

**PLANNING & ZONING COMMISSION
MEETING MINUTES
September 4, 2018**

APPROVED OCTOBER 2, 2018

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

Roll Call:

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

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

Approval of Minutes: A motion was made by Commissioner Wurtz, seconded by Commissioner Stringfellow to approve the minutes from June 26, 2018. The motion passed with a 5-0 vote with Commissioner Keller-Stein abstaining from the vote.

Consideration of Petitions:

PZ 18-1068, Warren McElwain on behalf of GPatrick Homes LLC, 700 W. Bryn Mawr Avenue (Special Use Permit for Single Family Detached Dwellings, Special Use Permit for a Planned Unit Development (PUD) with variations, Preliminary Plat of Subdivision)

Commissioner Keller-Stein made a motion to open the public hearing for case PZ 18-1068, seconded by Commissioner Bickford. The motion passed with a 6-0 vote.

Planner Caron Bricks presented the staff memo. She stated the petitioner is proposing an 11 lot subdivision for the former Kennedy Park site. A 14-unit duplex subdivision was originally approved for the site in 2007, but was never constructed. The petitioner is requesting a Special Use for Single Family Detached Dwellings, a Special Use for a PUD due to the shape of the existing lot, and several variations from the Zoning and Subdivision Ordinances, as well as the preliminary plat. Any recommendation made tonight should be subject to the Village Engineer's review and approval of the final engineering plans.

Commissioner Wurtz asked why the road is proposed to be private. Chairman Stare swore in Warren McElwain, developer. Mr. McElwain stated that the total right-of-way required by the Village, a minimum of 50 feet, could not be attained within the constraints of the site. Director Watkins stated that although the right-of-way would not be to Village standards, the pavement width of the private road meets Village standards.

Commissioner Bickford asked how many private roads have been approved in the Village previously. Staff responded not many, but are typically associated with townhome and dense developments around town.

Commissioner Keller-Stein asked if the size of the lots would require any variations for accessory structures in the future. Planner Bricks responded that accessory structures have smaller setbacks than primary structures, therefore staff believes there is adequate room on the lots to construct these types of structures without variations.

Commissioner Keller-Stein asked for details about the Homeowners Association. Mr. McElwain responded that he is working with Village Staff to ensure the HOA declarations are approved by the Village Board.

Commissioner Wurtz asked about snow removal for the subdivision. Mr. McElwain stated that during construction, his construction company would be responsible for snow removal. Once the HOA is set up, the HOA would be responsible.

Chairman Stare swore in Jeffrey Kaiser, 570 Kensington Court. Mr. Kaiser asked about the grading plans for the property. His court receives a lot of water from the current state of the property and wants to make sure that his situation does not worsen from this subdivision.

Chairman Stare swore in Brandon Jafari, 0N406 Dooley Drive, Geneva, the developer's engineer. Mr. Jafari stated that the Village is a partial waiver community and follows the DuPage County Stormwater Ordinance which requires that the subdivision captures all of its own stormwater. Mr. Jafari went into detail regarding the storm sewer system, manhole locations, pipe size, and detention size. Mr. Kaiser expressed his concern that this development would add to his water problem. Mr. Kaiser discussed his existing water problems with the Planning & Zoning Commission and Village Staff. Mr. Kaiser asked what type of buffer would be between the subdivision and his neighborhood. Staff responded that owners within the new subdivision would be allowed to install fences, patios, decks, etc. as long as they followed Village Ordinances. Mr. Kaiser asked who would be responsible for maintaining the pond. Mr. McElwain confirmed the HOA would be responsible. They can manage it for themselves or hire a management company if they choose.

Chairman Stare swore in Louise Caroline Skog, 585 Kensington Court. Ms. Skog stated that she was also concerned about flooding. She asked about the price point for the homes. Mr. McElwain stated the starting prices for the ranch homes and the two-story homes. Ms. Skog asked about how many bedrooms and if they would have full basements. Mr. McElwain stated that the two-story homes would have bedrooms on the first floor and all homes would have a full basement.

Commissioner Keller-Stein asked if increasing the storm sewer pipe size would help alleviate flooding concerns by the neighbors. Mr. Jafari stated that a larger pipe does not mean that more water would be captured.

Mr. Kaiser asked how deep the detention pond would be. Mr. Jafari showed the grading plan for the pond and stated that it would be a wet bottom pond with wetland type plantings. Mr. Kaiser asked about utility locations. Mr. McElwain stated that everything would be undergrounded to match the surrounding neighborhood.

Commissioner Keller-Stein asked about the difference between detention and retention ponds. Mr. Jafari explained, in his opinion, the difference and went into further detail about the design of the proposed pond. Commissioner Keller-Stein asked about safety if it would be a wet bottom pond. Planner Bricks stated that a split-rail fence is proposed around the pond for safety.

Chairman Stare swore in John Sokolowski, 600 Kensington Court. Mr. Sokolowski stated that he is concerned about flooding. He asked if the developer would consider building fewer homes. Mr. McElwain stated that this proposal is less dense than what was originally approved. He feels 11 homes fit well on the site and also make the project financially feasible.

Commissioner Zinni asked if soil borings had been done on the site and where. Mr. McElwain indicated where the two soil borings were done and that the results had not indicated anything negative.

Commissioner Keller-Stein stated that she appreciated the high quality exterior materials the developer had chosen and thought the homes would be beautiful.

Director Watkins asked if a Soil Conservation Opinion had been issued. Mr. McElwain said he had commissioned one and that they did not find anything negative. Planner Bricks asked for the report be sent to the Village for staff review.

Commissioner Keller-Stein asked the neighbors for more information regarding the flooding they experience. Discussion occurred regarding the flooding between the Commissioners and the members of the audience. Director Watkins stated that he would like to set up a meeting with the neighbors and the Village's engineer to discuss their flooding problems as well as go into more detail regarding the subdivision plans.

Chairman Stare asked when the pipes would be installed. Mr. McElwain stated that they would be installed before the houses are built.

Hearing no further comments from the audience, Chairman Stare asked for a motion to close the public hearing for case PZ 18-1068, made by Commissioner Wurtz and seconded by Commissioner Keller-Stein. The motion passed (6-0).

Commissioner Keller-Stein made a motion to accept the findings of fact for the Special Use Permit for Single Family Detached Dwellings and a Special Use Permit for a PUD with associated variations for case PZ 18-1068, Commissioner Bickford seconded the motion. The motion passed (6-0).

Commissioner Wurtz made a motion to recommend approval of case PZ 18-1068 to the Village Board, seconded by Commissioner Stringfellow on the condition that the

engineering plans are reviewed and approved by the Village's Engineer. The motion passed (6-0).

PZ 18-1069, Village of Roselle, 31 S. Prospect Street (Text Amendment regarding "garage sale" signs and "political" signs)

Commissioner Keller-Stein made a motion to open the public hearing for case PZ 18-1069, seconded by Commissioner Bickford. The motion passed with a 6-0 vote.

Planner Caron Bricks presented the staff memo. Planner Bricks stated that the Village's current regulations regarding garage sale signs are not very clear and contradictory. Staff would like to propose moving the garage sale signs to a section of the ordinance that would not require a permit or permit fee and would not allow the signs to be placed in the right-of-way.

Commissioner Keller-Stein asked for clarification as to how this would affect event signage. Planner Bricks displayed the relevant sections of the Sign Ordinance regarding community events and community organizations.

Discussion occurred regarding how this would be enforced, what other municipalities do, and how this would affect residents.

Commissioner Bickford stated that he is concerned that this will negatively affect people who do not have frontage on busy streets to get foot traffic.

Hearing no further comments from the audience, Chairman Stare asked for a motion to close the public hearing for case PZ 18-1069, made by Commissioner Zinni and seconded by Commissioner Bickford. The motion passed (6-0).

Commissioner Wurtz made a motion to accept the findings of fact for the text amendment for case PZ 18-1069, Commissioner Bickford seconded the motion. The motion passed (6-0).

Commissioner Zinni made a motion to recommend approval of case PZ 18-1069 to the Village Board, seconded by Commissioner Stringfellow subject to the Village Attorney's review and approval. The motion passed (5-1).

Old Business: There was no old business.

New Business: Director Watkins updated the Commissioners about upcoming projects.

The meeting ended at 8:30 p.m.