

PLANNING & ZONING COMMISSION  
MEETING MINUTES  
February 5, 2009

Roll Call: Chairman Maglio called the meeting to order in the Roselle Village Hall Council Chamber at 7:34p.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  
Secretary – Debbie Pisano

**Approval of the Agenda:** *Chairman Maglio made a motion to approve the agenda for February 5, 2009. The Commission approved the motion by a unanimous (6-0) voice vote.*

**Approval of the Meeting Minutes:** *Commissioner Stare a motion to approve the July 29, 2008 minutes. Commissioner Keller-Stein seconded the motion; Commission approved the motion by a unanimous (6-0) voice vote.*

**Approval of the Meeting Minutes:** *Commissioner Keller-Stein a motion to approve the January 8, 2008 minutes. Commissioner Stare seconded the motion; Commission approved the motion by a unanimous (6-0) voice vote.*

**Continued Public Hearing: PZ 08-973 – Modifications to Bulk Regulations Text Amendment(s)**

**Motion:** *Commissioner Stare made a motion, second by Commissioner Keller-Stein, to continue the public hearing for PZ 08-973. The Commission approved the motion by a unanimous (6-0) vote.*

Planner Rockwell stated that after the meeting with the Planning & Zoning Commissioners on January 8, 2009, staff has taken the input given at the January meeting and modified the proposal in order to reflect the various thoughts of the Commission.

The Commission at the January meeting heavily discussed four major alterations, as they pertain to front yard coverage / driveway controls. These include:

1. The maximum apron width at the property line for all single curb-cut garage / driveway types shall be 20 feet.

- a. Front-load garages: Within 30 feet of the front of the garage, or at the property line (whichever is less), the driveway may “flare out” to no wider than the edge of the garage.
2. All driveways must have a 2-foot setback from side property lines.
3. Maximum Circle Driveway Width: 12 feet
  - a. Maximum apron at the property line: 16 feet
4. “Third Bay” Area (Front Load Garages)
  - a. Definition: Area described by: 1. Determining the width difference of the approach and the edge of garage; and 2. Multiplying the resulting figure by the depth of the maneuvering area.
  - b. Maximum 75% of “Third Bay Area” may be utilized for a “flare-out.”

**Discussion:** Commissioners felt that the driveway apron should not exceed 20 feet in width and the approach should not exceed the width of driveway apron. Commissioners felt the circle driveways should not exceed 12’ (Feet) in width on one side, the maneuvering area should not exceed the width of the garage and it would be required to have a minimum lot width.

Commissioners felt that driveways that lead up to a three or more car garages with Maneuvering areas of 25 (feet) or less should have a 5’ (foot) transition to the 20’ (foot) apron.

**Audience Participation:** There was none.

**Motion:** *Commissioner Stare made a motion to close the public hearing for PZ 08-973, and Commissioner Keller-Stein seconded the motion.* The Commission approved the motion by a unanimous (6-0) vote.

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

**NAYS:** None

**Motion Carried.**

**Motion:** *Commissioner Keller-Stein made a motion to recommend to the Village Board the proposed Text Amendment Commissioner Stare seconded the motion.* The Commission approved the motion by a unanimous (6-0) vote.

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

**NAYS:** None

**Motion Carried.**

**Old Business:** None

**New Business:** None

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

The meeting adjourned at 8:53 p.m.