

**PLANNING & ZONING COMMISSION
MEETING MINUTES
June 6, 2017**

APPROVED OCTOBER 3, 2017

Call to Order: Mr. Patel called the meeting to order in the Roselle Village Hall Council Chamber at 7:03 p.m.

Roll Call:

Present: Commissioners Patel, Wurtz, Zinni, Stringfellow, Stare, and Bickford
Absent: Commissioners Keller-Stein
Staff: Community Development Director Patrick N. Watkins

Approval of the Agenda: Chairman Patel asked for a motion to approve the agenda as presented; the motion was made by Mr. Wurtz and seconded by Mr. Stringfellow

Approval of Minutes: Mr. Wurtz made a motion to approve the minutes for the meeting of May 2, 2017, as presented. Mr. Stare; and the motion passed by unanimous voice vote.

Consideration of Petitions:

Continued Public Hearing – Case PZ 17-1049, Roselle Park District Turner Park, 81 E. Devon Avenue (Special Use for a Community Center)

Mr. Watkins requests that the Planning & Zoning Commission vote to continue this public hearing to the next scheduled Planning & Zoning Commission meeting. Mr. Zinni made a motion to continue the public hearing for case PZ 17-1049 until the next Planning & Zoning Meeting; seconded by Mr. Bickford. All in favor.

PZ 17-1052 TBK Properties, LLC, 105 Forest Avenue (Land Division other than a Subdivision)

Commissioner Bickford recused himself and exited the meeting due to his relationship with the case. Mr. Watkins presented the case. Mr. Watkins stated that TBK Properties, represented by Tom Bowman, has petitioned the Village of Roselle to divide property located at 105 Forest to two R-1 Single Family Residential lots and convey land to an adjoining parcel in an R-1 Single Family Residential lot. It is his desire to connect a portion of 105 Forest to the rear of an existing lot located at 100 Picton Road, and create two new lots along Forest Avenue. Because no new infrastructure, utility easements, or need for a street, with this activity the process will be a Land Division as compared to a formal subdivision. She stated that the irregularly shaped property is located on the south side of Forest Avenue between Oak Street and Roselle Road and it measures 288.11feet in width along the Forest Avenue street frontage, 424.38 feet in depth, and totals 114,360 square feet in area. Each lot would meet the minimum requirements for the R-1 Zoning District. Mr. Watkins stated that an easement that crosses part of Lot 2 to allow the

existing driveway at 105 Forest to remain temporarily. The home at 105 Forest will meet zoning standards for setbacks and it is anticipated the home will remain after the property is subdivided. The proposed plat includes additional language regarding moving the driveway prior to Certificate of Occupancy for Lot 2.

Commissioner Zinni stated that he was not in favor with leaving the existing driveway in place until a house was constructed on Lot 2. He stated that it should be relocated immediately. Other Commissioners felt that the easement would be appropriate to preserve the aesthetics and trees that currently line the driveway. The petitioner stated that he does not anticipate a build-out and sale of Lot 2 for a considerable time.

Hearing no comments from the public, Mr. Wurtz made a motion to recommend approval of the plat of subdivision to the Village Board; seconded by Mr. Stringfellow. The motion passed 4-1. Mr. Bickford returned to the meeting after the vote.

PZ 17-1055 CR9, Inc., 801 Nerge Road – Cross Creek Commons Shopping Center
(Shared Parking Agreement)

Mr. Watkins stated that CR9, Inc., represented by Mannie Rafidia, the owner of both 801 Nerge Road (former bank with drive-through) and Cross Creek Shopping Center, has requested that the Village of Roselle approve a Shared Parking Agreement for 801 Nerge Road and Cross Creek Center. Mr. Rafidia is converting is converting the former bank building to a 4,500 square foot retail structure, although the parking will be deficient in terms of required number of spaces.

Mr. Watkins stated that Village staff worked with the applicant to create a attached Declaration of Covenants, Conditions and Agreements effectively provides an access easement to five parking spaces for 801 Nerge Road's benefit on the Cross Creek Center parking lot. By sharing existing parking with the Cross Creek Commons Shopping Center, there will be an opportunity preserve green space on the lot of the former banking building, while precluding the need to install additional spaces elsewhere in the vicinity of the site. The Cross Creek Commons Shopping Center has been in use for over 20 years and has had negligible parking space issues during that time.

Mr. Watkins stated that although the Zoning Administrator has the responsibility for determining compliance with parking standards, it is the recommendation by staff that the Planning and Zoning Commission review and consider this request, followed by Village Board approval of the Declaration of Covenants, Conditions and Agreements/shared parking access easement.

The Commissioners were in general agreement that a shared parking agreement between 801 Nerge and Cross Creek Commons made sense because it would preserve green space and dedicate parking spaces that are typically under-utilized by the Cross Creek Commons shopping center.

Hearing no comments from the public, Mr. Stare made a motion to recommend approval of the shared parking agreement to the Village Board; seconded by Mr. Bickford. The motion passed 6-0.

Old Business:

There was no old business.

New Business:

There was no new business.

Adjourn:

The meeting ended at 7:50 p.m.