

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
March 6, 2018**

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**APPROVED APRIL 3, 2018**

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

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

**Approval of Minutes:** A motion was made by Commissioner Stare, seconded by Commissioner Zinni to approve the minutes from January 9, 2018. The motion passed with a 4-0 vote. Commissioner Wurtz abstained from the vote.

A motion was made by Commissioner Stare, seconded by Commissioner Wurtz to approve the minutes from January 22, 2018. The motion passed with a 4-0 vote. Commissioner Zinni abstained from the vote.

**Consideration of Petitions:**

PZ 17-1062, John Geschrey, 23W670 Pine (Land Division other than a Subdivision for a Lot Split upon Annexation)

Planner Caron Bricks presented the staff memo. She stated that the petitioner has purchased the 1.03 acre lot at 23W670 Pine. He is proposing to subdivide the property into two (2) R-1 lots to build new houses on. Annexing the property would allow the new homes to be connected to Village water and sewer. Both lots would front on Pine Avenue due a low area at the northeast corner of the property. This low area is also protected by a 50 foot drainage easement that would prevent any structures from being built in the area to protect the low area. The new lots meet both the lot width and lot area requirements for the R-1 Zoning District.

The Planning & Zoning Commissioners discussed the proposed subdivision. Commissioner Wurtz asked the petitioner if he knew if taps were in place. Mr. Geschrey stated that he believed one tap might be located there but he would like need to place an additional tap for the second lot.

Commissioner Zinni asked why the lots did not front on Valley like the two lots on the east side of Valley. Planner Bricks stated that the low spot covers most of the rear portion of the proposed new lots and attempting to construct a house that fronts on

Valley while maintaining the low spot was deemed too difficult by staff. Director Watkins also stated that the elevation difference is so drastic from the front of the property to the rear that fronting the lots on Pine just made more sense.

Discussion occurred regarding the drainage easement and other easements shown on the Plat of Subdivision. Overall, the commissioners were in agreement that the subdivision matched the character of the neighborhood.

Commissioner Wurtz made a motion to recommend approval of case PZ 17-1062 to the Village Board, seconded by Commissioner Stringfellow. The motion passed (5-0).

### 2018 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 2018 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, 2017 and December 31, 2017.

Commissioner Zinni made a motion to recommend approval of 2018 Zoning Map to the Village Board, seconded by Commissioner Wurtz. The motion passed (5-0).

**Old Business:** There was no old business.

**New Business:** Director Watkins described several new developments that may be appearing before the Planning & Zoning Commission within the next few months.

The meeting ended at 7:20 p.m.