

PLANNING & ZONING COMMISSION
MEETING MINUTES
February 19, 2014

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

Roll Call:

Present: Commissioners Paul Zinni, Beth Keller-Stein, Hiren Patel, Tom Stringfellow, and Chairman Brian Smith

Absent: Commissioners Bruce Berkshire and Bob Stare

Staff: Pat Watkins (Community Development Director)
Bob Zimmerer (Planner)

Approval of the Agenda: Commissioner Keller-Stein moved to approve the agenda for the meeting as presented. Commissioner Patel seconded the motion and the motion carried (5-0) by a voice vote.

Approval of Minutes: Commissioner Stringfellow moved to approve the minutes for the meeting of November 19, 2013 as presented. Commissioner Patel seconded the motion and the motion carried (4-0) by a voice vote – with Commissioner Keller-Stein abstaining.

Consideration of Petitions:

A. PZ 14-1014 – Wickstrom Chevrolet (525 E. Irving Park) – Special Use w/ Variations

Chairman Smith asked for a motion to open the public hearing for PZ 14-1014. Such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Patel. The motion carried (5-0) by a voice vote.

Planner Zimmerer provided an overview of the petition, as laid out in his staff report. In short, the petitioner would like to demolish the existing building at 525 E. Irving Park Road to make way for an expansion of the adjacent Wickstrom Chevrolet in the form of an open sales lot. The use of motor vehicle sales is a special use, and many of the existing conditions on the site require a variation in order to remain as is (e.g. the setback of the parking lot from adjacent residential properties).

Planner Zimmerer then introduced the petitioner and their representatives.

The petitioner's attorney, Bryan Mraz of Bryan E. Mraz & Associates at 111 E. Irving Park Road in Roselle, provided some background as to how the petitioner ended up with the opportunity to purchase the subject property – including the efforts of the current owner and their broker to attract several retail opportunities before pursuing the Wickstroms. Then, Mr. Mraz followed up with a brief history of the dealership's successes and challenges over the years.

The petitioner, Jared Wickstrom of Wickstrom Chevrolet at 555 E. Irving Park Road in Roselle, then highlighted the increased business the dealership is experiencing as well as the value of the proposal for the dealership. Specifically, the proposal would facilitate better a customer experience at the dealership by increasing the availability of inventory on the site. (At present, about half of the inventory is off-site.)

The petitioner's engineer, Bill Zalewski of SPACECO at 9575 W. Higgins Road (Suite 700) in Rosemont, then provided an overview of existing drainage conditions and proposed drainage conditions.

The petitioner's landscape architect, Gary Weber of Gary R. Weber Associates at 212 S. Main Street in Wheaton, summarized the proposed landscaping improvements – including new permeable pavers, a new rain garden, new trees adjacent to the nearby residences, and a modified parkway along Ardmore Avenue.

The petitioner's attorney, Bryan Mraz, then summarized the petitioner's statement of hardship.

Chairman Smith then opened the discussion to members of the Commission.

Commissioner Zinni inquired about snow removal and drainage particulars, and the petitioner and their engineer responded.

Commissioner Stringfellow asked how many automobiles the dealership currently stored behind the American Legion Post.

Commissioner Patel asked for the petitioner's intentions concerning other, potential uses of the subject property going forward – e.g. new structures for automotive repair. The petitioner's attorney answered that they had no plans for new structures at this time but added that such structures would require them to seek an amended special use – and thereby come before the Village again in a new public hearing like this one.

Commissioner Keller-Stein asked for clarification regarding sidewalks, grade changes, and landscaping species in the rain garden, and the petitioner's engineer and landscape architect responded accordingly. She also asked about the petitioner's intentions concerning other, potential uses in the future. The petitioner's attorney responded that any potential expansion would likely involve an addition to the existing building.

Chairman Smith pointed out the overhead utilities in the area adjacent to the nearby residences and asked whether the proposed trees would be an issue. The petitioner's landscape architect then provided details about the appropriateness of the proposed species – namely that such species only grow to height shorter than the height of the utilities.

Commissioner Zinni then asked whether the petitioner planned to add any additional signs. The petitioner's attorney responded with a "no."

Chairman Smith then opened the floor to any comments or questions concerning this petition.

Joe Pesch, of 216 N. Pinecroft Drive in Roselle, expressed concern for the proximity of the existing sidewalk along Irving Park Road to Irving Park Road and asked whether a larger (i.e. wider) parkway could be provided. He also indicated that more illumination of the area was necessary at night.

David Bednash, of 445 Locust Lane in Roselle, inquired about the petitioner's construction timeline, how communication with the petitioner's contractor should work, light poles, and some drainage particulars.

Carl Ekins, of 443 Locust Lane in Roselle, expressed concern for snow removal and, in particular, melting snow flowing off the subject property to the south toward his property. He also asked whether the petitioner could add a curb to redirect overland storm runoff near the existing trash enclosure away from his property. The petitioner agreed to do so. Mr. Ekins also asked for clarification as to the mechanics of the proposed storm water conditions and whether the dumpster could be relocated. He also asked for clarification regarding the landscaping plan – specifically concerning the extension of the fence.

Walter Carol, of 448 Locust Lane in Roselle, inquired about lighting standards and hours.

John Baer, of 333 E. Ardmore Avenue in Roselle, reiterated the concerns of Mr. Pesch and added that no one was removing snow from the sidewalk along Irving Park Road near the dealership this winter.

Dave Ciaglo, of 347 Catalpa Avenue in Roselle, asked the petitioner to keep the drive-aisles clear at all times and then inquired about inventory controls and loading procedures. He also outlined existing parking and loading circumstances on Ardmore Avenue and asked that Ardmore Avenue not be used for deliveries or staging.

Edward Wojtaszek, of 336 E. Ardmore Avenue in Roselle, expressed the same concerns as Mr. Ciaglo concerning the parking and loading circumstances on Ardmore

Avenue and he asked that the petitioner not perform test drives in the adjacent neighborhood.

Chairman Smith then asked for the Commissioners' sentiments. All the Commissioners expressed their support for the petition but imposed two conditions (in addition to those recommended by Staff) that Commissioners Keller-Stein and Zinni recommended as follows:

1. Modify the existing curb along the rear/south side of the existing dealership property (555 E. Irving Park Road) to connect and transition into the proposed curb along the landscape buffer of the subject property (525 E. Irving Park Road) in such a way that minimizes the pooling of storm water.
2. Add some parkway trees along the eastern side of the right-of-way of Ardmore Avenue for screening purposes – as determined by Staff since there are overhead utilities in that location.

Chairman Smith then asked whether there were any final comments or questions concerning this petition.

Art Hejnowski, of 208 Pinecroft Drive in Roselle, expressed concern for the snow removal practices at the Wickstrom's other property at 655 E. Irving Park Road.

Chairman Smith asked for a motion to close the public hearing for PZ 14-1014. Such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Stringfellow. The motion carried (5-0) by a voice vote.

Chairman Smith then asked for a motion to find the findings of fact in favor of the petitioner subject to the conditions outlined in Staff's report and the two additional ones just discussed. Such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Patel. The motion carried (5-0).

Chairman Smith then asked for a motion to recommend approval of the petition subject to the conditions set forth in the findings. Such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Patel. The motion carried (5-0).

Old Business: There was none.

New Business: Director Watkins provided the Commission with a brief update concerning substantial efforts/projects affecting the Community Development Department. Specifically, he updated them on the Village's efforts to create a Business Improvement District for the hotel at 1490 W. Lake Street in order to facilitate the opening of a banquet facility there. He also updated them on the Village's efforts to create a Tax Increment Financing District along N. Roselle Road to encourage the redevelopment of the commercial properties in that area. Other efforts/projects Director

Watkins mentioned were the potential relocation of the Italian Pizza Kitchen to the Town Center, the forthcoming hiring of a part-time Business/Economic Development Coordinator, and an update to the Village's Comprehensive Plan on the horizon late this year or next year.

Adjournment: Chairman Smith then called for a motion to adjourn. Commissioner Stringfellow made such a motion, and Commissioner Zinni seconded the motion. The motion carried (5-0) by a voice vote, and the meeting concluded around 9:10pm.