

**PLANNING & ZONING COMMISSION
MEETING MINUTES
July 9, 2019**

APPROVED SEPTEMBER 3, 2019

Call to Order: Chairman Patel called the meeting to order in the Roselle Village Hall Council Chamber at 7:01 p.m.

Roll Call:

Present: Commissioners Bickford, Keller-Stein, Patel, Stringfellow, Wurtz, and Zinni
Absent: Commissioner Stare
Staff: Planner Caron Bricks

Approval of the Agenda: A motion was made by Commissioner Keller-Stein, seconded by Commissioner Wurtz to approve the agenda. The motion passed with 6-0 vote.

Approval of Minutes: A motion was made by Commissioner Keller-Stein, seconded by Commissioner Wurtz to approve the minutes from June 4, 2019. The motion passed with a 6-0 vote.

Consideration of Petitions:

PZ 18-1074, Pranay Patel, 550 W. Lake Street, Off-street parking variation and plat of subdivision

Planner Bricks stated that the petitioner has withdrawn his request as the contract between him and the property owners has been cancelled.

PZ 19-1081, Trinity Lutheran Church, 233 E. Maple Avenue, Variation for a ground mounted identification sign for a non-residential use in a residential zoning district

Commissioner Keller-Stein made a motion to open the public hearing for case PZ 19-1081, seconded by Commissioner Stringfellow. The motion passed with a 6-0 vote.

Planner Caron Bricks presented the staff memo. The sign ordinance allows a maximum of 32 square feet, which includes both sides of the sign. Trinity is requesting a sign of 91 square feet total. The Commissioners asked for clarification regarding the intent of the sign.

Chairman Patel swore in Rev. Charles Mueller, 479 Pintail Court, Bloomingdale. Rev. Mueller explained the history of the Church's ownership of the Community Center property and the improvements they have made to the site. He stated that the sign is next step as a way to communicate all of the programming and events the church has for the Community Center.

Chairman Patel asked why they did not propose a smaller sign. Rev. Mueller stated that they are concerned that it will not be readable from vehicles.

Commissioner Keller-Stein asked if any future projects will impact the location of the sign. Rev. Mueller said they intend to construct a circular drive on Maple, but the sign's location will not be impacted by the proposed driveway.

Commissioner Bickford asked about the current signage on the property. Rev. Mueller stated that the new sign would replace all signs on the property. Having a digital sign will make it easier to advertise new programs instead of physically changing out signs like they do now.

Chairman Patel asked about the timing space between message and the illumination of the sign. Rev. Mueller stated the sign will be turned off at night from 10 PM – 6 AM.

Commissioner Wurtz asked about how this sign will have different messaging from the sign at the Church on Rush Street. Rev. Mueller said the sign on Maple will focus more on the events and services provided by the adult & children's day care.

Commissioner Wurtz asked about the location of the sign in reference to the main entrance. Rev. Mueller stated that they have 3 different entrances for the 3 different programs they provide. 2 entrances on the east side of the building and 1 on the north side.

Chairman Patel swore in Janice Crescenzo, 225 E. Maple Avenue. She stated that she is concerned about the flashing lights and how long the sign will be on for. She is also concerned about the safety of pedestrians as it is located near two very popular parks and used frequently by Metra commuters. She submitted pictures of the sign located on Rush Street indicating that it was not turned off at night and was very bright.

Commissioner Zinni left the meeting at 7:44 PM and returned at 7:45 PM.

Chairman Patel swore in Dan Anderson, 230 E. Maple Avenue. He stated that with the high volume of traffic and speed on Maple Avenue, he is concerned about the sign impacting drivers negatively. He is also concerned that the sign will not be maintained properly by the Church.

Chairman Patel swore in Ken Murphy, 232 E. Maple Avenue. He stated that he echoes all of the comments from Mr. Anderson & Ms. Crescenzo. He stated that he doesn't want the sign because it will be right in front of his house and it will negatively impact him.

Chairman Patel swore in Corey Hultgreen, 120 Spring Street. He stated that the sign will distract drivers in an area where there is a park and a lot of places that the local youth frequent.

Ms. Crescenzo presented a video she took of the sign on Rush Street to the Commissioners.

Commissioner Keller-Stein stated that Ms. Crescenzo's presentation of information was very helpful and appreciated her effort.

Chairman Patel swore in Jim McFtridge, 112 Howard. He stated that he is also concerned about how the sign will distract drivers on Maple Avenue.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 19-1081, made by Commissioner Wurtz and seconded by Commissioner Zinni. The motion passed (6-0).

Commissioner Keller-Stein stated that she is concerned about the location of the sign at the corner of Maple and Howard. She stated that she thinks the sign ordinance should be reviewed and revised to be updated for these types of illuminated signs.

Commissioner Wurtz stated that he thinks the size is excessive, although he understands why they want a sign of that size. However, the overall size is too large in his opinion.

Commissioner Keller-Stein stated that she is concerned about how this will impact the safety of residents in the area.

Commissioner Bickford stated that he, too, is concerned about the size.

Commissioner Stringfellow stated he doesn't think signs like the one proposed should be allowed in residential zoning districts.

Commissioner Zinni stated that he is in favor of the size of the sign because they have an important message because of the multiple uses in the one building. He believes that the Village should update the sign ordinance for these types of illuminated moving signs.

The Commissioners discussed the history of signs in the Village and updating the sign ordinance.

Commissioner Keller-Stein stated that she joined the Planning and Zoning Commission to make an impact on her community. She will be voting no because she does not support the sign.

Chairman Patel stated that if this was being requested in a commercial district, he would not have a problem with the sign. However, because it is in a residential neighborhood and close to homes, he does not support the sign.

Commissioner Zinni made a motion to accept the findings of fact for sign variations for PZ 19-1081, seconded by Commissioner Bickford. The motion failed with Commissioner Zinni voting in favor of the findings of fact, and Commissioners Bickford, Keller-Stein, Patel, Stringfellow, and Wurtz voting against.

Commissioners Bickford, Keller-Stein, Patel, and Stringfellow stated that they would like the Village Board to direct staff to review the sign ordinance, especially regarding regulations for illuminated moving signs.

Commissioner Bickford made a motion to recommend approval of PZ 19-1081 to the Village Board, seconded by Commissioner Wurtz. The motion failed with Commissioner Zinni voting in favor of recommending approval, and Commissioners Bickford, Keller-Stein, Patel, Stringfellow, and Wurtz voting against.

Old Business: There was no old business.

New Business: Planner Bricks stated the Village posted a Request for Proposals from consultants to update the Zoning Ordinance. Staff would like a Commissioner to volunteer to be a part of a team to review proposals and participate in the review process.

The meeting ended at 8:44 p.m.