

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
November 7, 2017**

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**APPROVED DECEMBER 5, 2017**

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

**Roll Call:**

Present: Commissioners Wurtz, Zinni, Stare, and Stringfellow  
Absent: Commissioners Keller-Stein and Bickford  
Staff: Community Development Director Patrick N. Watkins, Planner Caron Bricks, Village Engineer Greg Gruen  
Commissioner Patel entered the meeting at 7:03 p.m.

**Approval of the Agenda:** A motion was made by Commissioner Wurtz, seconded by Commissioner Stringfellow to approve the agenda. The motion passed with 5-0 vote.

**Approval of Minutes:** A motion was made by Commissioner Wurtz, seconded by Commissioner Stringfellow to approve the minutes from October 3, 2017. The motion passed with a 5-0 vote.

**Consideration of Petitions:**

Community Development Director Patrick Watkins welcomed the crowd to the Planning & Zoning Commission meeting. He explained the public hearing process and the agenda for the scheduled case for the audience.

PZ 16-1031, Carlo Celli d.b.a Celli Leasing, 7N601 Rodenburg Road (Map Amendment from OR Office Research District in Unincorporated DuPage County to R-2 Single Family Residence District upon annexation to the Village of Roselle, Consideration of a Preliminary Plat of Subdivision)

Commissioner Stringfellow made a motion to open the public hearing for case PZ 16-1031, seconded by Commissioner Wurtz. The motion passed with a 5-0 vote.

Planner Caron Bricks presented the staff memo. She stated that the property is located just south of the railroad tracks and north of the Hampton in the Park subdivision on the east side of Rodenburg Road. The entire property owned by the petitioner is 34 acres. However, only 5.3 acres will be part of the proposed 7-lot subdivision (with an additional lot for stormwater detention) where each lot would be accessed by Rodenburg Road. The remainder of the property will be deeded by the owner to a public entity, so that it will remain, in eternity, a protected wetland and stormwater management area.

Planner Bricks stated that the proposed development meets the DuPage County Stormwater Ordinance and all plans were reviewed by the Village Engineer, and also by a third party engineer chosen by the Village, Christopher B. Burke Engineering. The

proposed subdivision will not have a negative impact on an already flood-prone area (lots in Hampton in the Park that back onto the subject property). All of the run-off associated with the new subdivision will be held in the subdivision's own detention pond on Lot 8.

Planner Bricks stated that the public hearing for the proposed subdivision is in regards to the zoning of the property upon annexation. When properties are annexed into the Village, they are automatically given R-1 Single Family Residence zoning. Proposed Lots 1-7 would range from 18,371 square feet to 22,909 square feet which meets the minimum lot area for R-1, but the lot width of Lots 2-7 at the building line is only 80.1 feet (Lot 1 has a lot width of 123.95 feet). R-1 zoning requires a minimum of 100 feet, so Village Staff suggested the R-2 Zoning District instead of requesting lot width variations for Lots 2-7.

Planner Bricks stated the Planning & Zoning Commission will also need to review the Preliminary Plat of Subdivision. She explained the addition of various easements on the property as requested by the Village Engineer, for a bike path, maintenance, and stormwater detention purposes.

Dwayne Gillian, V3 Companies, was sworn in by Chairman Patel. Mr. Gillian stated that he is the petitioner's engineer. He went into technical details regarding the County stormwater permit and the wetlands on the property for the Commissioners.

Greg Gruen, Village Engineer, responded to a question regarding the future of Rodenburg Road. What will happen to the road is still to be decided between the Village of Roselle and the Village of Schaumburg.

Carlo Celli, Roselle, was sworn in by Chairman Patel. Mr. Celli stated that he is the petitioner and owner of the subject property. Mr. Celli lives in Roselle and wanted to ensure that the Commissioners and audience knew that he intends to live in one of the proposed homes and lives currently in Roselle, so he would never want to propose a project that would cause harm to the Village and Village residents.

Suzanne Cimino, 1285 Winfield Ct, was sworn in by Chairman Patel and stated that she has concerns about flooding and traffic on Travis Parkway. During rush hour, Travis Parkway can become quite dangerous and stated that trying to cross Rodenburg Road at that location is very concerning. She is worried that construction will only make this area worse.

Community Development Director Watkins stated that he understands neighbors are concerned about flooding because of the history of flooding in the area. He stated that the Village's intent in hiring a third party engineer to review plans was to help quell these fears, that the Village wanted to ensure that this development would not increase any flooding and would hopefully help flooding due to proper maintenance of the site.

Mr. Celli stated that he expected construction to hopefully last no longer than 2 years, but could not give a definitive date, as every lot has not been sold yet.

Greg Pranger, 327 Ashbury Ct, was sworn in by Chairman Patel and asked if the petitioner had done any studies to see how development of the property would impact wildlife, particularly deer and coyotes.

Vince Romano, 1090 Bluebird Ln, was sworn in by Chairman Patel and gave a brief history of flooding in the Hampton in the Park Subdivision. He stated that he attended the meeting with Village staff and the developer and believes that this development will not have a negative impact on water drainage in the area. He wants to be sure that the Village stays vigilant in maintaining pipes and the flow of water in the area.

Commissioner Zinni discussed the flow of water through the drainage pipes with Mr. Romano after the last time the Village cleaned them out.

Brian Herzing, 1040 Bluebird Ln, was sworn in by Chairman Patel and reiterated concerns about flooding in his subdivision. Mr. Herzing also asked about the type of houses that would be built and whether fences would be permitted. He also wondered if the proximity to the airport would have a negative impact on the sale of lots.

Mr. Celli stated that he believes the quality of the houses and the beautiful natural area behind the homes will attract people to the subdivision. Each house would be 3-4 bedrooms and would likely be custom homes because there are only 7. He has already partnered with a builder. He also stated that fence regulations would be up to the Village but each lot will have boulders, as well as signs, to indicate the property lines at the rear.

Jeanne Lenz, 1060 Bluebird Ln, was sworn in by Chairman Patel and spoke to the flooding in the past. She also stated that not all of Hampton in the Park's flooding issues have been solved and she still experiences a flooded backyard during heavy rains.

Mr. Romano confirmed that many people in Hampton in the Park still flood, but that they have not experienced as bad of flooding as they did several years ago.

Ann Montgomery, owner of 1220 Winfield Ct, was sworn in by Chairman Patel and stated that she is also concerned about flooding and the impact on wildlife. She stated that accidents happen on Rodenburg Road often and she is afraid that this development will only increase the number of accidents. She also asked if this development would impact the no train horn area.

Santo Seetharaman, 1080 Bluebird Ln, was sworn in by Chairman Patel and stated that he is mainly concerned about flooding.

Mr. Romano displayed pictures of the flooding that Hampton in the Park residents are referring to all Planning and Zoning Commissioners.

Village Engineer Gruen described the review process of the engineering plans for the proposed subdivision. He stated that the flooding issues in Hampton in the Park are separate from the proposed subdivision public hearing before the Planning and Zoning Commission. He stated that the Village needs to continue to work with the Hampton in

the Park HOA to continue to improve conditions for those property owners, but that should not impact the discussion of the proposed subdivision.

Commissioner Wurtz asked if the maintenance of the wetlands on the property, where there hasn't been in many years, would help flooding in Hampton in the Park. Village Engineer Gruen stated that it may help, but only marginally, due to the hundreds of acres that flow through this area. The development is not big enough to have a noticeable improvement in drainage.

Constance Hacker, 1315 Winfield Ct, was sworn in by Chairman Patel and stated that she is concerned about who exactly will receive the remaining portion of the subdivision. She also wanted clarification about how the property would access Village water and sewer.

Community Development Director Watkins stated that the remainder portion of the subdivision will be controlled through the annexation agreement.

Suzanne Cimino stated that she does not want this development to impact the water levels of the ponds at Turnberry Manor.

Linda Withey, 1150 Bluebird Ln, was sworn in by Chairman Patel and asked about the existing house on the property and expressed concerns about fencing the properties which would not allow wildlife to move about freely.

Margaret Nott, 1220 Winfield Ct, was sworn in by Chairman Patel and asked how far the houses would be from the street.

Planner Bricks stated that the minimum setback for the properties would be 30 feet from the property line, but Mr. Celli is dedicating additional right-of-way to the Village, so it will not be 30 feet from the existing road way. Mr. Gillian added that Mr. Celli intends to construct the houses 40-50 feet from the property line. They will remove and replace landscaping through the construction process.

Brian Herzig asked how water flows from Turnberry to the subject property. Mr. Gillian responded that there is an existing culvert that directs the water.

Greg Pranger expressed concern about the wetlands located within Turnberry.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 16-1031, made by Commissioner Stare and seconded by Commission Wurtz. The motion passed (5-0).

Commissioner Zinni stated that he would like to see a condition added that the remainder property must be deeded to the proper entity prior to building permit issuance. The other commissioners agreed that this would be a good condition to add to the request.

Commissioner Stare made a motion to accept the findings of fact for the map amendment for case PZ 16-1031, Commissioner Stringfellow seconded the motion. The motion passed (5-0).

Commissioner Stringfellow made a motion to recommend approval of the map amendment for case PZ 16-1031, seconded by Commissioner Zinni. The motion passed (5-0).

Commissioner Zinni made a motion to recommend approval of the preliminary plat of subdivision for case PZ 16-1031 to the Village Board with the condition that Lot 9 will be deed to a governmental unit as part of the approval of the subdivision, seconded by Commissioner Wurtz. The motion passed (5-0).

**Old Business:** There was no old business.

**New Business:** There was no new business.

The meeting ended at 8:30 p.m.