

**PLANNING & ZONING COMMISSION
MEETING MINUTES
December 5, 2017**

APPROVED DECEMBER 11, 2017

Call to Order: Chairman Patel called the meeting to order in the Roselle Village Hall Council Chamber at 7:02 p.m.

Roll Call:

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

Approval of the Agenda: A motion was made by Commissioner Stare, 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 November 7, 2017. Commissioner Keller-Stein abstained from the vote. The motion passed with a 4-0 vote.

Consideration of Petitions:

PZ 17-1058, Village of Roselle, North of properties commonly known as 800-814 Shawnee Trail and south of 731-735 Nerge Road (Special Use Permit for a utility and public service use for a municipally owned and operated pumping station for the Kennedy Lift Station, Variation from the five (5) foot setback requirement for a detached accessory structure in the R-3 PUD General Residence District)

Commissioner Keller-Stein made a motion to open the public hearing for case PZ 17-1058, seconded by Commissioner Stare. The motion passed with a 5-0 vote.

Planner Caron Bricks presented the staff memo. She stated that the property is located north of properties commonly known as 800-814 Shawnee Trail and south of 731-735 Nerge Road. The Village is requesting a Special Use Permit in order to construct and relocate the Kennedy Lift Station currently located at the southeast corner of the Plum Grove Shopping Center at 731-735 Nerge Road. The existing lift station, which is located underground, has outlived its useful life and is in poor condition.

The proposed lift station would be housed in a building 20-25 feet long, 15 feet wide, and 12 feet tall, approximately the size of a one car garage. It would be located on The Trails HOA property, which has been agreed upon by the HOA. Staff suggests a condition that would allow the The Trails HOA and nearby residents to have input on the exterior finish of the building, so that it will match the architectural design of the subdivision.

Ms. Bricks stated that the Village is trying to keep the lift station as far from the nearby townhomes as possible, therefore variation from the required setback has been requested.

Director Watkins went into more detail regarding the background of the project and why the Village is constructing a new lift station. He also described the location of the proposed driveway and that they Village is in negotiations with the shopping center owner to get access to the lift station from the shopping center instead of constructing a driveway from Plum Grove Road. However, that agreement has not been finalized, so they driveway is shown on all plans.

Brandon Thomas, 8790 Pierson Dr, Huntley, was sworn in by Chairman Patel. Mr. Thomas stated that he works for Trotter and Associates and was hired by the Village to design the lift station project. He described the number of people who are served by the lift station and the current condition of the underground lift station for the Planning & Zoning commissioners.

Commissioner Keller-Stein asked Mr. Thomas why the lift station would no longer be located underground. Mr. Thomas responded that it is safer for it to be located above-ground and is more typical of current lift stations to be located above-ground, instead of underground.

Commissioner Stare asked how advancements in technology affects the replacement and design of the pumps. Mr. Thomas went into further detail about the actual pumps and equipment located in the building. He also described the expected lifetime of the building and equipment.

Jim Eriksen, 812 Shawnee Trl, was sworn in by Chairman Patel. Mr. Eriksen stated that many of his questions had already been answered by Mr. Thomas's presentation of the project. He asked what would happen to the existing wells and equipment. Mr. Thomas stated that all equipment will be removed and backfilled. One well will remain and will have a manhole cover. Mr. Eriksen asked about the size of the building and Mr. Thomas went into detail over where equipment could be located on and around the building to lessen the impact on Mr. Eriksen's property.

Chairman Patel asked if this would affect any flooding in the area. Mr. Watkins stated that this project will have no significant impact on flooding.

Commissioner Keller-Stein asked for more details about what would be constructed around the building, asking specifically about the size of the concrete foundation for the building and fence materials. Mr. Thomas stated that the footprint of the building will be as small as possible. Examples shown in the Planning & Zoning Commission staff report are meant to show the buildings in general that could be chosen. The Kennedy Lift Station would not look exactly like any of the buildings in the staff report.

Commissioner Wurtz asked about Village staff's opinion on the cost of different exterior finishes. Mr. Watkins stated that the Village will be cost-conscious when picking a finish that still meets the desire of the nearby homeowners and The Trails HOA.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 17-1058, made by Commissioner Keller-Stein and seconded by Commission Wurtz. The motion passed (5-0).

Commissioner Wurtz made a motion to accept the findings of fact for the special use permit for case PZ 17-1058, Commissioner Stare seconded the motion. The motion passed (5-0).

Commissioner Keller-Stein made a motion to accept the findings of fact for the variation for case PZ 17-1058, seconded by Commissioner Stare. The motion passed (5-0).

Commissioner Keller-Stein made a motion to recommend approval of case PZ 17-1058 to the Village Board with the condition that the Village allow the HOA and nearby homeowners to have significant input in the exterior finish on the lift station building, seconded by Commissioner Wurtz. The motion passed (5-0).

PZ 17-1061, Michael Procaccio II d.b.a. Procaccio Corporation, 1450 W. Lake Street (Sign Variation to permit a wall sign of 45 square feet in lieu of 42 square feet permitted)

Commissioner Wurtz made a motion to open the public hearing for case PZ 17-1061, seconded by Commissioner Stare. The motion passed with a 5-0 vote.

Ms. Bricks presented the staff memo. She stated that the property is located at 1450 W. Lake Street. At the time that the petitioner opened the Jimmy John's at this location, Jimmy John's corporate office did not have a wall sign option for "drive-thru" which the petitioner has at this location. Now that the corporate office has added this option for wall signage, the petitioner would like to take advantage of it to attract more drive-thru customers. Ms. Bricks stated that the existing wall sign is 37 square feet and the petitioner would only like to add the "drive-thru" signage shown in the sign elevation. Adding the "drive-thru" signage, increases the overall size of the sign to 45 square feet. The size of the space only allows a maximum wall sign area of 42 square feet. Therefore, the petitioner is requesting a sign variation.

Michael Procaccio, 1450 W. Lake Street, was sworn in by Chairman Patel and stated that he would like to add this to his existing sign so that he can attract more customers.

Chairman Patel asked if the sign could be made smaller to meet the Village's sign requirements. Mr. Procaccio stated that he believes if he made the "drive-thru" portion any smaller, motorists would not be able to read the sign.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 17-1061, made by Commissioner Stare and seconded by Commission Keller-Stein. The motion passed (5-0).

Commissioner Keller-Stein made a motion to accept the findings of fact for the variation for case PZ 17-1058, seconded by Commissioner Stare. The motion passed (5-0).

Commissioner Keller-Stein made a motion to recommend approval of case PZ 17-1061 to the Village Board, seconded by Commissioner Stringfellow. The motion passed (5-0).

Old Business: There was no old business.

New Business: There was no new business.

The meeting ended at 7:52 p.m.