

PLANNING & ZONING COMMISSION
MEETING MINUTES
April 2, 2009

Roll Call: Chairman Maglio called the meeting to order in the Roselle Village Hall Council Chamber at 7:03 p.m.

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

Absent: Beth Keller-Stein

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

Approval of the Agenda: *Chairman Maglio made a motion to approve the agenda for April 2, 2009. The Commission approved the motion by a unanimous (5-0) voice vote.*

Approval of the Meeting Minutes: *Commissioner Stare made a motion to approve the February 5, 2009 minutes. Commissioner Smith seconded the motion.*

AYES: Commissioners Stare, Smith, Stringfellow, Zinni and Chairman Maglio.

NAYS: None

Motion Carried.

May Meeting Discussion; Chairman Maglio asked for Discussion on the May meeting, Director Watkins stated the room has been already scheduled for use on the first Thursday in May. He asked to have the regular scheduled P & Z meeting moved to the first Tuesday in May. All members present stated they have no conflicts. The meeting has been changed to May 5, 2009 at 7:00 p.m.

Public Hearing: PZ 08-972 – Rezoning & Special Use (Multiple-Family Dwellings) w/ Variances

Motion: *Commissioner Smith made a motion to open the Public Hearing PZ08-972, second by Commissioner Stare seconded the motion. The Commission approved the motion by a unanimous (5-0) vote.*

Planner Zimmerer stated the petitioner, 12M Partners, Inc., requests that the Planning & Zoning Commission hold a public hearing to consider their requests for the Village to do the following:

1. Rezone the site from M (Limited Industrial) to R-3 PUD (General Residence – Planned Unit Development);

2. Approve a Development Plan for the PUD; and,
3. Grant variations from the requirements of the Zoning Ordinance.

The site is adjacent to the eastern terminus of Poplar Avenue, the Elgin – O'Hare Expressway, and the large industrial buildings along Stevenson Court. The property is 41¼ acres in area, ¼ of a mile east of Plum Grove Road, and ¼ of a mile west of Meacham/Medinah Road. Planner Zimmerer presented an overview of the site plan and the planning analysis.

Petitioner: Pat Marino testified he is a partner of 12M Partners Inc. 21W420 Thorndale Rd. Medinah, IL. He testified he is requesting a rezoning of his property which is currently zoned M (Limited Industrial District) to a R-3 (General Residence District) for senior citizen housing. The subject property is 41.25 acres and has been zoned M since 1986. There is a sizable portion of low lands with 4.10 acres of highland in the northwest corner, which is the area where the proposed project would be. He testified that they intend to donate the balance of the land to the DuPage County Forest Preserve. Currently, the only access to the site is Poplar Ave. He testified there is a 100 Ft. wide unimproved roadway that runs along the northern part of his property and the subdivision to the west. It runs from Plum Grove Rd. east to Meacham Rd and continues to Rohlwing Rd. It is their intention to build a road on the dedicated roadway to Plum Grove Rd. to access their site and minimize the traffic on Poplar Ave. They also intend to install 2,120 linear Feet of water main that will run from Plum Grove Rd., then east to the site and loop to the west to the existing main on Crest Ave. The site will be serviced by a forced sewer main that will run along the western property line and terminate at the Roselle Center Industrial Park. Petitioner testified the main constructed would not disturb the conservation area it passes through. The storm water will be stored in an underground storage system beneath the proposed parking lot. The water will then pass thru a detention pond and be released into the conservation area. He stated he feels a multifamily development would be the best use of the property. He gave an overview of the project's design and amenities.

Audience Participation: The residents listed below testified against the petition for the following reasons, which include but are not limited to, noise, increase in traffic, safety issues concerning children walking to bus stops, and safety for property owners along new proposed road. The concern cited/mentioned the most by nearby residents was the project's likelihood of exacerbating the flow, or lack of flow, of storm water in the area.

Beatrice Lekki 1000 Poplar Ave., Leonard Labrentz 22W232 Poplar Ave., Wallace Farnsworth 22W240 Juniper Dr., Rosanna Razny 22W300 Poplar Ave., Jeff Vogel 7N581 Hawthorne Ln., Terry Moenich 21W575 Thorndale Rd., John Kelley 21609 W Thorndale Rd., Dan Hauffey 7N676 Hawthorne Ln., Jim Cadell 7N185 Glen Rd., John & Elizabeth Baumbach 7N712 Hawthorne Ln., Robert Voltolina 22W729 Thorndale Ave., Paul Fava 6N710 Gates Ave., Ralph Keller 6N220 Medinah Rd., Diana Melendez 7N435 Sycamore Ave., Chris Capps 22W301 Poplar Ave., Joe Sujet 7N549 Hawthorne., Mallory OMalley 7N421 Linden., Rich & Charlotte Main 7N161 Medinah

Rd., Al Westinicky 7N707 Hawthorne Ln., Elizabeth Carptenter 7N635 Hawthorne Ln.,
Connie Sherman 7N724 Hawthorne Ln., Rich Hamelin 22W375 Thorndale Rd.

The Bloomingdale Township Highway Commissioner, Jim Plumb of 153 Park Hill Tr. In
Carol Stream, IL testified the existing roads in the area would not be able to withstand
the amount traffic that would result from the project.

Submitted for record: Copy of typed statement from Beatrice Lekki 1000 Poplar Ln.,
Jeff Vogel 7N581 Hawthorn Ln. 4 pictures.

Terry Moenich 21W575 Thorndale Rd. 14 pictures

Leonard Labrentz a petition with 123 signatures opposing the petition.

9:00 p.m. Chairman Maglio called for a 15 minute beak.

Public Hearing resumed at 9:15 p.m.

Chairman Maglio asked for discussion from the board; members took turns stating their
feelings concerning the project or their reasons that they could not support this petition.
Issues included the bulk, magnitude and intensity of the project, drive entrance
concerns at Plum Grove, variances for the setback from existing homes, and impact on
the neighborhood (due to traffic). Chairman Maglio expressed his thought that a
rezoning to R-1 would be appropriate to allow the development of additional homes on
the property.

Motion: *Commissioner Stare made a motion to close the public hearing for PZ 08-972,
and Commissioner Stringfellow seconded the motion.* The Commission approved the
motion by a unanimous (5-0) vote.

Motion: *Commissioner Smith made a motion to approve the findings of fact for Public
Hearing PZ08-972, Commissioner Zinni seconded the motion.*

AYES: None

NAYS: Commissioners Smith, Zinni, Stare, Stringfellow and Chairman Maglio.

Motion Failed.

Motion: *Commissioner Zinni made a motion to recommend to the Village Board the
approval of PZ08-972, Commissioner Stringfellow seconded the motion.*

AYES: None

NAYS: Commissioners, Zinni, Stringfellow, Stare, Smith and Chairman Maglio.

Motion Failed.

**Petition PZ09-975 Bowling Alley as a Special Use in the B-2 Zoning District: Text
Amendment**

Motion: *Commissioner Smith made a motion to open the Public Hearing PZ09-975, Commissioner Zinni seconded the motion. The Commission approved the motion by a unanimous (5-0) vote.*

Director Watkins stated the owner of Roselle Commons is going to be presenting (at a future P & Z meeting) the concept of a bowling alley (with eatery) for his center which is located in a B-2 District. Currently, the ordinance does not allow this use in this commercial district.

Motion: *Commissioner Zinni made a motion to close the public hearing for PZ 09-975, and Commissioner Stare seconded the motion. The Commission approved the motion by a unanimous (5-0) vote.*

Motion: *Commissioner Zinni made a motion to recommend to the Village Board the approval of PZ08-972, Stare seconded the motion.*

AYES: Commissioners Zinni, 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 Smith seconded the motion. The Commissioners approved the motion by a unanimous (5-0) vote.*

The meeting adjourned at 9:35 p.m.