

PLANNING & ZONING COMMISSION
MEETING MINUTES
October 7, 2010

Roll Call: Chairman Smith called the meeting to order in the Roselle Village Hall Council Chamber at 7:04 p.m.

Present: Commissioners Beth Keller-Stein, Tom Stringfellow, Bruce Berkshire, Hiren Patel, Paul Zinni, and Chairman Brian Smith

Absent: Bob Stare

Staff: Community Development Director – Patrick Watkins

Approval of the Agenda: Commissioner Stringfellow moved to approve the agenda for the meeting as presented. Commissioner Berkshire seconded the motion and the Commission approved the motion by a unanimous (6-0) voice vote.

Approval of the Meeting Minutes: Commissioner Keller-Stein moved to approve the minutes for the meeting of May 4, 2010 as presented. Commissioner Stringfellow seconded the motion and the Commission approved the motion by a unanimous (6-0) voice vote.

A. PZ 10-986 – Cornerstone Center Parking Addition

Chairman Smith asked for a motion to open the public hearing for PZ 10-986. Such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Stringfellow. The motion then carried unanimously (6-0) via a voice vote.

Director Watkins presented the petition. The petitioner, Todd Eichholz, is proposing to add fifty-six (56) additional parking spaces on the south side of the Cornerstone Center, located at the northeast corner of Lake Street and Gary Avenue. Basic Planning theory holds that the two most powerful spatial barriers regarding the protection of a site's aesthetics are distance and elevation screening. The unique properties of this site help both of these factors fall in the proposal's favor.

From a landscaping perspective, the proposal will relocate the landscaping elements within the new edge of parking lot to the public sidewalk. The required front yard parking setback in the B-5 District is 20 feet. The site as it exists maintains a setback of 30 feet. The proposed plans indicate a southern extension of 18 feet (the depth of a parking stall), thus requiring a 12 foot front yard setback variance.

Chairman Smith then opened the floor to any comments or questions concerning this matter. Commission comments centered primarily on the ability for the site to be properly snow plowed, the ideal configuration of parking islands to aid this cause, and whether the site met Village impervious coverage requirements. Director Watkins explained that the petitioner had agreed to make the two end islands full landscaping islands while creating two “mini” islands for ease of snowplowing in the center of the new parking area. The Commission was comfortable with this. Director Watkins also stated that the site did meet Village lot coverage requirements.

No members of the public spoke during the hearing.

Chairman Smith then asked for a motion to find the findings of fact valid for PZ 10-986. Such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Stringfellow. The motion then carried unanimously (6-0).

Chairman Smith then asked for a motion to recommend approval of PZ 10-986. Such a motion was made by Commissioner Patel and seconded by Commissioner Stringfellow. The motion then carried unanimously (6-0).

Chairman Smith then asked for a motion to close the public hearing for PZ 10-983. Such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Patel. The motion then carried unanimously (6-0) via a voice vote.

Old Business: Director Watkins updated the Commission – and answered questions from the Commissioners – on various cases/petitions the Commission had considered in the past.

New Business: None

Chairman Smith then called for a motion to adjourn. Commissioner Stringfellow made such a motion, and Commissioner Patel seconded the motion. The motion then carried unanimously (6-0) via a voice vote, and the meeting concluded at 7:42pm.