

**PLANNING & ZONING COMMISSION
MEETING MINUTES
May 7, 2019**

APPROVED JUNE 4, 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 Keller-Stein, Patel, Stare, Stringfellow, Wurtz, and Zinni

Absent: Commissioner Bickford

Staff: Community Development Director Patrick Watkins and Planner Caron Bricks

Also in attendance was Mayor Andy Maglio. Commissioner Wurtz entered the meeting at 7:05 PM.

Approval of the Agenda: A motion was made by Commissioner Keller-Stein, seconded by Commissioner Stare 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 Stringfellow to approve the minutes from March 5, 2019. The motion passed with a 5-0 vote.

Consideration of Petitions:

PZ 19-1079, Miki Properties d.b.a. Jet Brite Car Wash, 900 W. Lake Street, Sign variations

Commissioner Stare made a motion to open the public hearing for case PZ 19-1079, seconded by Commissioner Keller-Stein. The motion passed with a 5-0 vote.

Planner Caron Bricks presented the staff memo.

Chairman Patel swore in Dave Dalesandro, 900 W. Lake Street, Roselle, petitioner. Mr. Dalesandro stated that the wall signs meet the scale and mass of the building. He stated that they use larger directional signage because safe circulation of traffic on their sites is important to them, therefore they use larger signs. He stated that they try to use the exact same signage at all of their locations.

Commissioner Wurtz entered the meeting at 7:05 PM.

Chairman Patel asked if using the same signage was part of a branding initiative. Mr. Dalesandro confirmed it was. They like to have a unified brand across all of their locations.

Commissioner Keller-Stein asked if this signage required variations in other communities. Mr. Dalesandro responded that they have requested and received sign

variations for their location in Addison. All other communities have permitted their signage.

Commissioner Zinni stated he feels the signs are in proportion with the setback of the building from the street.

Commissioner Wurtz asked for clarification on how sign size is calculated for a site, whether there is a total square footage for the whole site or if it is for each area where a sign is located. Planner Bricks stated that signs are reviewed for each location, the sign ordinance does not include a maximum allowance of signage for a whole site.

The commissioners discussed other large signs within the Village and who had received variations in the past. They discussed the sign ordinance and how sign sizes are calculated. They also discussed the signage Jet Brite is permitted to have without variations.

Commissioner Keller-Stein stated that she thinks the requested variations is too big and does not think she can support that large of a request.

Commissioner Wurtz stated that he supports the variations before them tonight but is concerned about the total amount of signage that is permitted for the whole site.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 19-1079, made by Commissioner Zinni and seconded by Commissioner Wurtz. The motion passed (6-0).

Commissioner Stare made a motion to accept the findings of fact for sign variations for PZ 19-1079, seconded by Commissioner Stringfellow. The motion passed (5-1).

Commissioner Zinni made a motion to recommend approval of PZ 19-1079 to the Village Board, seconded by Commissioner Stringfellow. The motion passed (5-1).

PZ 19-1080, John Cison, 7N450 Sycamore, Lot Split upon Annexation

Planner Bricks presented the staff memo. Mr. Cison is requesting to annex his property into the Village in order to connect to water and sewer. He would like to divide the lot through the Village's formal process and either construct a house on the second lot or sell it. The proposed lots meet all Village zoning standards.

Commissioner Stare made a motion to recommend approval of PZ 19-1080 to the Village Board, seconded by Commissioner Wurtz. The motion passed (6-0).

Old Business: There was no old business.

New Business: There was no new business.

The meeting ended at 7:51 p.m.