

PLANNING & ZONING COMMISSION
MEETING MINUTES
July 10, 2012

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

Present: Commissioners Tom Stringfellow, Bob Stare, Bruce Berkshire, Hiren Patel, Paul Zinni, and Chairman Brian Smith

Absent: Commissioner Beth Keller-Stein

Staff: Community Development Director – Patrick Watkins
Planner – Bob Zimmerer

Approval of the Agenda: Commissioner Stare moved to approve the agenda for the meeting as presented. Commissioner Stringfellow seconded the motion and the Commission approved the motion by a (6-0) voice vote.

Approval of the Minutes: Commissioner Stare made a motion to approve the minutes of the meeting of March 15, 2012 as presented. Commissioner Berkshire seconded the motion and the Commission approved the motion by a (6-0) voice vote.

A. PZ 12-1005 – McEney Garages (831 & 841 Walnut Street) – Special Use

Chairman Smith asked for a motion to open the public hearing for PZ 12-1005. Such a motion was made by Commissioner Berkshire and seconded by Commissioner Stare. The motion carried (6-0) by a voice vote.

Planner Zimmerer provided an overview and some background regarding this petition for a special use for a second residential garage. He stated that the Village had passed an ordinance in 2003 that banned second garages due to some of the large “hobby” garages that had been built. He added that the Village then passed an ordinance in 2004 that allowed second garages – as a special use – on properties greater than an acre in area. He pointed out that the petitioners’ property is over two acres in area. He provided additional detail concerning the petition and attached plans in his report.

Mr. Michael Donohue, from Stillwater Architects, then presented the request on behalf of the petitioners. He stated that the total site would accommodate 14 parking spaces (both indoor and in the driveway). He stated that the home met floor-area-ratio requirements and that building the garages in the manner proposed minimizes the bulk of the overall structure. Moreover, he stated that by undergrounding much of the garage space, it provided a much better “curb appeal” than a typical garage.

After some additional points of clarification between Mr. Donohue and the Commissioners, Chairman Smith then asked if there was anyone in the audience that wanted to speak for or against the petitioner or if they had any questions about the petition.

Ms. Jane Wayman, of 6N330 Circle Avenue, asked if the proposed building was going to be used for commercial reasons. Mr. Donohue stated that it was going to be used as a single-family residence.

With no further discussion, Chairman Smith asked if there was a motion to close the public hearing. Such a motion was made by Commissioner Stringfellow and seconded by Commissioner Patel. The motion carried (6-0) by a voice vote.

Commissioner Stringfellow then made a motion to find the findings of fact to be in favor of the petitioner and Commissioner Patel seconded the motion. The motion carried (6-0).

Commissioner Patel then made a motion to recommend approval of the special use to the Village Board and Commissioner Stare seconded the motion. The motion carried (6-0).

B. PZ 12-1004 – Five Star Paint. & Remodel. (802 Central Avenue) – Special Use

Chairman Smith asked for a motion to open the public hearing for PZ 12-1004. Such a motion was made by Commissioner Stare and seconded by Commissioner Stringfellow. The motion carried (6-0) by a voice vote.

Director Watkins provided an overview regarding this petition for a special use for a contractor's office. He indicated that the petitioner intends to use the location as a showroom and for some assembly in addition to using it as a contractor's office. He added that most people visiting the showroom would be existing customers looking at cabinets, appliances, etc. and not a "heavy traffic producer." Finally, Director Watkins stated that the petitioner intends to keep his operations at this location self-contained (i.e. entirely indoors) and outlined two conditions he recommended in his report that relate to keeping things indoors.

The petitioner, Mr. Nowak, of Hanover Park, added that he has been running this business for fourteen years out of his home and wants a physical location. He also added a few additional details and some points of clarification regarding his operations.

The only question from Commissioners was from Chairman Smith who asked about the hours of operation. Mr. Nowak responded that, for now, customers would only be able to visit by appointment and that, if the business grows, he foresees the hours at this location being from 9:00am or 10:00am until 6:00pm or 7:00pm on every day except Sunday.

Chairman Smith then asked if there was anyone in the audience that wanted to speak for or against the petitioner or if they had any questions about the petition. There was none.

Chairman Smith asked for a motion to close the public hearing for PZ 12-1004. Such a motion was made by Commissioner Stare and seconded by Commissioner Patel. The motion carried (6-0) via a voice vote.

Chairman Smith then asked for a motion on the findings of fact subject to the two conditions set forth in Pat's report (i.e. keeping things entirely indoors). Such a motion was made by Commissioner Berkshire and seconded by Commissioner Stare. The motion carried (6-0).

Chairman Smith then asked for a motion to recommend approval of the special use to the Village Board subject to the two conditions set forth in Pat's report (i.e. keeping things entirely indoors). Such a motion was made by Commissioner Patel and seconded by Commissioner Stare. The motion carried (6-0).

C. PZ 12-1003 – Lake Park High School & Roselle Park District (Kemmerling Park) – Sign Variation

Chairman Smith asked for a motion to open the public hearing for PZ 12-1003. Such a motion was made by Commissioner Stare and seconded by Commissioner Berkshire. The motion carried (6-0) by a voice vote.

Director Watkins provided an overview regarding this petition for a variation for a sign that is larger than allowed. He explained the provisions of the Village's Sign Code that limit the size of informational signs for public entities (like the high school and park districts) in residential areas, which Kemmerling Park is in, to 32 square feet per side. Director Watkins indicated that the same type of sign in a non-residential area could be 100 square feet per side. He finished by alluding to the hardship letter that the districts submitted and provided to the Commissioners in advance as part of his report and by mentioning the three conditions he recommended in his report, which are as follows:

- Both districts must continue to share the sign.
- The districts shall add and maintain the landscaping depicted on the Landscaping Plan in order to soften the larger sign area.
- The light illuminating the sign shall not illuminate after 8:00pm.

Chairman Smith asked the Commissioners if there were any questions for Mr. Watkins.

Commissioner Stringfellow asked how the sign was going to be illuminated. Bob Ungaro, the Director of Operations and Maintenance for Lake Park High School District 108, answered that it would be indirectly illuminated via a spotlight pointed at the sign from the ground.

Commissioner Berkshire asked how long construction of the sign would take. Mr. Ungaro answered a month.

Commissioner Berkshire also asked how the extra space on the high school's portion of the sign would be used and who was responsible for maintenance. Mr. Ungaro answered that the extra space is reserved for future student accomplishments/awards and that the high school (i.e. he and his crew) were responsible for maintenance.

Chairman Smith then asked if there was anyone in the audience that wanted to speak for or against the petitioner or if they had any questions about the petition.

Mr. Chris Kobus, of 451 S. Prospect Street, asked how much the sign was going to cost. Mr. Ungaro responded that he and his in-house staff would do all the work and that the approximate cost is \$5,000.

Chairman Smith asked for a motion to close the public hearing for PZ 12-1003. Such a motion was made by Commissioner Stare and seconded by Commissioner Patel. The motion carried (6-0) by a voice vote.

Chairman Smith then asked for a motion on the findings of fact subject to the three conditions set forth in Pat's report. Such a motion was made by Commissioner Patel and seconded by Commissioner Berkshire. The motion carried (6-0).

Chairman Smith then asked for a motion to recommend approval of the special use to the Village Board subject to the three conditions set forth in Pat's report. Such a motion was made by Commissioner Stringfellow and seconded by Commissioner Berkshire. The motion carried (6-0).

D. PZ 12-1002 – Dunkin Donuts (641 N. Roselle Road) – Special Use

Chairman Smith asked for a motion to open the public hearing for PZ 12-1002. Such a motion was made by Commissioner Patel and seconded by Commissioner Stare. The motion carried (6-0) by a voice vote.

Planner Zimmerer provided an overview and some background regarding the petition for a special use for a drive-through facility. He reviewed the report he provided to the Planning & Zoning Commission in advance of the meeting concerning the proposal and shared some history regarding the site – especially in relation to the special use permits the Village granted for the existing gas station and car wash. He also discussed with the Commission the proposed flow of traffic for the drive-through – especially in relation to the way traffic exiting the drive-through would have to pass through the line/queue for the drive-through.

Chairman Smith asked the Commissioners if there were any questions for Mr. Zimmerer. After a couple points of clarification, Chairman Smith then swore-in the petitioner and their representatives.

One of the owners spoke to their recent efforts to purchase the site and bring it back (economically). He also stated that they are remodeling the interior of the existing convenience store and attempting to bring in a Dunkin Donuts as a means to infuse "life" into the center. John Luxem, of Chicagoland Commissary, LLC and Dunkin Donuts, stated that they have 30 years of experience running facilities like this. Kitty Carlson, of OHR Consultants, then spoke and stated that there are other Dunkin Donuts in the region that utilize the non-standard drive-through configuration that is being proposed. She further added that stop signs and directional signs would be used to control traffic. Ms. Carlson also pointed out that the plan provides an escape route from the drive-through line/queue by making one of the existing two-way drive-aisles a one-way drive-aisle.

Chairman Smith then asked if there was anyone in the audience that wanted to speak for or against the petitioner or if they had any questions about the petition.

Jill Gowitzer, of 1622 Roslyn Road, expressed her concerns for noise, fumes, and additional lights. She stated that at times there has also been a dog on the site that barks and disturbs the peace.

Chairman Smith asked the petitioner to address these issues. The owner stated that the contractor doing the interior renovations had a dog on the site for security reasons and that the dog is now gone. Ms. Carlson stated that they are not installing any additional lights on the site.

Chairman Smith asked where this type of non-standard drive-through configuration has been utilized. Ms. Carlson showed some photos of one in use in Orland Park.

Commissioner Patel asked what the hours of the Dunkin Donuts would be. Mr. Luxem responded with 5:00am until 9:00pm or 10:00pm. He added that 85% of their business is done before 9:00am or 10:00am.

Commissioner Berkshire stated that some signs with additional visibility would help get the attention of motorists so that they would properly queue up.

Commissioner Patel also stated that parking should be prohibited directly in front of the convenience store so as not to block persons exiting the drive-through.

Rosa Gibbons, of 1628 Roslyn Road, stated that she is concerned with the additional fumes that could be created by the use.

Chairman Smith asked where the Commissioner's were on this one. Commissioner Patel stated that better signage is needed. Commissioner Stare stated that it looks confusing. Commissioner Berkshire stated bigger and better signage was necessary. Chairman Smith was still concerned about the non-standard layout, and Commissioner Zinni was wondering how the petitioner could address fumes.

Ms. Gibbons and Ms. Gowitzer stated that relocating the trash enclosure (further from the residents) would be helpful. Mr. Luxem of Dunkin Donuts stated that they could relocate the dumpster and utilize either masonry or concrete blocks to dress it up. Further discussion also led to the Commission recommending additional trees or shrubs on the site.

After further discussion, Chairman Smith asked staff to summarize the suggested conditions. Planner Zimmerer then responded with the following:

- The car wash shall open no earlier than 9:00am.
- The petitioner shall install adequate signage regulating on-site traffic flow for the drive-through – including large signs letting drivers in the queue of the drive-through know that they must yield to drivers exiting the drive-through.
- There shall be no parking in the area in front of (i.e. to the south) of the convenience store and the petitioner shall stripe such area to indicate a “no waiting zone.”
- The new trash enclosure shall be as far away from the neighboring residences as possible – i.e. on the western half of the property. Moreover, the enclosure shall be constructed of brick or masonry.
- The owner shall plant some additional evergreen bushes/shrubs in the area between the car wash and the residences.

Chairman Smith asked for a motion to close the public hearing for PZ 12-1002. Such a motion was made by Commissioner Stare and seconded by Commissioner Patel. The motion carried (6-0) by a voice vote.

Chairman Smith then asked for a motion to on the findings of fact subject to the conditions just outlined by Planner Zimmerer. Such a motion was made by Commissioner Stare and seconded by Commissioner Stringfellow.

AYES: Commissioners Stare, Stringfellow, Berkshire, and Zinni
NAYS: Chairman Smith
The motion carried.

Chairman Smith then asked for a motion to recommend approval of the special use to the Village Board subject to the conditions just outlined by Planner Zimmerer. Such a motion was made by Commissioner Patel and seconded by Commissioner Stare.

AYES: Commissioners Patel, Stringfellow, Zinni, and Stare
NAYS: Chairman Smith
The motion carried.

New Business: Director Watkins briefly discussed some of the cases/petitions that could come before the Commission before the end of the year.

Planner Zimmerer informed the Commissioners that there could be a petition ready for a public hearing, and the Commission's consideration, in late August and wondered whether the Commission wanted to hold a special meeting given the Labor Day Holiday. The Commissioners asked Planner Zimmerer to send out an invite for such a meeting via Microsoft Outlook.

Old Business: There was none.

Chairman Smith asked for a motion to adjourn, and such a motion was made by Commissioner Berkshire and seconded by Commissioner Patel. The motion carried (6-0) by a voice vote and the meeting adjourned at 8:55.