

**PLANNING & ZONING COMMISSION
MEETING MINUTES
March 5, 2019**

APPROVED MAY 7, 2019

Call to Order: Chairman Patel called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

Roll Call:

Present: Commissioners Bickford, Keller-Stein, Patel, Stare, Stringfellow, Wurtz, and Zinni

Absent: None

Staff: Community Development Director Patrick Watkins and Planner Caron Bricks

Also in attendance was Trustee Patrick Devitt.

Approval of the Agenda: A motion was made by Commissioner Keller-Stein, seconded by Commissioner Stare to approve the agenda. The motion passed with 7-0 vote.

Approval of Minutes: A motion was made by Commissioner Stare, seconded by Commissioner Keller-Stein to approve the minutes from February 5, 2019. The motion passed with a 6-0 vote. Commissioner Patel abstained from the vote.

Consideration of Petitions:

PZ 19-1077, George Salerno d.b.a. Summerfield Joint Venture, 450 W. Lake Street, Special use permit for a cemetery in the B-5 Arterial Business District, Plat of Subdivision

Commissioner Wurtz made a motion to open the public hearing for case PZ 19-1077, seconded by Commissioner Stare. The motion passed with a 7-0 vote.

Planner Caron Bricks presented the staff memo.

Chairman Patel swore in George Salerno, 450 W. Lake Street, Roselle, petitioner. Mr. Salerno summarized the project. He stated that in his opinion the cemetery will be more like a park as the niches will be built into specific areas of the cemetery. He stated that this request would meet a demand he sees in his business.

Commissioner Bickford asked about the phased approach. Mr. Salerno responded that the fence with decorative brick would be constructed first. The fence would be constructed in pieces to allow the fence to be relocated if Lot 3 were to ever be sold.

Commissioner Keller-Stein asked about the maintenance of the cemetery. Mr. Salerno responded that he would continue to maintain the property as the phases of the cemetery are constructed.

Commissioner Wurtz asked for clarification of the height of the fence with niches. Mr. Salerno responded it will be 12 feet.

Chairman Patel inquired the anticipated completion date for all 3 phases. Mr. Salerno stated that this is a long term investment and he believes it could take 150 years for all niches to be constructed and sold. There was discussion regarding the phases. Mr. Salerno clarified that the fence would be constructed first to enclose the area. Other phases would be constructed as the market demanded.

Commissioner Keller-Stein asked about how the ownership of the cemetery is handled in the future if the funeral home does not maintain it. Mr. Salerno stated that the State of Illinois regulates all cemeteries in the state. He is legally required to set aside money for the eternal maintenance or perpetual care of the cemetery.

Chairman Patel swore in Tim Canova, 509 Fall Circle, who stated he is concerned about the location of the niches in relation to his property and that the cemetery will increase traffic on Lake Street and in his neighborhood. Mr. Salerno provided more information to Mr. Canova regarding the aesthetics and site plan.

Chairman Patel swore in Tony Malone, 1979 N. Mill St, Naperville, project engineer. He explained that the site will remain vegetated and water will still mostly permeate into the ground. Any other water will follow the natural flow where a pipe will direct the water to the detention lot and a restrictor will control the flow of water into the detention area.

Chairman Patel swore in Sylwia Florkiewicz, 505 Fall Circle, who stated she is concerned about an increase in traffic in her neighborhood, the proximity of the cemetery to her property, and maintenance of the detention lot.

Chairman Patel swore in Pawel Potok, 517 Fall Circle, who stated that he is concerned about traffic and noise that will come from the people visiting the cemetery. Mr. Salerno explained that the proposed materials are masonry and should help dampen sound coming from Lake Street. Commissioner Keller-Stein stated that she believes the proposed cemetery use is less intrusive than other permitted uses in the zoning district.

Commissioner Keller-Stein asked about the maintenance of Lot 1. Mr. Salerno stated that it would be part of the lease agreement with the Village. Mr. Malone discussed the proposed lighting plan with the Commissioners for Lot 1, including the review by the Village Engineer, spillover, and timers. Commissioner Zinni stated that he would like an outside party to review the photometric plan. Mr. Salerno discussed options to help shield light from hitting the neighbors with the Commissioners.

Chairman Patel swore in Sam Tornatore, 236 W. Lake Street, Bloomingdale, who discussed maintenance issues with the Commissioners. Mr. Salerno stated that he wants to be a good neighbor and will work with the Village to help mitigate any negative impact.

Commissioner Wurtz asked when the funeral home was constructed. Mr. Salerno stated that it was constructed in 1994. Commissioner Wurtz asked what the permitted uses in the B-5 District are. Planner Bricks stated that many commercial uses would be able to locate on the property without special approvals or a public hearing.

Ms. Florkiewicz stated that she is concerned about the traffic from the funeral home that cuts through her neighborhood to avoid Lake Street.

Chairman Patel swore in William Anello, 6N134 Rosedale, Roselle, who stated that he is concerned about light spillover, noise, and stormwater issues that may affect his property.

Commissioner Keller-Stein reviewed the findings of fact for a special use permit with the Commissioners. Commissioner Bickford stated that he does not feel comfortable putting conditions on the funeral home use when they are reviewing a proposed cemetery use. The Commissioners discussed various conditions to address neighbors comments.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 19-1077, made by Commissioner Wurtz and seconded by Commissioner Bickford. The motion passed (7-0).

Community Development Director advised the Commissioners of the various conditions they could add to PZ 19-1077.

Commissioner Keller-Stein made a motion to accept the findings of fact for a special use permit for a cemetery in the B-5 Zoning District for PZ 19-1077, subject to the condition of a mitigating any light spillover from the cemetery parking lot, seconded by Commissioner Wurtz. The motion passed (7-0).

Commissioner Stare made a motion to recommend approval of PZ 19-1077 to the Village Board, seconded by Commissioner Keller-Stein. The motion passed (7-0).

2019 Zoning Map

Planner Bricks stated that the State of Illinois requires municipalities to update their zoning maps each year by the end of March. The 2019 Zoning Map is attached for the commissioners' review and recommendation to the Village Board. She described that all of the changes to the map were annexations that had occurred between January 1, 2018 and December 31, 2018.

Commissioner Stare made a motion to recommend approval of 2019 Zoning Map to the Village Board, seconded by Commissioner Bickford. The motion passed (7-0).

Old Business: Director Watkins stated that at the February 5, 2019 meeting, the Commission did not vote on the findings of fact for PZ 19-1076, Zoning Text Amendment. Director Watkins asked for the Commission to vote on the findings of fact for PZ 19-1076. Commissioner Keller-Stein made a motion to accept the findings of fact for a zoning text amendment for PZ 19-1076, seconded by Commissioner Zinni. The motion passed (6-0). Chairman Patel did not vote.

New Business: There was no new business.

The meeting ended at 8:45 p.m.