

PLANNING & ZONING COMMISSION
MEETING MINUTES
January 8, 2009

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: None

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

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

Chairman Maglio asked for a moment of silent reflection for the passing of one of our Planning and Zoning Commissioners, Deby Baker.

Approval of the Agenda: *Commissioner Keller-Stein made a motion to approve the agenda for January 8, 2009, and Commissioner Stare seconded the motion. The Commission approved the motion by a unanimous (6-0) vote.*

Approval of the Meeting Minutes: *Commissioner Keller-Stein made a motion to approve the September 4, 2008 meeting minutes. Commissioner Stare seconded the motion. The Commission approved the motion by a unanimous (6-0) vote.*

PUBLIC HEARING: PZ 06-946 – Irving Park Corridor Redevelopment Plan
Special Uses w/ Variations & Site Plan Review

Motion: *Commissioner Zinni made a motion, second by Commissioner Smith, to continue the public hearing for PZ 06-946. The Commission approved the motion by a unanimous (6-0) vote.*

Planner Zimmerer stated that in July 2008, the Planning & Zoning Commission reviewed and recommended approval of a scheme for this site that included a structure on the property at the southeast corner of Irving Park Road and Roselle Road (Pauli's Auto Repair).

Also in July, the Commission tabled their review of a second scheme that excluded structures from the property at the corner (Pauli's) to allow the developer time to make further revisions.

At this time, the petitioner still does not have control of the property at the corner, and as a result, the petitioner submitted a revised, second scheme. Planner Zimmerer stated that the two most significant differences between the first scheme, which the Commission reviewed in July, and this second scheme are the reduced size of the building and the removal of the parking deck.

The proposed Site Plan depicts the thirty-nine (39) parking spaces on the north side, along Irving Park Road. These spaces do not meet the required five-foot setback from the right-of-way.

The proposed Site Plan includes a drive-through for the bank with four lanes, three lanes for kiosks and one lane for an automated teller machine (ATM). The Site Plan provides nine (9) stacking spaces that extend behind the kiosks and the ATM and wrap behind the building. All four lanes exit into the middle of the drive-aisle in the front parking lot.

Petitioner:

Perry Janke, of 57 E. Hattendorf Avenue in Roselle and President of A New Leaf Development Company, testified that the reason they are presenting this scheme is that the corner property still has some environmental issues, which could take a year to 18-months to address. He also testified that they are able to construct an additional parking area and an open area by pushing the building off the corner site. In addition, in order to push the building off the corner site, they had to reduce its size, which also reduced the number of required parking spaces and lead to the elimination of the parking deck. Ultimately, though, the project still has the same design and feeling on a smaller scale.

Discussion:

Chairman Maglio asked petitioner for clarification about his ownership of the corner property (Pauli's), and the petitioner answered that he does not own the corner property at this time.

Chairman Maglio stated that they are voting on this Redevelopment Plan without the petitioner having control of the corner site (Pauli's). Thus, if the petitioner does not acquire the site, then the Commission's approval would become invalid.

Commissioners questioned the petitioner about the environmental issues associated with the project. In addition, Commissioners also expressed concern for pedestrian safety along Roselle Road in the southwestern portion of the site. Other concerns of the Commission related to the proposed signage on the site and the building materials that the petitioner intends to use.

The Commissioners made recommendations to Planning Staff concerning the carriage walk and the building materials. Commissioners also discussed the probable uses on

the site, and expressed some concerns with the drive-thru lanes. The Commissioners also stated they would like to see a park-like area with plantings on the corner site (Pauli's). They also compared the benefits of underground parking verses parking on a deck. The petitioner stated that the underground parking as proposed is better because it better serves the eastern part of the development. Chairman Maglio questioned the petitioner about the site signage and after further discussion it was determined the petitioner would have to bring in a Master Sign Plan for the proposed site.

Audience Participation: There was none.

Motion: *Commissioner Stare made a motion to close the public hearing for PZ 06-946, and Commissioner Smith seconded the motion. The Commission approved the motion by a unanimous (6-0) vote.*

Motion: *Commissioner Zinni made a motion to find the findings of fact in favor of the petitioner subject to the conditions cited by Planning Staff and the Commission. Commissioner Stare seconded the motion. The Commission approved the motion by a unanimous (6-0) vote.*

Motion: *Commissioner Zinni made a motion to recommend approval of PZ 06-946 to the Village Board subject to the conditions cited by Planning Staff and the Commission; Commissioner Keller-Stein seconded the motion. The Commission approved the motion by a unanimous (6-0) vote.*

Consideration of Petitions: PZ 08-973 – Modifications to Bulk Regulations Text Amendment (s)

Motion: *Commissioner Smith made a motion to continue PZ08-973, second by Commissioner Keller-Stein. The Commission approved the motion by a unanimous (6-0) vote.*

Planner Rockwell presented the board with a power point presentation and asked Commissioners for direction on the proposal. Commissioners directed staff to bring back an update draft amendment at the next regular scheduled meeting.

Motion: *Commissioner Zinni made a motion to continue PZ08-973, second by Commissioner Smith. The Commission approved the motion by a unanimous (6-0) vote*

Old Business: None

New Business: None

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

The meeting adjourned at 10:15 p.m.

