

AGENDA

Roselle Planning and Zoning Commission

Tuesday, May 4, 2021

5:30 pm

Held Virtually on Zoom due to COVID-19

1. Call To Order

2. Roll Call

3. Approval Of The Agenda

4. Approval Of Minutes

A. April 6, 2021 Draft Minutes of the Planning and Zoning Commission

B. April 20, 2021 Draft Minutes of the Planning and Zoning Commission

Documents:

[PZC MINUTES 04.06.2021 DRAFT.PDF](#)

[PZC MINUTES 04.20.2021 DRAFT.PDF](#)

5. Consideration Of Petitions

5.A. PZ 21-1090, Chicago Title Land Trust Company #8002346364 DBA Relative Brewing Company, Inc., 10 Spring Street – Recommendation Postponed From March 2nd And April 6th, 2021 Meetings

- *A special use permit for a brewery with tap room in the B-3 Zoning District*
- *A variation to permit wall signs on two (2) sides of the building when the building does not front three (3) or more streets - eliminated*

Documents:

[21-1090 05.04.2021.PDF](#)

5.B. PZ 20-1091, Lexington Homes LLC, 7N601 Rodenburg Road

- *A zoning map amendment from R-2 Single Family Residence District to R-3 General Residence District*
- *A preliminary plat of subdivision*
- *A special use for dwelling units, rowhouse*
- *A special use for a planned unit development (PUD) and the following PUD variations (deviations):*
 - *To permit a building height of 32.5' in lieu of 30' required*
 - *A front yard setback of 20' for Building 6 and 17' for Buildings 2 & 10 in lieu of 25' required*

- A corner side yard setback of 17' for Buildings 1, 2, 8, & 9 and 15' for Buildings 4-7, 10 & 11 in lieu of 25' required
- A rear yard setback of 18' for all buildings in lieu of 30' required

Documents:

20-1091 STAFF REPORT.PDF
 ATTACHMENT 1 - AERIAL.PDF
 ATTACHMENT 2 - ZONING MAP.PDF
 ATTACHMENT 3 - NOTIFICATION VERIFICATION.PDF
 ATTACHMENT 4 - COMP PLAN PAGES.PDF
 ATTACHMENT 5 - PROJECT DESCRIPTION.PDF
 ATTACHMENT 6 - STANDARDS.PDF
 ATTACHMENT 7 - PROPERTY OWNER PERMISSION.PDF
 ATTACHMENT 8 - LEXINGTON BROCHURE.PDF
 ATTACHMENT 9 - PLAT OF SURVEY.PDF
 ATTACHMENT 10 - PRELIMINARY PLAT.PDF
 ATTACHMENT 11 - PUD SITE PLAN.PDF
 ATTACHMENT 12 - ZONING COMPARISON QUANTITATIVE SUMMARY.PDF
 ATTACHMENT 13 - PRELIMINARY ENGINEERING PLANS.PDF
 ATTACHMENT 14 - PRELIMINARY LANDSCAPE PLANS.PDF
 ATTACHMENT 15 - ELEVATIONS AND FLOOR PLANS.PDF
 ATTACHMENT 16 - PHOTOMETRIC PLAN.PDF
 ATTACHMENT 17 - TIS AND FIRE TRUCK.PDF
 ATTACHMENT 18 - VILLAGE ENGINEER COMMENTS.PDF
 ATTACHMENT 19 - HAMPTON IN THE PARK QUESTIONS AND ANSWERS.PDF
 ATTACHMENT 20 - PUBLIC COMMENT.PDF

6. Old Business

7. New Business

8. Adjourn

9. Due To The COVID-19 Pandemic, The Planning And Zoning Commission Will Be Meeting “Virtually” And Will Be Video And Audio Recorded. If You Wish To View And/Or Attend The P&Z Meeting, Please Use The Zoom Meeting ID Meeting ID: 868 7469 2292.

Anyone wishing to provide comment on a topic or an agenda item may also submit comments in advance through email, voicemail, or online.

- *Email your comment to the P&Z at cbricks@roselle.il.us or submitting a comment **ONLINE** by 3:00 p.m. on Tuesday, May 4, 2021.*
- *Call 630-671-2806 to leave a voicemail message with your comment by 3:00 p.m. on Tuesday, May 4, 2021.*
- *Public comments will be read into the record during each Public Hearing of the P&Z meeting.*

