring the small cells to be on same side of street; Mr. Fitzgibbon stated that the regulations include a 500' dispersion requirement; that is, two small cell facilities may be no closer than 500'; Mr. Stare thought that was sufficient.

Mr. Wurtz asked if small cells would be permitted on poles in residence districts; Mr. Fitzgibbon stated that small cells would be permitted, subject to the itemized limitations, in all districts; he stated that the industry may want the flexibility to place the small cells where the coverage is most needed, which may be in residence districts, commercial districts, or industrial districts.

Mr. Fitzgibbon stated that monopoles, however, will only be allowed in industrial districts provided that they are set a distance at least three times the pole height from any residence; Mr. Fitzgibbon reminded the commission that if the amendment proceeds as proposed, monopoles or towers will not be permitted on municipal property in residence districts, as it is now written. Ms. Keller-Stein said the residents of Roselle may appreciate that, since they voiced concerns over past proposals in residence districts.

Ms. Keller-Stein asked how abandonments and cleanup will be handled if the facilities owner leaves a mess or abandons the equipment; Mr. Fitzgibbon said that cleanup and facility maintenance will be covered in the master license agreement and Chapter 18 ROW amendments.

Ms. Keller-Stein asked if hearing would be required for monopoles in industrial districts on private property. Mr. Fitzgibbon said that a hearing is required, since that will be a special use public hearing before the PZC, and ultimate approval by the Village Board.

Mr. Stare invited members of the audience to speak; Ms. Carrie Lindenberg of Mobilitie, Schaumburg, Illinois, added that with regard to cleanup and abandonment, most agreements that she has seen also require \$10,000 performance bond to guarantee maintenance, removal or repair of the facilities.

There was no more discussion from the audience; Mr. Stare asked for any additional comments from the Board; Mr. Wurtz asked a question about the landscape screen requirements – would the Village plant the landscaping? Would the landscape treatment be maintained by the Village? Mr. Fitzgibbon said that the cash donation is provided to the Village; the Village may install the landscape treatments or use the funds otherwise; once installed, the landscape treatments are the Village's responsibility; the Village

collected \$500 for each AT&T box installed in the ROW, but none of those have had landscape treatments planted around them.

There were no additional questions from the PZC.

Ms. Keller-Stein made a motion to close the public hearing for PZ – 1039, seconded by Mr. Wurtz; the motion passed 5-0.

Ms. Keller-Stein made a motion to recommend approval of the text amendment, as presented, seconded by Mr. Bickford; the motion passed 5-0.

Old Business: No new business.

New Business: No old business.

Mr. Stare asked for a motion to adjourn. Motion made and seconded. Voice vote carried unanimously (5-0). The meeting was adjourned at 7:30 pm.