

PLANNING & ZONING COMMISSION
MEETING MINUTES
May 20, 2014

Call to Order: Chair Pro Tem Stare called the meeting to order in the Roselle Village Hall Council Chamber at 7:01 p.m.

Roll Call:

Present: Commissioners Beth Keller-Stein, Hiren Patel, Paul Zinni, Tom Stringfellow, and Chair Pro Tem Bob Stare

Absent: Commissioner Bruce Berkshire & Chair Brian Smith

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

Approval of the Agenda: Commissioner Zinni moved to approve the agenda for the meeting with an amendment transposing the order of items 5 (A) and 5 (B). Commissioner Keller-Stein seconded the motion and the motion carried (5-0) by a voice vote.

Approval of Minutes: Commissioner Patel moved to approve the minutes for the meeting of April 23, 2014 as presented. Commissioner Keller-Stein seconded the motion.

AYES: Commissioners Patel, Keller-Stein, & Stare

NAYS: None

ABSTAIN: Commissioners Stringfellow & Zinni

The motion carried.

Consideration of Petitions:

A. PZ 14-1018 – 23W775 Pine Avenue – Land Division

Director Watkins stated that the Commission did not need to open nor hold a public hearing for this petition because it is of an administrative nature, as the proposed land division met all the requirements of the Village's Code of Ordinances – including the requirements of the Zoning Ordinance and the Subdivision Regulations. Thus, the Commission's review was administrative in that they needed to ensure that the layout of the proposed land division accounted for any unique circumstances (e.g. unique

topography, a creek/stream, established/mature trees, etc.). However, Director Watkins pointed out that there were no unique circumstances.

Director Watkins then introduced the petitioner, Brian Kelly of Landmark Custom Homes at 401 W. Pierce Road in Itasca; however, the only question the Commissioners asked was whether both homes would face/front West End Road. The petitioner answered that the southern one definitely would and that the northern one (the one on the corner) most likely would – unless the buyer requests a specific layout.

Chair Pro Tem Stare then asked for a motion to recommend approval of the petition. Such a motion was made by Commissioner Zinni and seconded by Commissioner Stringfellow. The motion carried (5-0).

B. PZ 14-1017 – 49 E. Irving Park Road – Variations (Parking & Landscaping)

Chair Pro Tem Stare asked for a motion to open the public hearing for PZ 14-1017. 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, a prospective buyer of the Village's property at 49 E. Irving Park Road (Italian Pizza Kitchen) would like to build a new building, 3,200 square feet in area, to house an eatery with no on-site parking and less landscaping than required – both of which require variances.

Planner Zimmerer then introduced the Village's broker for the subject property, Todd Eicholz.

Mr. Eicholz pointed out that garbage would be contained in a trash enclosure in the rear (i.e. southwest) and that the building materials would consist of brick, stone, and stucco. He added that all the mechanicals would be on the top and that the eatery's focus would be on delivery and take-out as opposed to sit-down.

Chair Pro Tem Stare then opened the discussion to members of the Commission.

The Commission's questions centered on understanding the layout and circulation (pedestrian and vehicular) of the subject property and the adjacent property (the Village-owned parking lot at the southwest corner of Irving Park Road and Prospect Street). Some of the more specific comments and questions that arose during the discussion were as follows:

Commissioner Zinni proposed the concept of connecting the two properties with a one-way driveway.

Commissioner Keller-Stein asked about the number of seats that would be available for sit-down dining, and the architect, Mike Roach, 192 Royce Drive in Bloomingdale, answered that there would be 30 to 40 seats.

Commissioner Zinni asked about snow removal intentions and all agreed that it was going to be a challenge.

Chair Pro Tem Stare then opened the floor to any comments or questions concerning this petition.

Perry Janke, 57 E. Hattendorf Avenue (Suite 120) in Roselle, made some overarching comments regarding the proposed layout. While he was not against the proposal, his comments focused on a desire to have a layout that allowed both a pedestrian and vehicular connection between Promenade Pointe and Prospect Street as well as a desire for the building to be set back further from Irving Park Road to complement the setback at Promenade Pointe.

John Binneboese, 1 E. Irving Park Road in Roselle, echoed Mr. Janke's comments.

Chair Pro Tem Stare then asked for the Commissioners' sentiments. All the Commissioners agreed that they "loved" the proposed use but did not like the proposed layout. Specifically, they did not like the poor circulation for pedestrian and vehicles in the immediate area resulting from the proposal excluding the adjacent public parking lot – thereby causing the irregular shape of the site and the "forced" layout. Therefore, the Commissioners agreed that, while they had no misgivings with the proposed variances, their recommendation is for the prospective buyer to submit a plan that incorporates the Village's parking lot as well, which would allow for a superior site plan accommodating both the building and some supportive parking for the eatery.

Finally, the Commissioners also provided some direction as to what a plan including both properties should incorporate:

- A building oriented towards Irving Park Road versus Prospect Street would produce a superior building asset for the Town Center, because such a layout is better aesthetically. While the prior buildings were narrow and thus did not take advantage of the Irving Park Road frontage, the redevelopment of the site is an opportunity to correct this and capitalize on the frontage asset.
- A greater building setback from Irving Park Road would provide "openness" to the Irving Park corridor – in keeping with the discussions and principles applied to Promenade Pointe and thereby provide a unifying design.
- Some private parking inventory for the eatery (versus 100% shared parking) is prudent along Irving Park Road. While Main Street provides a superior "pedestrian feel" away from the arterial traffic of Irving Park Road, having some parking on-site for a commercial user is also more in keeping with the strategies used in other

redevelopments along Irving Park Road. It could also reduce the potential of parking conflicts with the adjoining users along Irving Park Road.

Chair Pro Tem Stare then asked whether there were any final comments or questions concerning this petition. There were none.

Chair Pro Tem Stare then asked for a motion to close the public hearing for PZ 14-1017. Such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Stringfellow. The motion carried (5-0) by a voice vote.

Chair Pro Tem Stare then asked for a motion to find the findings of fact in favor of the petitioner. Such a motion was made by Commissioner Keller-Stein and seconded by Commissioner Zinni. The motion failed (0-5).

Chair Pro Tem Stare then stated that the Commission would not vote on a motion to recommend approval since the Commission failed to find the findings of fact valid.

Old Business: There was none.

New Business: There was none.

Adjournment: Chair Pro Tem Stare then called for a motion to adjourn. Commissioner Zinni made such a motion, and Commissioner Patel seconded the motion. The motion carried (5-0) by a voice vote, and the meeting concluded at 8:15 pm.