

PLANNING & ZONING COMMISSION
MEETING MINUTES
February 7, 2017

Call to Order: Mr. Patel called the meeting to order in the Roselle Village Hall Council Chamber at 7:15 p.m.

Roll Call:

Present: Commissioners Patel, Stare, Wurtz, Keller-Stein
Absent: Commissioners Zinni, Berkshire, and Stringfellow
Staff: Matthew Fitzgibbon, Planner; Natalie Engel, Economic Development Coordinator, Trustee Bruce Berkshire

Approval of the Agenda: Chairman Patel asked for a motion to approve the agenda as presented; the motion was made by Ms. Keller-Stein, seconded by Mr. Wurtz, and the motion passed by unanimous voice vote.

Approval of Minutes: Mr. Wurtz made a motion to approve the minutes for the meeting of January 7, 2017, as presented. Commissioner Stare seconded the motion. The motion carried unanimously.

Consideration of Petitions:

PZ 16-1038 Elm and Howard Rowhomes

Mr. Fitzgibbon informed the Commission that staff and the developer are requesting that the public hearing be continued to the March 7, 2017 meeting; Mr. Wurtz made a motion to continue the **public hearing** for **PZ 16-1038**, Elm and Howard Rowhomes to the March 7, 2017 meeting of the Planning and Zoning Commission. The motion was seconded by Ms. Keller-Stein. The motion carried 4-0.

PZ 16-1041 Roselle Dental Solutions Sign Variation

Mr. Fitzgibbon provided an overview of the request for a sign variation for Roselle Dental Solutions, 25 E. Main Street. Dr. Marak Mroczka, 25 E. Main Street, was sworn in, thanked the Commission for considering his request; he said he has been in that location for 10 years and wants better exposure. He only has window decals presently.

Mr. Patel asked about the size of the sign. Mr. Fitzgibbon stated that the variation request is to permit the sign to be larger than those allowed under the Main Street Station master Sign Plan, but are within the size allowed under the Village sign code. The request is also to place the sign in a location otherwise not permitted by the Main Street Station Master Sign Plan, specifically on the second floor, under the west elevation gable. Mr. Rolf Ofiara, 244 Fargo Dr., St. Charles, Illinois, of Only Sign, Inc., representing Dr. Mroczka, was sworn in; Mr. Ofiara said the sign will be to scale with the elevation; it will be 11 ½ feet long and 1 ½ high, with a tooth symbol above it; the tooth symbol is 20 inches by 19 inches.

Ms. Keller-Stein stated that she sees a tooth sign already on the second floor. Is that permitted? And will that remain? Dr. Mroczka said that the lit tooth visible from the outside is lit and mounted inside the office, to get exposure, since he was not permitted to have a wall sign. Dr. Mroczka said that if the wall sign and tooth are approved, the interior tooth will be removed. Ms. Keller-Stein commended the Dr. for his creativity, and concurred that the interior tooth should be removed if this request is approved.

Ms. Keller-Stein asked if the Main Street Station Master Sign plan should be removed. Mr. Fitzgibbon said that keeping it on place allows the property owners and Village to review and consider each sign on a case-by-case basis. Previous variations were granted for Rock Star Salon and Orange Theory.

There was general discussion about the tooth, and how staff calculates the area for the tooth. There was a general discussion about other logo type signage at Orange Theory.

Mr. Wurtz asked the petitioner to explain how the sign is lit; Mr. Ofiara said that the sign is backlit; he referenced the exhibit that showed the reverse channel letters and LED illumination.

There were no additional comments or questions from the Commission; Mr. Patel invited the public to speak; no one from the audience spoke on the matter. Mr. Patel, asked for any further discussion from the Commission; there being none, Mr. Patel entertained a motion to close public hearing PZ 16-1041. Mr. Wurtz made the motion to close PZ 16-1041, seconded by Mr. Stare. The motion passed 4- 0.

Ms. Keller-Stein made a motion to approve the findings of fact for PZ 16-1041, seconded by Mr. Wurtz. The motion passed 4 – 0.

Mr. Wurtz made a motion to approve the variation request for PZ 16-1041, seconded by Ms. Keller-Stein. The motion passed 4 – 0.

PZ 16-1045 Amperage Redevelopment

Commissioner Stare made a motion to open public hearing PZ 16-1045, seconded by Commissioner Keller-Stein; the motion passed 4-0.

Roselle Economic Development Coordinator Natalie Engel presented the staff memo including an overview of the Planned Unit Development and Amperage Project. She described the subdivision of the property into four lots and the proposed parking arrangement. Vito Pelagio elaborated on the location of the fuel tanks and the storage of trailers.

Commissioner Patel asked about the sign on the north side of the site. Ms. Engel responded that the sign had not yet been designed and would be subject to the Sign Code requirements.

Commissioner Patel asked about coordination with the Airport. Ms. Engel responded that there were constraints placed on the property due to the proximity of the airport. The Airport and FAA had been involved with reviewing the project.

Commissioner Keller-Stein asked whether the parking would be adequate if a building was constructed on Lot 3. Ms. Engel responded that they would still meet the proposed parking ratio.

Commissioner Wurtz asked about the parking needs for existing uses and how they would translate to future uses. Ms. Engel explained that, due to the character and location of the site, it was unlikely that they would attract conventional retail users. Destination retail, wholesale, and warehousing were more likely uses.

Commissioner Wurtz questioned the notation on the plan for 3:1,000 office parking. Village Planner Matthew Fitzgibbon confirmed the ordinance.

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Commissioner Keller-Stein asked how they would restrict the use or require parking if there was not certainty. Commissioner Wurtz pointed out that there would be a difference in office versus warehouse property.

Vito Pelagio, the property owner and owner of Amperage Electrical Supplies, indicated that there was not much office space. Amperage does have retail space for some electrical products and some office use.

Commissioner Wurtz asked about Lot 4. Ms. Engel indicated that there was an error on the Site Plan. Lot 3 had been mislabeled as Lot 4 and would be corrected.

Mr. Pelagio indicated that they would like the ability to rebuild the building on Lot 3 in the future.

Commissioner Keller-Stein asked how many stories it could be. Ms. Engel responded that the Zoning Code would allow a maximum height on 30 feet. Because of the 4,000 SF maximum building size it is unlikely that they would be a tall building.

Commissioner Keller-Stein asked about the height limits on the buildings. Mr. Pelagio responded that the storage building would be 20 feet tall due to the Airport-related height limits. Building heights were discussed. The storage building under construction will be a single story building with 20-foot ceilings. The Amperage Headquarters will be 30 feet tall. It will be a single-story building with a mezzanine.

Commissioner Keller-Stein asked about the headquarters building. Mr. Pelagio said that they would be moving Amperage into the one space.

Gino Galuzzo, Mr. Pelagio's attorney, sworn, explained that the retail component of Amperage was a parts counter which functions differently than a grocery store. He explained that the project involved a \$10,000,000 investment.

Commissioner Keller-Stein asked whether they had brought in fill. Mr. Pelagio explained the grade differences on the site and how it had to be levelled.

Commissioner Keller-Stein asked about the location of trash receptacles and site lighting. Ms. Engel explained that those documents were not ready and asked that the review be deferred to staff with the approval of the Community Development Director.

Commissioners Keller-Stein and Patel asked about landscaping along the east property line. Ms. Engel pointed out the PUD requests to allow the shifting of landscaping on the site.

Commissioner Patel asked about coordination with the site to the east. There was some discussion of connecting the two lots. Mr. Pelagio pointed out that it was impractical due to the grade difference between lots.

Commissioner Keller-Stein asked about trash enclosures and site lighting. Mr. Pelagio said that, because they were in the lighting business, they had plans to do very attractive LED lighting on the lot and on the buildings.

Ms. Engel passed out an email that had been submitted by a resident, Bryan Kolak, who was unable to attend the public hearing. Mr. Kolak indicated that he had a few concerns about the proposed plan. He was concerned about whether a traffic study was performed on Irving Park Road as the traffic had increased over the last year with the Elgin O'Hare becoming a toll road in addition to the current traffic in the morning on Irving Park which made it difficult to make a left turn.

He said that Amperage has a party at the end of summer that starts in the late afternoon and goes late into the night. The party tends to create a lot of noise from cars doing donuts and peeling out. In the past the police have been notified and have stopped by the party but leave shortly thereafter. The party continues right where it left off. He said that the owner of Amperage went to Lake Park and may have some influence since he brings in a tax base and is a local boy.

Mr. Kolak is concerned that Amperage is located at a blind spot on Irving Park by the railroad tracks and that passing cars cannot see the party goes fish tailing out onto Irving Park. It is an accident that is waiting to happen but at least they should be able to hear them and the neighbors should not have to deal with young kids that are waking up to the noise.

Ms. Engel said that the redevelopment project had not warranted a traffic study on Irving Park Road.

Mr. Pelagio explained that they had a yearly party to thank their clients which included a car show. They had not had a party this year but had some issues with people pulling out onto Irving Park Road the previous year. The Police Department had been called and the situation had been addressed.

Commissioner Wurtz asked about future parking. Mr. Galuzzo said that market conditions would dictate parking.

Commissioner Wurtz said that the amount of parking could dictate the use if they dipped below the needed parking. Commissioner Keller-Stein asked about parking if the 4,000SF building was built. Gino Galuzzo and Vito Pelagio showed other locations of the plan where parking could be accommodated.

Commissioner Patel asked whether they would be able to review the landscape plan. Ms. Engel said that the site plan with landscaping could be shown to the PZC. Mr. Galuzzo said that they would like the changes to go through staff review only.

Commissioner Keller-Stein said that it was a very nice project.

Ms. Engel said that a staff comment letter listing a few minor comments was attached. The applicant was having the changes made and would be resubmitting shortly. She asked that any recommendation for approval be conditional upon addressing the comments in the comment letter.

Commissioner Wurtz asked if easements were provided. Mr. Galuzzo describe the easements on the plat and the water main easement.

Commissioners Keller-Stein and Patel said that they would like to see the Landscape Plan. Mr. Galuzzo asked to have the site plan and landscape plan approvals be at the staff level. Mr. Pelagio said that he wants the center to look right.

Commissioner Patel invited the audience to speak. There was nobody in the audience; hence, there were no comments.

Commissioner Patel solicited a motion to close the public hearing. Commissioner Stare motioned to close the public hearing, seconded by Commissioner Wurtz. The motion carried 4-0.

Commissioner Patel asked for a motion to approve the findings of fact. Commissioner Keller-Stein moved to approve the findings of fact, seconded by Commissioner Wurtz. The motion passed 4-0.

Commissioner Patel asked for a motion to recommend approval of the text amendment subject to:

- compliance with the comments in the staff comment letter dated February 3, 2017'
- requiring that any parking spaces removed from the site plan as a result of constructing a building on Lot 3 be replaced elsewhere on the site; and,
- requiring that a Landscaping Plan be brought forward to the Planning and Zoning Commission for approval.

A motion was made by Commissioner Wurtz, seconded by Commissioner Keller-Stein. The motion passed 4-0.

There were no other items on the agenda; a motion to adjourn was made and seconded; the motion passed 4-0; the meeting adjourned at 8:42 pm.

Mr. Patel invited the audience to speak; no one from the audience spoke.

Mr. Patel solicited a motion to close the public hearing. Mr. Bickford motioned to close the public hearing, seconded by Mr. Wurtz.

Mr. Patel asked for a motion to approve the findings of fact. Mr. Bickford moved to approve the findings of fact, seconded by Mr. Stare. The motion passed 5-0.

Mr. Patel asked for a motion to recommend approval of the text amendment. A motion was made by Mr. Wurtz, seconded by Mr. Bickford. The motion passed 5-0.

PZ 16-1042 IN Kathy's Care Special Use Permit

Mr. Bickford made a motion to open public hearing PZ 16-1042; seconded by Mr. Wurtz. Mr. Fitzgibbon gave an overview of the request. Ms. Kent operates a daycare at 39 W. Elm Street. She is now operating such that a special use for a Level II Home occupation is required, as she cares for more than 8 children.

Mr. Bickford asked if the operator is state licensed. Mr. Fitzgibbon introduced the applicant, Ms. Kathy Kent, and stated that she is required to be licensed by the State of Illinois; the Village can also condition the special use to require her to maintain the license.

Ms. Kathy Kent was sworn in. Ms. Kent explained her business to the Commission. Ms. Kent stated that she is state licensed, and she stated that she follows all the required safety procedures; Ms. Kent handed out packets, which describes her business, to the Commissioners. Ms. Kent stated that the State conducts routine inspections at her home. Her home and facility are equipped with the requisite carbon monoxide and smoke detectors, hard-wired. Two means of ingress/egress are provided as required; a six-foot privacy fence encloses the play area outside; parents drop off their children in the driveway or park in front of her house. Ms. Kent recently learned that she requires zoning approval by the Village Board, and is here before the commission to request that special use for a level II group daycare home.

Mr. Patel asked if the Commissioners had any additional questions; there were none.

Mr. Patel invited audience members to speak.

Steve Khoury, 64 W. Elm Street, was sworn in. Mr. Khoury stated that he had a few concerns. First, traffic is a concern to Mr. Khoury; many residents are speeding through the neighborhood. Also, Ms. Kent's clients sometimes double park during busy drop-off times. Mr. Khoury asked if the police could monitor those blocks [Maple, Hill, Willow, Pine, and Elm] or limit turning left onto Roselle Road from Elm. Mr. Khoury said that residents use Elm as a 'cut-through'.

Mr. Patel asked if Ms. Kent serves more than 16 children. Ms. Kent said she does not serve more than 16 children.

Mr. Khoury reiterated that the most upsetting part of the business is the double parked cars, and he asked what could be done to prevent it.

Ms. Kent stated that she has language in the contract that describes orderly drop offs, she offered to add specific language to advise her clients that it is illegal to double park; she offered to publicize this issue again with her existing clients.

Mr. Patel asked if the Village can do anything about the issue. Mr. Fitzgibbon said he would inform the police department about Mr. Khoury's concerns relating to speeding; as for double parking, that is illegal, and violators can be ticketed; however, the police cannot serve as traffic control here. Mr. Fitzgibbon would forward the concern to the Sergeant in charge of traffic.

Ms. Kent said she will make a concerted effort to re-educate her clients; she will also monitor the drop-offs during busier times to assure that no double parking occurs.

Mr. Patel suggested sending each client a reminder notice.

Mr. Wurtz said he sympathized, since he lives near a school where morning drop-offs and afternoon pick-ups create traffic issues; Mr. Wurtz said that the issue is not unique to the Elm and Maple blocks; he also contacted the police, who periodically erect the speed trailer.

Ms. Christine Cain, 220 East Granville, was sworn in; Ms. Cain spoke in support of In-Kathy's Care, stating that Ms. Kent is an outstanding daycare provider. She asks for the Commissions support of the special use zoning.

Mr. Patel asked if there were any more audience members that wish to speak.

Ms. Ashley Raimondi, 390 Hillside, was sworn in. Ms. Raimondi spoke in support of In Kathy's Care; she asked that the Commission vote positively on the request.

Mr. Patel asked if anyone else wished to speak; there were none.

Mr. Patel asked if the Commissioners has any additional comments, questions or concerns; there were none.

Mr. Patel asked for a motion to close the public hearing. The motion was made by Mr. Stare, seconded by Mr. Wurtz. The motion carried 5-0.

Mr. Patel asked for a motion to approve the findings of fact for PZ 16-1042; Mr. Stare made the motion, seconded by Mr. Bickford. The motion passed 5-0.

Mr. Patel asked for a motion to recommend approval of the special use with the condition that Ms. Kent publicize the no-double parking to her clients and the condition that she maintain her license with the state and provide a copy to the Village of Roselle. The motion was made by Mr. Wurtz, seconded by Mr. Stringfellow. The motion carried 5-0.

Old business: None

New business: None

Mr. Stringfellow made a motion to adjourn, seconded by Mr. Stare, which carried by voice vote.

The meeting adjourned at 9:00 pm.