

PLANNING & ZONING COMMISSION
MEETING MINUTES
August 2, 2011

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

Present: Commissioners Beth Keller-Stein, Tom Stringfellow, Bob Stare, and Chairman Brian Smith

Absent: Commissioners Bruce Berkshire, Hiren Patel, and Paul Zinni

Staff: Community Development Director – Patrick Watkins, Planner Robert Zimmerer

Approval of the Agenda: Commissioner Beth Keller-Stein moved to approve the agenda for the meeting as presented. Commissioner Bob Stare seconded the motion and the Commission approved the motion by a unanimous (4-0) voice vote.

Approval of Minutes from April 5, 2011 Commissioner Bob Stare moved to approve the minutes and was seconded by Tom Stringfellow

A. PZ 11-989: Value Transmission – Special Use for automotive repair in a M District (Limited Industrial District) located at 822 W. Central Avenue

Chairman Smith asked to open the hearing in regard to Value Transmission. Beth Keller-Stein made the motion and it was seconded by Bob Stare. Motion carried unanimously (4-0). Staff Bob Zimmerer presented the petition to the Planning and Zoning Commission. He stated that the request is from Value Transmissions who'd like to operate an indoor, automotive repair garage in the Garden Center Office/Warehouse building, which is along Central near Garden. Automotive repair garages are special uses because they can have some negative effects on both surrounding properties and parking. However, since all of their operations will be indoors, both Staff feels that any negative effects would be minimized.

He further stated that Value Transmissions has operated an indoor, automotive repair garage along Monaco without incident for several years now and that the center can accommodate Value Transmissions' parking needs. Thus staff does not feel that there is an impact on the adjoining uses.

The petitioners then spoke in regard to their history in the Village and their desire to remain in Roselle. With no other people in the audience, Chairman Smith asked for a motion to recommend approval of the findings for a special use automotive repair garage. Motion made by Bob Stare and seconded by Tom

Stringfellow. Motion carried unanimously (4-0). Chairman Smith then asked for a motion to recommend the special use. Motion was made by Bob Stare and seconded by Beth Keller-Stein and passed unanimously (4-0). Motion was made to close the public hearing by Beth Keller-Stein and seconded by Bob Stare. Motion carried unanimously.

With there being no other business, Chairman Smith asked for adjournment at 7:35. Motion was made by Beth Keller-Stein and seconded by Bob Stare and passed unanimously (4-0).

**B.PZ 11-993: Elite Fitness Training @ 390 E. Irving Park Road
Special Use (Physical/Health Service)**

Chairman Smith asked to open the hearing in regard to Value Transmission. Beth Keller-Stein made the motion and it was seconded by Tom Stringfellow. Motion carried unanimously (4-0). Staff Bob Zimmerer presented the petition to the Planning and Zoning Commission. He stated that the requested use is small scale and would thus not pose any problems in relation to parking for the shopping center. He further described the business in regard to facilities and hours of operation. Chairman Smith asked the petitioner if he had anything to add. The petitioner stated that he would be utilizing approximately 5,000 square feet and will have class sizes of eight or less.

With no other people in the audience, Chairman Smith asked for a motion to recommend approval of the findings for a special use Physical/Health Service. Motion made by Beth Keller-Stein and seconded by Tom Stringfellow. Motion carried unanimously (4-0). Chairman Smith then asked for a motion to recommend the special use. Motion was made by Beth Keller-Stein and seconded by Bob Stare and passed unanimously (4-0). Motion was made to close the public hearing by Beth Keller-Stein and seconded by Bob Stare. Motion carried unanimously.

C. PZ 11-991 – Wickstrom Amended Special Use

Motion to open the public hearing for PZ- 11-991 made by Bob Stare and seconded by Tom Stringfellow. Motion carried unanimously (4-0) by voice vote. Director Patrick Watkins provided background concerning the petition to amend the special use by Wickstrom. He pointed out that it was a “squaring off” of the existing westernmost site. The expansion is to provide additional area related to customer service and sales. He further stated that Public Works had stated that the addition will be done on what is currently paved area; thus not causing a stormwater impact change. Mr. Watkins further reminded the Board that dealerships are different “animals” in that they are well lit and the landscaping is kept to a minimum in order to expose their inventory to the public. Also, the issue of parking is often handled differently in that car dealerships have peak inventory times where space is at a premium and cars are not parked as neatly as found in shopping centers. Director Watkins then stated the petitioner and his professional staff are here to provide further detail concerning their request.

Bryan Mraz spoke on behalf of his client in regard to the Wickstrom petition. He provided an overview in regard to the request and the minimal impact that it would have on the site and adjoining sites. He pointed out that the modification meets all performance zoning standards including setbacks, lot coverage, etc. He also stated that the proposed signage meets the sign ordinance. After further comments, Mr. Mraz introduced his client Casey Wickstrom who spoke to the project.

Mr. Wickstrom provided a historical background on Wickstrom including the more recent matter concerning the dealership's status with General Motors. He stated that they have retained the dealership franchise/license and that the delivery of new product started back up last fall. He stated that leading up to that, they had operated for over a year as an independent auto dealership selling primarily used cars and remaining new car inventory. Mr. Wickstrom provided further background including that the improvements are tied to a franchise agreement. The franchise agreement dictates flooring areas of different aspects of a dealership, lighting, signage, and a variety of other matters. He stated that they have projections for his dealership that project 700-900 units to be sold per year. He stated that since they started receiving the new inventory, sales have been strong. He further elaborated that getting proper inventory can still be an issue with General Motors at this time due to demand.

Attorney Brian Mraz then further stated that they have submitted a letter concerning the improvements (contained within the P&Z packet) as well as how they meet the findings of fact in regard to a Special Use Amendment. Chairman Smith then opened it up for Commissioner questions. Beth Keller-Stein asked if the monument sign would be changed. Mr. Mraz indicated that it would remain in the same place and that only the facing of the sign would be modified. He further stated that the façade signage would be replaced, but that the new façade signage would meet the Sign Ordinance. Director Patrick Watkins then introduced a letter from a property owner in regard to Wickstrom. The letter was directed towards the easternmost site that adjoined the building...not the structure under discussion. Furthermore, Mr. Watkins stated that the letter seemed to address issues pertaining to the sender of the correspondence (property maintenance matters). Mr. Watkins stated that he would be contacting the author of the letter to further discuss the matter. Chairman Smith asked if the width on the drive aisle in front of the building was going to be sufficient in that angled parking was depicted on the site plan. The petitioner responded that there was an area that would be tighter but that it was still functional to move vehicles on the site.

Chairman Smith then asked if there were any questions or comments from the audience. Mr. Hejnowski of 208 Pinecroft asked if there was an alley behind Wickstrom. Attorney Mraz responded that there is not, but there is a continuous drive aisle between Pic Wic and their property which leaves a perception that there is an alley.

After further comments by the Planning and Zoning Commission, a motion was called for by Chairman Smith to approve the findings of fact. Bob Stare made a motion which was seconded by Tom Stringfellow. The motion carried unanimously by a 4-0 vote. Chairman Smith then called for a motion to recommend approval of PZ # 11-991; Beth Keller-Stein made a motion which was seconded by Bob Stare and passed unanimously by a 4-0 vote. Chairman Smith then asked for a motion to close the public hearing. A motion was made by Tom Stringfellow and seconded by Beth Keller-Stein; the motion passed unanimously.

D. PZ 11-992: Text Amendment @ B-2, B-3, B-4, & B-5 Districts Restaurants w/ Dancing (Special Use) Chairman Smith asked for a motion to open the public hearing.

Chairman Smith asked to open the hearing in regard to a text amendment for restaurants with dancing as a special use. Beth Keller-Stein made the motion to open and it was seconded by Tom Stringfellow. Motion carried unanimously (4-0).

Director Patrick Watkins presented the text amendment to the Planning and Zoning Commission. He stated that a text amendment that would allow dancing with a restaurant use (as a special use) when the establishment is holding a liquor license. In 2002 an ordinance was passed that amended the zoning ordinance so as to prevent teen clubs from opening in the Village. Staff has since had users inquire that would like to include an element of dancing with their restaurant use. Staff recommends that a simplistic approach could be to include it as a special use when the user has a liquor license. This allows the Village to still control potential teen clubs from locating while allowing an ancillary use that is often associated with an eatery. Recommended language would be:

Restaurants, including live entertainment, but not including dancing unless the restaurant holds a valid Liquor License in accordance with the Roselle Liquor Control Ordinance.

With no other people in the audience, Chairman Smith asked for a motion to recommend approval of the findings for the text amendment. Motion made by Beth Keller-Stein and seconded by Tom Stringfellow. Motion carried unanimously (4-0). Chairman Smith then asked for a motion to recommend the text amendment. Motion was made by Bob Stare and seconded by Tom Stringfellow and passed unanimously (4-0). Motion was made to close the public hearing by Bob Stare and seconded by Beth Keller-Stein. Motion carried unanimously.

With there being no other business, Chairman Smith asked for adjournment at 8:30. Motion was made by Beth Keller-Stein and seconded by Bob Stare and passed unanimously (4-0).