

**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 Keller-Stein, Stare, Stringfellow, Bickford, Patel, Zinni and Chairman Smith  
Absent: none  
Staff: Patrick Watkins, Community Development Director, Trustee Wayne Domke

Chairman Brian Smith opened the meeting at 7:00pm.

**Approval of the Agenda:** Commissioner Keller-Stein moved to approve the agenda. Commissioner Zinni seconded the motion. The motion carried unanimously.

**Approval of Minutes:** Commissioner Stare moved to approve the minutes for the meeting of March 1, 2016 as presented. Commissioner Stringfellow seconded the motion. The motion carried unanimously.

**Consideration of Petitions:**

Commissioner Patel made a motion to open the public hearing for PZ 16-1032 Roselle Park District request for a text amendment. The motion was seconded by Mr. Bickford and motion carried unanimously (7-0). Director Patrick Watkins provided a summary of the proposed text amendment. He stated that the Roselle Park district is interested in amending the zoning ordinance to allow a recreational and community center use as a special use in the B-1 District. This will also allow the use to cascade to the other commercial districts as a special use. Director Watkins stated the special use is similar in impact due to traffic and intensity of the other uses found in the B categories. By adding it as a special use, review would still be on a site by site basis for compatibility to other uses in the commercial districts. The Plan Commission members had no questions regarding the proposed text amendment; no one from the audience provided testimony; Ms. Keller-Stein made a motion to close the public hearing, seconded by Mr. Bickford; the motion passed 7-0. Ms. Keller-Stein made a motion to recommend approval of the text amendment, seconded by Mr. Patel. The motion passed 7-0.

Ms. Keller-Stein made a motion to open the public hearing for PZ 16-1033 Roselle Park District Special Use at 10 N. Roselle Road, seconded by Mr. Stringfellow; the motion passed 7-0. Mr. Watkins gave an overview of the proposal. He stated that the Roselle Park district is interested in acquiring the property at 10 N. Roselle Road also known as the old Post Office. The site is over 34,000 square feet and has a building of 8,288 square feet. The site includes 60 parking spaces with an additional 7 diagonal spaces on street

off the front door. Watkins also stated that the building would be used for a variety of typical park district uses including events from outside corporate or private parties.

Mr. Watkins introduced Rob Ward, petitioner and Roselle Park District Director. Mr. Ward provided additional information about the proposed plans for 10 N. Roselle Rd. he stated that initially the existing tenant will remain in the building and that the Park District will occupy the balance of the building. He stated that they liked the location as an annex to their main facility because it helps provide service to the north side and to the high density of the Town Center.

Ms. Keller-Stein asked Mr. Ward about children at events, tenants, building height (are they planning a second story), parking, and if maintenance vehicles will be parked on site. Director Ward answered the questions with children will be at some activities (unknown though how many at this time), no plans to add a second story, and that there will not be any maintenance vehicles stored on site.

Mr. Zinni stated that he is concerned about traffic movements when large events let out at the facility (i.e. weddings etc.). His concern was especially with traffic flow from Hattendorf out onto Roselle Road. Ms. Keller-Stein concurred that a study was necessary to look at the left turn north bound on Roselle Road.

Mr. Bickford asked what the proposed, maximum banquet capacity would be; Mr. Ward said 120 persons.

There were no more comments from the Commissioners; Chairman Smith invited members of the audience to comment on the proposal. Norm Keller, 206 N. Prospect Street, stated that parking restrictions need to be put in place for potential tenants to avoid heavy parking type uses. There were no more comments from the audience.

There were no further questions from the Commissioners.

Chairman Smith then asked for a motion to close the public hearing. Bob Stare made a motion and it was seconded by Mr. Stringfellow. Motion was unanimous.

Discussion ensued concerning the need for a traffic study associated with the Park District use of the building. Director Watkins stated that since there was a split decision in regard to a traffic study (and all Commissioners otherwise supported the special use), he recommended that they divide the motion to vote on the traffic study aspect first prior to the special use. Chairman Smith took a straw vote on the matter and the recommendation to require a traffic study failed 3-4 with Commissioners Zinni, Keller-Stein, and Chairman Smith recommending a study.

Chairman Smith then asked for a motion to approve the findings of fact for PZ 16-1033. Motion made by Mr. Stare and seconded by Mr. Bickford. Motion carried (4-3) with Commissioners Zinni, Keller-Stein, and Chairman Smith in the dissenting vote.

Chairman Smith asked for a motion to recommend approving the special use for PZ 16-1033. Motion made by Mr. Patel and seconded by Ms. Keller-Stein. Motion carried (4-3) with Commissioners Zinni, Keller-Stein, and Chairman Smith in the dissenting vote.

**Old Business:** Commissioners and staff discussed ongoing and future development.

**New Business:** None.

Chairman Smith asked for a motion to adjourn. Motion made by Mr. Stare and seconded by Ms. Keller-Stein. Voice vote motion carried unanimously (7-0). The meeting was adjourned at 8:05 pm.