



**AGENDA ITEM # 9A**

**AGENDA ITEM EXECUTIVE SUMMARY**

**Village Board Meeting**

**April 26, 2021**

**Item Title: PZ 21-1092, 81-91 Monaco Special Use Permit**

**Staff Contact: Caron Bricks, AICP, Village Planner**

**VILLAGE BOARD ACTION**

<b>Pass an ordinance granting a special use permit for a contractors and construction offices and yards.</b>
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**Executive Summary:**

Attached is an ordinance granting a special use for a contractors and construction offices and yards for MAS Plumbing at 81-91 Monaco.

Following their virtual public hearing on April 6, 2021, the Planning and Zoning Commission unanimously recommended in favor of the approval of a special use permit. The recommendation of approval was subject to the condition that the owner apply for and obtain a building permit to pave a gravel drive at the front of 81 Monaco to bring the property into conformance with the Zoning Ordinance. No members of the public spoke in favor of or against the request.

MAS Plumbing has recently relocated from the corner of Garden Ave & Lake Street to 81-91 Monaco Drive for additional space for employees, materials, vehicles, and large equipment. The subject property is comprised of the end unit of the warehouse building (81 Monaco) and a fenced and screened contractors yard (91 Monaco). The property has historically been used as a contractor's office; however, no special uses were located within the Village's files. Therefore, the new owner has applied to bring the use and property into conformance with the Zoning Ordinance.

**Implications:**

**Is this item budgeted?** N/A

**Any other implications to be considered?** None

**Attachments:**

Ordinance

**ORDINANCE 2021-\_\_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A  
CONTRACTORS AND CONSTRUCTION OFFICES AND YARDS  
IN THE M LIMITED INDUSTRIAL DISTRICT**

(81 Monaco Building LLC DBA MAS Plumbing, Inc. – 81-91 Monaco)

WHEREAS, 81 Monaco Building LLC DBA MAS Plumbing, Inc., (hereinafter “Petitioner”), has petitioned the Village for a special use for a contractors and construction offices and yards for a plumbing business in the M Limited Industrial District at 81-91 Monaco (hereinafter the “Property”); and,

WHEREAS, the special use described herein is being adopted pursuant to the authority set forth in the Roselle Zoning Ordinance, Section 10.01(C)(4.1) “Special Uses,” M Limited Industrial District; and,

WHEREAS, the Planning and Zoning Commission held public hearing PZ 21-1092 on April 6, 2021, pursuant to a published legal notice and neighborhood notification as required by the Village of Roselle and Illinois State laws, to consider the petition requesting the granting of a special use for a contractors and construction offices and yard at the Property; and,

WHEREAS, the Petitioner has demonstrated just cause for the special use by reason of the compatibility of the proposed land use and existing zoning with the existing land uses and existing zoning in the surrounding area; and,

WHEREAS, the President and Board of Trustees of the Village of Roselle have been advised of the findings and recommendations of the Planning and Zoning Commission with respect to said special use; and,

WHEREAS, the Corporate Authorities have decided to grant a special use for a contractors office, construction office and yard consistent with the public hearing, this Ordinance, and other applicable ordinances of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Roselle, DuPage and Cook Counties, Illinois, as follows:

SECTION 1: A special use is hereby granted for contractors office, construction office and yard for plumbing business in accordance with Chapter 13, Section 13.11, “Special Uses”, and Section 10.01 “M Limited Industrial District (C) Special Uses”, of the Roselle Zoning Ordinance for the Property is legally described as:

PARCEL 1: UNIT A IN LATORIA’S MINI-FACTORIES CONDOMINIUMS UNIT 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 BEING LATORIA’S RESUBDIVISION OF LOTS 6, 7 AND 8 OF MONACO’S RESUBDIVISION OF LOTS 14 AND 15 IN FENZ ACRES SUBDIVISION, BEING A

SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LATORIA'S RESUBDIVISION, RECORDED APRIL 10, 2981 AS DOCUMENT BT R81-17983, IN DUPAGE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT R81-19102, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: LOT 9 IN MONACO'S RESUBDIVISION OF LOTS 14 AND 15 IN FENZ ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1979 AS DOCUMENT R79-91379, IN DUPAGE COUNTY, ILLINOIS.

PINs: 02-03-117-002 and 02-03-118-001 and commonly addressed as 81-91 Monaco (the Property).

SECTION 2: The Special Use shall be developed, operated, and maintained in accordance with:

- a.) The written statements provided by the Petitioner, dated February 18, 2021, attached hereto and incorporated herein by reference as fully set forth as Exhibit "A."
- b.) All operation, storage and parking shall be within the existing, or any replacement fencing, located on the Property.
- c.) All other applicable codes of the Village.

SECTION 3: That the foregoing special use and the Property are subject to the condition that the Petitioner apply for and obtain a building permit to pave the temporary driveway installed at the front of 81 Monaco Drive.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. This Special Use is further subject to all applicable ordinances and codes of the Village of Roselle.

SECTION 5: Provided further, this Ordinance shall automatically become null and void without further action of the Board of Trustees unless, within 30 days of the approval of this Ordinance, it is signed by the Petitioner and returned to the Village Clerk. An extension to this section may be granted by the Village Board following a written request by the Petitioner.

SECTION 6: This Ordinance shall be binding upon the Petitioner, the Owner, and their administrators, assigns, beneficiaries, contract purchasers, executors, grantees, heirs, and successors. For purposes of this Ordinance, the terms "Petitioner" and "Owner" shall include all subsequent owners, successors, heirs, or assigns.

SECTION 7: That if any part or portion of this Ordinance is declared invalid by a court of competent jurisdiction such partial invalidity shall not affect the remainder of this Ordinance.

SECTION 8: Upon adoption and publication of this Ordinance as required by law, the Village Clerk is authorized and directed to record this Ordinance in the office of the DuPage County Recorder of Deeds. The Village Clerk is also authorized to secure reimbursement from the Owner for any and all costs incurred by the Village to record this Ordinance.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 26<sup>th</sup> day of April, 2021.

PUBLISHED in pamphlet form this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
*Mayor, Village of Roselle*

ATTEST:

\_\_\_\_\_  
*Village Clerk*

\_\_\_\_\_  
*Petitioner*

ATTEST:

\_\_\_\_\_



81 Monaco Drive Roselle, IL 60172  
Ph 630.924.0665 • Fax 630.924.7274  
[www.masplumbing.com](http://www.masplumbing.com)

February 18, 2021

To Whom it may concern:

Mas Plumbing, Inc. is a family owned business since 1999 serving residential and commercial customers from new construction and service work. We are licensed, insured and bonded.

Garage interior space will be used for parking trucks and storage of materials and office interior will be used office/business use.

Exterior spots will be used for employee parking during business hours Monday-Friday from 7:00am – 5:00pm.

Sincerely,

Mas Plumbing, Inc.  
Ronald Masciola



81 Monaco Drive Roselle, IL 60172  
Ph 630.924.0665 • Fax 630.924.7274  
[www.masplumbing.com](http://www.masplumbing.com)

February 18, 2021

To Whom it may concern:

Exterior yard will be used to park employees vehicles, company trucks, equipment and storage container.

Sincerely,

Mas Plumbing, Inc.

Ronald Masciola