

**PLANNING & ZONING COMMISSION
MEETING MINUTES
December 11, 2017**

APPROVED JANUARY 9, 2018

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

Roll Call:

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

Approval of the Agenda: A motion was made by Commissioner Keller-Stein, seconded by Commissioner Bickford to approve the agenda. The motion passed with 4-0 vote.

Approval of Minutes: A motion was made by Commissioner Keller-Stein, seconded by Commissioner Wurtz to approve the minutes from December 5, 2017. The motion passed with a 4-0 vote.

Consideration of Petitions:

PZ 17-1061, VL3 Enterprises, LLC, 345-359 W. Irving Park Road (Amendment to a Special Use Permit for a Planned Unit Development)

Commissioner Bickford made a motion to open the public hearing for case PZ 17-1061, seconded by Commissioner Wurtz. The motion passed with a 4-0 vote.

Planner Caron Bricks presented the staff memo. She stated that the petitioner received a special use permit for a planned unit development to redevelop the property in Spring 2017. The redevelopment would include a new building for his business, Amperage. However, since the original approval, the petitioner has seen an increase in the growth of his business and would like to expand the headquarters building for his business while he is still redeveloping the property. Since the original approval included a site plan with building footprints, the petitioner needed to request an amendment to the special use permit for a planned unit development. The addition to the building would be 13,598 square feet and would eliminate some parking on the property. However, the remaining parking spaces meet the Village's parking requirements for the uses on the property. The building addition also meets all setbacks and FAR requirements as outlined in the planned unit development.

Vito Pelagio, 345-359 W. Irving Park Road, was sworn in by Commissioner Stare. Mr. Pelagio explained how the addition on the headquarters would be used and the general design of the addition.

Commissioner Keller-Stein asked Mr. Pelagio about the screening of mechanical equipment on the roof. She wanted to ensure that it could not be viewed from Irving

Park Road as the building was moving closer to the street. Commissioner Wurtz agreed with Commissioner Keller-Stein's concerns. Director Watkins stated that this would be reviewed as part of the permit.

Commissioner Keller-Stein asked if Mr. Pelagio had been able to work an easement agreement with the property to the east for access. Mr. Pelagio stated that the current owner did not agree to an access between the two properties but that all of the physical improvements being made to his property as part of construction are having positive effects on the property to the east.

Commissioner Keller-Stein asked about the monument signage allowed on the property. Ms. Bricks stated that because the strip center and Mr. Pelagio's headquarters are on two separate parcels, there can be two monuments signs along Irving Park Road. The size of the sign would be reviewed at the time of permit submittal

Hearing no further comments from the audience, Commissioner Stare asked for a motion to close the public hearing for case PZ 17-1061, made by Commissioner Wurtz and seconded by Commission Bickford. The motion passed (4-0).

Commissioner Keller-Stein made a motion to accept the findings of fact for the amendment to the special use permit for a planned unit development for case PZ 17-1061, Commissioner Bickford seconded the motion. The motion passed (4-0).

Commissioner Bickford made a motion to recommend approval of case PZ 17-1061 to the Village Board, seconded by Commissioner Keller-Stein. The motion passed (4-0).

Old Business: There was no old business.

New Business: There was no new business.

The meeting ended at 5:46 p.m.