

**PLANNING & ZONING COMMISSION
MEETING MINUTES
June 4, 2019**

APPROVED JULY 9, 2019

Call to Order: Chairman Patel called the meeting to order in the Roselle Village Hall Council Chamber at 7:02 p.m.

Roll Call:

Present: Commissioners Keller-Stein, Patel, Stare, Stringfellow, and Wurtz
Absent: Commissioners Bickford and Zinni
Staff: Community Development Director Patrick Watkins and Planner Caron Bricks

Approval of the Agenda: A motion was made by Commissioner Stare, seconded by Commissioner Keller-Stein to approve the agenda. The motion passed with 5-0 vote.

Approval of Minutes: A motion was made by Commissioner Keller-Stein, seconded by Commissioner Wurtz to approve the minutes from May 7, 2019. The motion passed with a 5-0 vote.

Consideration of Petitions:

PZ 18-1074, Pranay Patel, 550 W. Lake Street, Off-street parking variation and plat of subdivision

Commissioner Stare made a motion to open the public hearing for case PZ 18-1074, seconded by Commissioner Keller-Stein. The motion passed with a 5-0 vote.

Planner Caron Bricks presented the staff memo. The Commissioners asked for clarification regarding the plat of subdivision, the existing and future users of the site, and the size of the variation request. Planner Bricks referred to the plans submitted.

Chairman Patel swore in Michael Garnhart, 954 Clearwater West. Mr. Garnhart stated that he is concerned about the proximity of the building and truck lane to the park, trash that blows across the park from Butera and into his yard, and who will be visiting the new retail building that is in close proximity to a park.

Chairman Patel swore in Michael Aronson, 951 Clearwater West. He stated that he has similar concerns. He is also concerned about the location of the second entrance and its impact on the neighborhood. He is also concerned about an increase in vacant commercial space in the Village.

Chairman Patel asked if the petitioner would like to address comments made by the audience. Chairman Patel swore in Antonio Fanizza, 2363 Lecnher Lane, Des Plaines, project architect. He elaborated on the different parking areas.

Commissioner Wurtz asked if Butera would consider re-striping the parking lot to accommodate more parking spaces. Mr. Fanizza stated that the Butera's want angled parking spaces and would not be interested in changing the angle of the spaces.

Commissioner Keller-Stein asked if the new building would have a drive-thru. Mr. Fanizza stated that there are no drive-thrus proposed.

Chairman Patel asked if there was anything the Butera's or Mr. Patel would be willing to do to lessen the noise impact on the residents. Mr. Fanizza stated that there is an existing fence and does not believe that the proposed retail building will increase noise in the area.

Chairman Patel swore in Maureen Garnhart, 954 Clearwater W. She stated that she is concerned about the increased noise that will come with additional truck traffic. She also stated that she is concerned about garbage and the safety of people, specifically children, using the park and pool. She also stated that the Butera fence is falling apart.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 18-1074, made by Commissioner Stare and seconded by Commissioner Wurtz. The motion passed (5-0).

Chairman Patel stated that he would like the petitioner to improve the fence and possibly re-stripe the parking lot to create more parking spaces.

Commissioner Wurtz stated that he is concerned about the impact this variation would have on future users in the Butera building.

Commissioner Stare stated that he does not see parking being an issue and he supports the request.

Discussion of parking requirements and the submitted plans by the applicant occurred amongst the Commissioners.

Commissioner Keller-Stein stated that she believes the Butera's should be in attendance as the parking variation would more directly impact their business than the new retail building.

Commissioner Stringfellow stated that he is comfortable with the request.

Commissioner Wurtz stated that he will be voting no unless the petitioner agrees to provide a parking study by a third-party expert.

Director Watkins stated that staff did request a parking study but the applicant never provided one. Director Watkins suggested that the Commissioners vote to table the request until the July Planning & Zoning Commission meeting to give the applicant time to prepare a study or provide evidence regarding the variation request.

Commissioner Wurtz made a motion to continue the public hearing for PZ 18-1074 to the July Planning & Zoning Commission meeting. The motion passed (5-0).

Old Business: There was no old business.

New Business: Director Watkins discussed possible upcoming projects.

The meeting ended at 7:55 p.m.