

PLANNING & ZONING COMMISSION
MEETING MINUTES
June 4, 2009

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

Present: Commissioners Tom Stringfellow, Bob Stare, Hiren Patel, Bruce Berkshire, Beth Keller-Stein, Paul Zinni

Absent Chairman Smith

Staff: Community Development Director – Patrick Watkins
Planner – Derek Rockwell

Approval of the Agenda: *Chairman Stare moved to approve the agenda for June 4, 2009. The Commission approved the motion by a unanimous (5-0) voice vote.*

Approval of the Meeting Minutes: *Commissioner Berkshire made a motion to approve the June 4, 2009 minutes. Commissioner Keller-Stein seconded the motion.*

AYES: Commissioners Stare, Stringfellow, Patel, Berkshire and Keller-Stein.

NAYS: None

ABSTAIN: None

Motion Carried.

Paul Zinni arrived at 7:10

Commissioner Stare asked for a motion to open PZ 09-977. Motion made by Beth Keller-Stein and seconded by Tom Stringfellow. Motion carried unanimously. Staff provided an overview of the petition. Planner Rockwell provided an overview of the location and proposed zoning of the subdivision. He stated that the petitioner requests a rezoning of the property to R-2 Single Family Residence for the construction of eleven (11) detached single-family dwellings. The proposed rezoning is in line with the density and type of residences that the Comprehensive Plan calls for. Additionally, all nearby areas located within the Village's corporate limits are zoned R-2 Single Family Residence. Planner Rockwell also stated that the proposed development meets all bulk regulation zoning requirements for the R-2 Zoning District.

Continuing, Rockwell indicated that a public street - Hale Lane - is proposed to extend east from Roslyn Road, approximately 1045' and connect to Larson Lane.

There exists approximately 204 linear feet of 66' wide right-of-way (R.O.W.) – Hale Lane – currently, to which an additional 842 linear feet are proposed to be dedicated. A 66' wide R.O.W. is proposed for 720 linear feet of the street, while approximately 325 linear feet of the R.O.W. is proposed to be 50' in width. This 16 foot R.O.W. differential will necessitate a variance request.

The developer's representative, Bill Warren of 19 Virginia Parkway, Schaumburg IL, then came forward to present an overview of the proposed development. Mr. Warren discussed the development's impact on stormwater in the area. He indicated that the subdivision would be a self-contained and self-draining engineering entity, complete with detention area. The engineering plans call for 12 catch basins and a small retaining wall to the north end of the development as well as partially to the south.

Mr. Warren then discussed the history of the developer, Warren McElwain, and the various projects that have been successfully completed in other areas in the Chicagoland region.

Commissioner Stare then opened the floor to questions from the Commissioners.

Commissioner Keller-Stein posed questions pertaining to the aesthetics of the site, noting that past builders have had issues during their construction phases. She also asked about who would be responsible for maintenance of the detention area, to which Mr. Warren responded that a homeowners association which would be created would be responsible. Several other commissioners reiterated these concerns, primarily due to past history of the site and the need for improved maintenance and respect for the neighborhood.

Commissioner Stare then opened the floor to members of the audience.

John Picchietti (1616 Larson Lane): Mr. Picchietti cited numerous engineering, drainage and stormwater concerns regarding his property and the proposed development. These included water runoff onto his property and the possibility of this situation being magnified with the new development. He also questioned the timetable of construction.

Ralph Bennett (310 Jennifer Lane): Mr. Bennett had similar engineering concerns regarding the project, as he feels this area of Cook County and the Village has already seem numerous issues with stormwater and the fear is that these will increase if the development is approved.

Greg Falk (315 Jennifer Lane): Mr. Falk spoke about stormwater problems at his home, his history with Village staff and officials in attempting to resolve these issues, and he expressed a similar concern to the Commission as other members of the public that the proposed project will only serve to worsen these conditions in the surrounding area.

Ed Cuny (1711 Roslyn): Mr. Cuny reiterated the concerns of the public outlined above.

Upon considerable discussion among Village staff, the developer, the Commission and the members of the public present at the meeting, it was determined that it would be in the best interest of all parties to organize a meeting, separate from a regular Planning and Zoning Commission meeting, to discuss engineering, drainage and stormwater concerns as they relate to the development. It was also determined that both the project engineer as well as the Village Engineer should be involved in this meeting so that all affected parties could have an opportunity to attempt to resolve any outstanding issues. Once such a meeting took place, only then would the Commission meet again in a regular meeting forum to discuss the other aspects of the development and potential approval.

All present parties found this to be an acceptable solution, and as such Commissioner Keller-Stein made a motion to continue public hearing PZ 09-979. Commissioner Stringfellow seconded. Motion carried unanimously.

Director Watkins updated the Commission on developments around the community and discussed future P&Z business.

At 8:55 Commissioner Stare asked for a motion to adjourn. Motioned by Commissioner Zinni and seconded by Commissioner Stare. Motion was unanimous.