

PLANNING & ZONING COMMISSION
MEETING MINUTES
November 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 Stringfellow, Patel, Keller-Stein, Stare, Berkshire, Zinni, and Smith

Absent: None

Staff: Pat Watkins (Community Development Director)
Matthew Fitzgibbon (Planner), Trustee Carrie Dahlstrom

Approval of the Agenda: Commissioner Keller-Stein moved to approve the agenda for the meeting; Commissioner Stare seconded the motion. The motion carried unanimously.

Approval of Minutes: Commissioner Keller-Stein moved to approve the minutes for the meeting of July 8, 2014 as presented. Commissioner Stare seconded the motion. Commissioners discussed who was and who was not at that meeting; it was decided that those who were there, were, and those who were not, were not. The motion carried unanimously.

Commissioner Stare moved to approve the minutes for the meeting of September 10, 2014 as presented. Commissioner Stringfellow seconded the motion. The motion carried unanimously.

Consideration of Petitions:

PZ 14-1024 –Special Use petition by Naushadali Kugashiya for a veterinary clinic/hospital in the B-3 Town Center District (698 E. Irving Park Road). Commissioner Stare moved to open the public hearing, seconded by Commissioner Stringfellow. The motion carried unanimously. Director Watkins introduced the item and presented the proposed project – a veterinary clinic at the east end of the shopping center at 698 E. Irving Park Road. Director Watkins introduced the petitioners Naushadali Kugashiya (1126 Shorewood Ct., Glendale Heights, IL), owner, and Veer Sharma (Rolling Meadows, IL), architect. Chairman Smith swore in the petitioners.

Commissioner Keller-Stein asked if dogs would be boarded at the business; the petitioner replied “yes”. Chairman Smith and Commissioner Zinni asked if dogs would be boarded outside. The petitioner stated dogs would be boarded inside on a limited basis only; very sick dogs would be kept overnight. Commissioner Zinni asked if dogs would be brought outside; the petitioner said only on a limited basis, on leashes; Commissioner Patel asked if dogs would be “pounded”; the petitioner stated only on a limited basis, for very sick dogs. Commissioner Stringfellow asked how many dogs could be kept; the petitioner said 11 – 20 dogs; this prompted discussion among Commissioners regarding the floor plan, which were distributed to the Commission members.

Commissioner Keller-Stein asked about the X-ray area, specifically with regard to safety and shielding; the petitioner stated that a 6-foot separation from the machine is required, along with operators wearing lead aprons/suits.

Chairman Smith asked if the owner operates another facility; the petitioner stated he presently is employed as a veterinarian at another facility; Commissioner Smith asked how the waste will be disposed; the petitioner stated that waste will be contained and collected once or twice a week, as needed.

Commissioner Smith invited questions from the attending audience. Richard Lanciloti, 205 S. Pinecroft, Roselle, Illinois was sworn in; Mr. Lanciloti asked questions as follows: (1) Will dogs be boarded outside? Petitioner stated ‘no’; (2) How many cages are inside; petitioner referred to the site plan; Mr. Lanciloti asked for a copy and was provided one; (3) will the walls be sound-proofed; the petitioner indicated that 5/8th drywall will be used; there was discussion as to whether that is sufficient to sound-proof; Director Watkins indicated that he will work with the petitioner and his architect with regard to the soundproofing, including extending the walls through the ceiling to the roof; (4) will dogs be kept indoors during the summer? (5) will there be an attendant overnight; the petitioner stated no, rather the facility will be sound monitored; (6) how will odors be mitigated; petitioner’s architect described a system of three separate internal units - front, surgery, and kennel areas – each on its own HVAC system and exhaust; (7) what are the proposed hours of operation?; petitioner stated 9:00 am – 7:00 pm, seven days a week; (8) what pets/animals will be treated? Petitioner stated only dogs and cats; (9) will you board dogs?; petitioner stated no, except for occasional pets that are very sick; Commissioner Berkshire interceded and asked the petitioner to describe how the petitioner handles overnight pets at current job; petitioner stated there are no overnight pets at current job; Commissioner Smith encouraged the discussion to pertain to *this* application and site; (10) how will complaints against the clinic be handled? Commissioner Smith stated that complaints should be directed to the Village of Roselle; (11) will there be an overnight attendant when pets are kept overnight? Petitioner stated “no’; rather, the operation will be video monitored; Commissioner Patel interceded and asked what the typical expectation in the industry is with regard to an overnight attendant; the petitioner responded that no clinics keep overnight attendants that he is aware of; (12) who will walk the pets on leashes, and where?; the petitioner said that pet owners and clinic staff will walk pets on leashes to the side and rear of the

business; (13) will there be sufficient lighting?; petitioner stated 'yes'; (14) where will customers park?; petitioner stated to the west of the business; Director Watkins added that as an existing shopping center, parking is assumed to be utilized throughout the site as needed; he added that there are no complaints of parking shortages at this shopping center and that that patrons would likely utilize the easternmost spaces. Mr. Lancoloti thanked the Commission and the petitioner for the opportunity to speak and ask questions; he added that he loves pets; he is not necessary opposed to the operation, but is concerned that the clinic may not be suited for the site.

Commissioner Smith asked if there were any comments or questions from the audience; there being none, Commissioner Smith asked the Commission members for their final comments. Commissioner Patel asked about setbacks; Director Watkins stated that this does not come into play with existing shopping centers. Commissioner Keller-Stein said she had no issues with the parking; her main concern is with animal waste and cleanup given the lack of landscape/soil/grassy areas to walk the pets; Director Watkins said that cleanup of animal waste is listed specifically as a condition for approval this special use permit request. Commissioner Berkshire added that these types of maintenance issues are typically monitored among the tenants and landlord before they become an issue for the Village; Commissioner Patel suggested a door be added (referencing the site plan) to additionally isolate odors within the tenant space; the petitioner agreed to the idea; Commissioner Zinni asked if other pet clinics generated complaints with regard to pet odor or pet waste; Director Watkins said no; there was general discussion among Commissioners about filters or a need for filters; the petitioner's architect stated filters of any type are not necessary with the proposed HVAC design.

Chairman Smith asked if any Commissioners had any further comments or questions. With their being none Chairman Smith asked for a motion to close the public hearing. The motion was made by Commissioner Stare and seconded by Commissioner Keller-Stein. Motion carried unanimously.

Commissioner Patel made a motion to approve the findings of fact, adding the conditions of an additional interior door and sound-proofing through to the roof. The motion was seconded by Commissioner Zinni. The vote carried unanimously. Commissioner Keller-Stein then made a motion to recommend approval to the Village Board. The motion was seconded by Commissioner Berkshire. The vote carried unanimously. Staff member Watkins stated that the recommendation would be on the December 24, 2014 Committee of the Whole meeting.

PZ14-1017 Italian Pizza Kitchen at 49 & 57 Irving Park Road site plan with variations for reductions in parking requirements and reduction in landscape requirements. Chairman Smith asked to open the public hearing. Motion was made by Commissioner Zinni and seconded by Commissioner Stringfellow. Motion carried unanimously. Director Watkins provided an overview of the development proposal and the variation requests. Director Watkins introduced Randy Kurzman (743 W. Brompton, 2N, Chicago, IL), the architect for the petitioners, who was sworn in by Chairman Smith.

Mr. Kurzman described details of the project, including: a double row of parking on the west side of the proposed building, and a row of parking spaces to the south; landscape treatments around the building and around the parking area; a floor plan with the main entrance at the northwest corner adjacent to Irving Park Road, a dining area, a carry-out area, and a bar area; he presented building elevations describing architectural features.

Commissioner Keller-Stein asked about the kitchen window; Mr. Kurzman stated it allows light through but will not be seen through. Commissioner Keller-Stein and Commissioner Zinni discussed the seating capacity of the restaurant, which was confirmed by the architect at approximately 110 seats. Commissioner Zinni asked how many parking spaces are provided compared to how many are required by ordinance. Mr. Kurzman stated 33 or 32 are provided, 64 are required. A few parking spaces will be affected as the accessible spaces cannot share an access space, and a transformer will need to be placed in one; Commissioner Keller –Stein asked about the transformer; Commissioner Zinni asked where additional parking will be provided if so few spaces are proposed below what code requires; Director Watkins stated that the Town Center envisions patrons walking to destinations from parking along Main Street or Prospect, south of the railroad tracks; Commissioners Zinni, Berkshire, and Keller-Stein discussed parking in and around the town center; Commissioner Berkshire mentioned that New-Leaf development to the west is soliciting a restaurant use; he questioned if patrons to any restaurant on Irving Park Road would walk from parking areas south of the railroad tracks; Director Watkins reiterated that a community with a successful downtown area expect patrons to walk to their destinations, anywhere between 1/8 mile to ¼ mile distance. Discussions regarding parking continued among the Commissioners.

Chairman Smith swore in Tom Scianna (104 Carmela Ct, Bloomingdale, IL), one of the owners; Mr. Scianna stated that he encounters no parking issues with his current operation, White Cottage Pizza in Wooddale; the other petitioner, John Scianna (238 N. Crest Ave, Bartlett, IL), was sworn in; John Scianna pointed out that other restaurant establishments in existing buildings are allowed to operate with providing little or no off-street parking of their own; Director Watkins reiterated that commercial areas like the town center expect that people will find nearby parking and walk to their destination; he added that ultimately the parking spreads out throughout the town center and all the businesses benefit from the pedestrians moving through the town center. Tom Scianna said that they may reduce seating in the bar by approximately 6 seats to increase the carry-out area.

Hiren Patel asked how the owners would deal with snow removal; the petitioners stated they would plow and shovel the snow.

Commissioner Smith asked if Metra has approved their 16 parking spaces for this use; Director Watkins said that while the spaces are included on the site plan, they are not on the subject site and not controlled by the petitioners; an extended discussion about the parking spaces on Metra property ensued; Commissioner Berkshire asked who would be liable should anything occur on the Metra parking spaces; there was general discussion that these spaces have been used for parking in the area for decades; the petitioner's architect stated that eventually Metra would need to be approached, should the spaces need to be improved or repaired in the future.

Commissioner Berkshire said that, ultimately, the success or failure of the proposed business is the petitioner's risk; however, should people not go there because there is a lack of parking, and the business closes, the community is left with a building on a site with insufficient parking. He added that he was concerned about the lack of control of the Metra parking spaces; that walking to the various destinations sounds good for now, but may be a problem in the future; and urged the petitioner to approach Janke, Itasca Bank, or BMO-Harris bank for possible shared parking opportunities, especially in light of the fact that the Metra spaces are an unknown.

Commissioner Zinni said that pedestrian crossing of the tracks can be dangerous under the current conditions; Director Watkins said the Village is currently working with Metra on a Quiet Zone and that the crossings are part of that study; he noted that there are gates and flashing lights; Randy Kurzman agreed that improving the crosswalks where Prospect crosses the railroad may be something to pursue.

Commissioner Keller-Stein asked if the bar area could be made smaller, since the business is focused on pizza and dining; John Scianna agreed that the business is not a bar business; he reiterated that point by saying patrons can visit the other bars if they want beer specials; Commissioner Stringfellow said that reducing bar area or dining area interferes with the petitioner's business plan and does not create more parking spaces.

Commissioner Berkshire said that pedestrian crosswalk striping across Irving Park Road at Prospect would improve the idea of shared parking with BMO-Harris; Director Watkins said the proper crossing is at Park and Irving Park Road where there is a light and striped crosswalks; Commissioner Stringfellow said that businesses existed here for decades, without problems and without the added value of off-street parking being proposed by the new development. Bob Stare concurred.

Commissioner Keller-Stein asked if a bike rack could be added to the project; the developer said 'yes'.

Commissioner Zinni said he was concerned about the lack of parking; Randy Kurzman said they would approach BMO-Harris for a shared parking arrangement; Commissioner

Stare suggested approaching Metra to secure an easement, as had been done south of the tracks.

There was a brief discussion proposing that the petition request be tabled to sort out parking arrangements off-site, including the Metra spaces or shared parking with BMO-Harris, Janke, or Itasca Bank; Director Watkins informed the Commission that this matter needed a recommendation 'tonight' since the sale and deal with the Village owned property needs action by the end of the year; Director Watkins advised the Commission to vote 'yea' or 'nay' during this meeting, with conditions as needed.

Chairman Smith asked if anyone in the audience wanted to comment or ask questions regarding the petition. Trustee Dahlstrom reiterated that the Village of Roselle wants patrons to the downtown to walk to various destinations; she stated that we should further investigate improvements to the railroad crossing at Prospect; she cautioned that we may not want to involve Metra at this point; Director Watkins stated that the use of those parking spaces has been increasing over the last few years; the architect reiterated that access and use of those parking spaces is important to the project; Commissioner Zinni likes the idea of a pedestrian town center, but added that this area is not pedestrian friendly; Trustee Dahlstrom responded that the area from the memorial site through to this subject site will likely receive considerable attention and maintenance for pedestrians; Commissioner Smith asked if there were any additional comments from the audience or the Commission; there being none, he entertained a motion to close the public hearing. Commissioner Stare made a motion to close the public hearing, seconded by Commissioner Keller-Stein, the motion passed unanimously; Commissioner Patel moved to approve the findings of fact subject to the conditions stated, and adding that 16 parking spaces are provided on-site, not including the Metra spaces, but rather seek agreements elsewhere for those spaces, and adding a bike rack; the motion was seconded by Commissioner Stare; the motion passed unanimously; Commissioner Berkshire moved to recommend approval, with condition, to the Village Board, seconded by Commissioner Patel; the motion passed unanimously.

Plat of Consolidation for 49 & 57 Irving Park Road. The Commission reviewed the plat of consolidation for 49 & 57 E. Irving Park Road, and recommended approval, unanimously, as is.

The meeting was adjourned at 9:25 pm.