

PLANNING & ZONING COMMISSION
MEETING MINUTES
September 4, 2008

Roll Call: Chairman Maglio called the meeting to order in the Roselle Village Hall Council Chamber at 7:30 p.m.

Present: Commissioners Beth Keller-Stein, Tom Stringfellow, Bob Stare, Brian Smith, Paul Zinni and Chairman Andrew Maglio

Absent: Deby Baker

Staff: Community Development Director – Patrick Watkins
Planner – Derek Rockwell
Planner – Robert Zimmerer
Secretary – Debbie Pisano

Also Present: Trustee – Richard Rhode (Community Development Department Liaison)

Approval of the Agenda: Commission approved the agenda for September 4, 2008 as presented by a unanimous (6-0) voice vote.

Approval of the meeting Minutes: *Commissioner Keller-Stein made a motion to approve the March 6, 2008 meeting minutes. Commissioner Stare seconded the motion.*

AYES: Commissioners Keller-Stein, Stare, Stringfellow, Smith, Zinni and Chairman Maglio

NAYS: None

ABSTAIN: None

The July 29, 2008 meeting minutes were not considered and will be on the next scheduled meetings Agenda for approval.

Consideration of Petitions

PZ 08-974 – Friendly Ford Location of Overhead Loading Doors

Patrick Watkins stated the petitioner is requesting a positive review of his overhead door plan for a building addition (lube center) onto the northwest corner of his existing facility. The addition is an approved use and meets all of the zoning requirements. The Zoning Ordinance does require a review of the overhead door location. Currently, the dealership has three of its overhead doors facing north. One will go away (due to the

addition). The addition would have three overhead doors facing north and an additional three facing west.

The petitioner has expressed that the proposed location is necessary for a couple of reasons. First, his existing repair activity is accomplished within the same section of the proposed addition. This will allow the staffing of the lube center by the existing "pool" of mechanics and counter help. Secondly, due to the short-term nature of the lube center, he needs to locate the operation where it minimizes the interference with the balance of the operation and minimizes the loss of parking spaces for his new vehicle inventory.

Petitioner Joseph Kean 333 E Irving Park Rd. testified they are looking to add another service for their customers. They are looking to offer to their customers' oil changes, brake repair, battery change, Filters replacement, ect.

Audience Participation: None

Motion: *Commissioner Smith made a motion to approve location of overhead doors; seconded by Commissioner Keller-Stein.*

AYES: Commissioners Smith, Keller-Stein, Zinni, Stare, Stringfellow & Chairman Maglio

NAYS: None

Motion Carried

PZ 08-971 – N.M.J. Re-Subdivision: Land Division

Planner Zimmerer stated that the petitioner, N.M.J., LLC, would like the Planning Zoning Commission to review their plat of re-subdivision. At present, the site includes two unused lots, encompasses 0.641 acres (27,930.5 square feet) and has approximately 211 feet of frontage along Logan Street. The petitioner would like to re-subdivide the property into two, interior lots. The proposed northern lot, Lot 2, has an area of 13,963.6 square feet, and the proposed southern lot, Lot 1, has an area of 13,966.9 square feet. Each of the proposed lots is larger and wider than required by the Zoning Ordinance.

Motion: *Commissioner Keller-Stein made a motion to recommend to the Board of Trustees the plat of re-subdivision for site at 1631 Logan Street, seconded by Commissioner Stare. The Commissioners approved the motion by a unanimous (6-0) vote.*

PUBLIC HEARING: PZ08-973 Modifications to Bulk Regulations: Text Amendment(s)

Motion: *Commissioner Smith made a motion to open the public hearing for PZ08-973, seconded by Commissioner Keller -Stein. The Commission approved the motion by a unanimous (6-0) vote*

Planner Rockwell stated the reason for this Public Hearing is to consider a text amendment to the Village of Roselle Zoning Ordinance regarding bulk regulation requirements. These regulations include Floor Area Ratio (FAR), Building Lot Coverage and Comprehensive Lot Coverage. The Village Board has directed staff to formulate and the Planning and Zoning Commission to review a draft text amendment to these regulations that might better reflect the modern homeowner desire for less yard space and more home space on a lot, while continuing to respect and regulate the aesthetics of the neighborhood and the Village.

Motion: *Commissioners directed staff to research the topic further and agreed to continue the public hearing PZ08-973.*

Old Business: None

New Business: None

Adjournment: *Commissioner Stare made a motion to adjourn, and Commissioner Smith seconded the motion. The Commissioners approved the motion by a unanimous (6-0) vote.*

The meeting adjourned at 9:08 p.m.