

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
October 2, 2018**

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**APPROVED NOVEMBER 6, 2018**

**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, Wurtz, and Zinni  
Commissioner Stare entered the meeting at 7:15 p.m.  
Absent: Commissioner Stringfellow  
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 5-0 vote.

**Approval of Minutes:** A motion was made by Commissioner Keller-Stein, seconded by Commissioner Bickford to approve the minutes from September 4, 2018. The motion passed with a 4-0 vote with Chairman Patel abstaining from the vote.

**Consideration of Petitions:**

PZ 18-1070 WK Building and Development Inc, Lot 6 (south of 559 Bobby Ann Ct) & Lot 9 (north of 523 Bobby Ann Ct) of the Gables of Roselle Subdivision (PINs 02-03-219-001 & 02-03-219-004), Amendment to Special Use Permit

Commissioner Wurtz made a motion to open the public hearing for case PZ 18-1070, seconded by Commissioner Keller-Stein. The motion passed with a 5-0 vote.

Planner Caron Bricks presented the staff memo. She stated the petitioner has a contract to purchase the two remaining and vacant lots on Bobby Ann Court in the Gables of Roselle subdivision. The petitioner would like to change the type of attached single family home that is constructed on the lots, therefore an amendment to the special use is required by the Village. The petitioner is proposing two (2) two (2) unit buildings on Lot 6 and three (3) two (2) unit buildings on Lot 9. The total number of units is the same as what was originally approved, but they will be duplexes instead of 4-or 5-unit townhome buildings.

Chairman Patel swore in Walter Krawczyk, 525 Boyce Rd, petitioner, and he presented the site plans as well as the architectural drawings.

Commissioner Keller-Stein asked about the landscape plans. Mr. Krawczyk stated that he will use the landscape plan originally approved and reconfigure it to the duplexes. He will tie the new irrigation system into the existing one.

Commissioner Keller-Stein asked if they will be able to exactly match the existing brick. Mr. Krawczyk stated that the brick fairly common and he doesn't foresee a problem matching the particular brick used previously.

Commissioner Keller-Stein inquired about the windows on the sides of the units. She would like to see additional windows be installed on the sides to create a true corner unit feel and to break up the wall of siding on the second floor. Mr. Krawczyk stated that he can add them to the units on Lot 6, but does not believe buyers would want them on Lot 9 due to the location.

Commissioner Keller-Stein stated that she is happy to see that engineering does not have any issues with stormwater management for this project.

Chairman Patel asked that since the duplexes will be smaller in square feet than the existing units if passers-by will be able to notice a difference? Mr. Krawczyk stated that the main difference will be the type of unit, that there are no interior units. Due to that main difference, it would be hard to notice the smaller size of the units themselves.

Commissioner Keller-Stein asked for more information regarding the size of the units. Mr. Krawczyk stated the proposed size and the typical size of the units that are existing. His units will be just under 2,000 square feet. The existing units are 500-1,000 square feet larger.

Commissioner Zinni asked if there will be greenspace between each driveway. Mr. Krawczyk stated that there will be, he does not intend to make the front yards one big driveway.

Commissioner Zinni asked about sprinklers. Staff stated that the Village requires all new units to be sprinklered.

Commissioner Wurtz asked about the status of the exterior materials on existing units in comparison to the new units. He wanted to ensure that if the HOA is planning to replace garage doors or roofs with a different type of material in the near future, he thinks that should be added to the proposed new units now so that they all continue to match in the future. Mr. Krawczyk stated that the HOA has not told him that changes will be made in the future, he can only plan for what the HOA has told him and what the Village requires.

Director Watkins explained that once the Planning & Zoning Commission sends a recommendation regarding the project to the Village Board, the Committee of the Whole will review the project. Once the Committee of the Whole sends a recommendation to the Village Board, staff will have the HOA ratify changes to the declarations and covenants, then it will be scheduled for final consideration by the Village Board.

Chairman Patel swore in Michael Burdi, 560 Bobby Ann Court & HOA president. He stated that no exterior changes are proposed by the HOA at this time. He reiterated that the HOA wants the new units to match as exactly as possible to what exists in the

subdivision. He stated he would like new irrigation to be connected to the existing irrigation system and that he agreed with Commissioner Keller-Stein and windows should be added to the sides of the buildings.

Chairman Patel swore in Cindy Steinhorst, 540 Bobby Ann Court. She asked if the units will have full basements. Mr. Krawczyk stated they will. Ms. Steinhorst stated that she is concerned about how construction of these units will impact her and her neighbors.

Chairman Patel asked Mr. Krawczyk how he plans to mitigate the impact on the neighbors. Mr. Krawczyk stated that his company has built homes in existing neighborhoods often, so he trains his contractors and subs to keep clean job sites and park in places that won't destroy grass and won't interrupt the neighbors.

Chairman Patel swore in Tracy Korabik, 559 Bobby Ann Court. She stated that she is concerned about the un-mowed grass on the two vacant lots. Discussion occurred regarding who is responsible for maintaining the grass. Director Watkins stated that he would have the Village's Code Enforcement Officer follow up with the property owner.

Michael Burdi stated that he and the HOA have attempted to contact the property owner regarding the grass and it still has not been cut.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 18-1070, made by Commissioner Zinni and seconded by Commissioner Bickford. The motion passed (6-0).

Commissioner Keller-Stein made a motion to accept the findings of fact for an amendment to a special use permit for case PZ 18-1070, Commissioner Wurtz seconded the motion. The motion passed (6-0).

Commissioner Zinni made a motion to recommend approval of case PZ 18-1068 to the Village Board, seconded by Commissioner Keller-Stein. The motion passed (6-0).

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

**New Business:** Trustee Patrick Devitt introduced himself to members of the Planning & Zoning Commission. He stated that he is currently the Community Development trustee and appreciates the commissioner's hard work and participation.

The meeting ended at 7:52 p.m.