



## AGENDA

Roselle Planning and Zoning Commission  
Special Meeting Tuesday, November 10, 2020  
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

Documents:

[JUNE 16 2020 DRAFT MINUTES OF THE PLANNING AND ZONING COMMISSION.PDF](#)

### 5. Consideration Of Petitions

#### 5.A. PUBLIC HEARING, PZ 20-1086, 400 Roselle LLC, 400 E. Irving Park Road, 439 Lawrence Avenue

- ***A Zoning Map Amendment from B-2 Convenience Shopping Center District to B-3 Town Center District, a Plat of Subdivision, a Special Use for Dwelling Units, Town Center, a Special Use for Buildings Exceeding Forty-Five Feet (45') in Height, a Special Use for a Planned Unit Development (PUD) and the following PUD deviations (variations):***
  - ***To permit less than 1.5 parking spaces per studio or one-bedroom and less than 2.0 parking spaces per two-bedroom, a rear yard setback of 4.22' in lieu of 20' required, a floor area ratio greater than 2.5, to permit greater than 0.5 footcandle light trespass at any lot line abutting a non-residential district, to permit greater than 2.0 footcandle light trespass at the lot line where a non-residential district abuts a non-residential district, to permit greater than 0.5 footcandle light trespass upon right-of-way, a front yard setback of 0' in lieu of 5' required for the parking structure, a rear yard setback of 0' in lieu of 20' required for the parking structure.***

Documents:

PZ 20-1086 STAFF REPORT.PDF  
1 - AERIALS.PDF  
2 - NOTIFICATION VERIFICATION.PDF  
3 - EXISTING AND FUTURE LAND USE MAPS.PDF  
4 - PROJECT DESCRIPTION.PDF  
5 - SITE PLAN.PDF  
6 - PLAT OF SUBDIVISION.PDF  
7 - RENDERINGS SHADOW STUDY FINISHES.PDF  
8 - ELEVATIONS.PDF  
9 - BUILDING UNIT FLOOR PLANS.PDF  
10 - LANDSCAPE PLAN.PDF  
11 - PHOTOMETRIC PLAN.PDF  
12 - SITE DEVELOPMENT PLANS.PDF  
13 - ENGINEERING REVIEW COMMENTS.PDF  
15 - TRAFFIC STUDY.PDF  
16 - SIGHT DISTANCE STUDY.PDF  
17 - AUTO TURN EXHIBIT.PDF  
18 - ROSE DRIVE EAST PRELIMINARY PLANS.PDF  
19 - METRA COMMENTS.PDF  
20 - FIRE COMMENTS.PDF  
21 - LOGISTICS PLANS.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: 818 5250 7906 (Https://Us02web.zoom.us/J/81852507906).**

*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](mailto:cbricks@roselle.il.us) or submitting a comment **ONLINE** by 3:00 p.m. on Tuesday, November 10, 2020.*
- *Call 630-671-2806 to leave a voicemail message with your comment by 3:00 p.m. on Tuesday, November 10, 2020.*
- *Public comments will be read into the record during each Public Hearing of the P&Z meeting.*