

**PLANNING & ZONING COMMISSION
MEETING MINUTES
May 2, 2017**

Approved June 6, 2017

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

Roll Call:

Present: Commissioners Bickford, Keller-Stein, Patel, Stare, Stringfellow and Wurtz
Absent: Commissioner Zinni
Staff: Community Development Director Patrick N. Watkins and Economic Development Coordinator Natalie Engel

Approval of the Agenda: A motion was made by Commissioner Keller-Stein, seconded by Commissioner Stare to approve the agenda. The motion passed with 6-0 vote.

Approval of Minutes: A motion was made by Commissioner Bickford, seconded by Commissioner Wurtz, to approve the minutes for the meeting of April 4, 2017, as presented. The motion passed with a 6-0 vote.

Consideration of Petitions:

PZ 17-1048 Christian Tabernacle Church, 100 S. Park Street (Amendment to a Special Use)

A motion was made by Commissioner Keller-Stein, seconded by Commissioner Stare to open the public hearing. The motion carried with a 6-0 vote.

Community Development Director Patrick Watkins presented the staff report. He explained that the Christian Tabernacle Church was seeking approval to expand its existing facility at 100 South Park Street, south of the Roselle Library. If approved, the 1,140 s.f. building addition would accommodate needed additional ancillary space including class rooms, administration offices and a fellowship hall without increasing the overall church membership or parking demand.

The appearance of the building addition will match that of the existing church structure to the extent that currently available building materials will allow. Based on initial building and site development drawings, staff anticipate a fairly quick turnaround on final permit approvals when final building and landscaping plans are available.

Commissioner Keller-Stein confirmed that the addition would be on the northeast side of the building.

Chairman Patel asked whether the addition would result in an issue with parking. Mr. Watkins responded that the addition was for auxiliary uses and would not result in the addition of parishioners.

The following representatives of the Christian Tabernacle Church were sworn in.

- Walter Gore, Church Trustee – 343 W Windsor Drive, Bloomingdale
- Howard Cumberland, Church Elder – 921 Fings Circle, Schaumburg
- Robert Shemansky, RMD & Associates (Architect) – 121 South Lincolnway, North Aurora

Mr. Gore explained that they were in the process of expanding the facility to improve functionality. They would add classroom and meeting rooms.

Commissioner Keller-Stein asked whether the hours would change. Mr. Gore responded that they were already holding the meetings but this would cut down on the need to share space. The meeting times will not change.

Commissioner Keller-Stein asked about the architecture and materials. Mr. Shemansky responded that the addition was designed to look like there was not even an addition. The materials will match existing.

Commissioner Bickford asked when the building was built. Mr. Cumberland responded that he thought the church was built in 1906.

There were no public comments.

A motion was made by Commissioner Wurtz, seconded by Commissioner Keller-Stein to close the public hearing. The motion passed with a vote of 6-0.

A motion was made by Commissioner Wurtz, seconded by Commissioner Keller-Stein to accept the Findings of Fact. The motion passed with a vote of 6-0.

A motion was made by Commissioner Keller-Stein, seconded by Commissioner Stare to recommend approval of PZ 17-1048. The motion passed with a vote of 6-0.

PZ17-1049 Roselle Park District Turner Park, 81 E. Devon Avenue (Special Use for a Community Center)

A motion was made by Commissioner Keller-Stein, seconded by Commissioner Stringfellow to open the public hearing. The motion passed with a vote of 6-0.

Community Development Director Patrick Watkins presented the staff report.

Robert Ward, the Roselle Park District Executive Director (116 Shore Drive, Schaumburg) was sworn in.

Mr. Ward explained that the Roselle Park District had received a \$2.5M grant from the State. Although the grant was not funded, they were seeking approvals so that they can

stay ahead of the curve. He explained that they were planning 4 multi-functional rooms in the building.

He said that the pond attracts people to the park and helps it to be a beautiful venue. It is a heavily used park and he understands that these improvements may bring more people. They are planning to make site improvements, to fence the splash pad, and to increase staffing at the park.

He explained that the parking was sometimes busier than others. For example, there was a Rotary Club event where fish were released into the pond which attracted 150 people while there were 160 people at the soccer field. At that time, the parking lot was full. However, on a typical November Day, there would be few cars.

Commissioner Keller-Stein asked whether the rooms would be conducive to softball and baseball during the winter months. Mr. Ward explained that the ceiling heights and finishes would not be conducive to active play of the sports. He explained that the grant had been measured and waited based on what brought the most recreational value and that they did not have the ability to change the scope.

Commissioner Keller-Stein asked whether the pond would be used for ice skating and the building for a warming house. Mr. Ward said yes. The building would have restroom facilities and staff. Although they had a generous donation by Tom Kehoe to provide park lighting, they had not been able to turn them on for skating for several years because of not having a hard freeze.

Commissioner Patel asked whether the facility would be available for private functions. Mr. Ward responded that it would be available for Park District activities or rentals. He explained that sometimes the Park District does not have the space to offer certain programs. This building will result in good value over the long term.

Commissioner Keller-Stein pointed out that other places have more athletic spaces. Mr. Ward indicated that those places had passed referendums to fund their facilities. Chairman Patel pointed out that some athletics, such as yoga, could be accommodated. Mr. Ward said that most of the Park District's activities were not athletic because they do not have much land.

Commissioner Wurtz asked about the State funding. Mr. Ward said that \$2.5M would come from the State and \$1.5M from the Park District. The Park District was not proceeding until they were confident that the grant will come through.

Commissioner Bickford asked about parking demand. Mr. Ward explained that the worst-case scenario (classroom seating, touch a Truck, or Bounce Back to School) would demand about 300 spaces. Standard classes, however, accommodate about 12 adults or 30+ children.

Commissioner Bickford asked whether they would be maximizing real estate. Mr. Ward said that they would be using every bit of open space they could without touching the playing fields.

Chairman Patel said that it doesn't take away from the kids' areas.

Mr. Ward said that there was potential to resituate the pavilion as a second phase. This was not part of the grant which only covered only bricks and mortar.

Chairman Patel asked whether the grant was locked in. Mr. Ward said that the grant was locked in but that the State temporary spending order expired in June. If the State budget is not approved, it is not prudent to start construction.

Commissioner Keller-Stein asked about the original vision. Mr. Ward said that, 5 years ago when they were asking for space, they needed multipurpose, open space that was not specific to activities – unlike the space at Claus which is very activity-specific.

Commissioner Keller-Stein asked if they would move the preschool. Mr. Ward said no.

Debra Freedland, the resident at 132 East Devon, sworn, said that there was already a parking and garbage problem. There are parties with big stereo systems in the summer that will now be closer. She said that the footprint seems reasonable. The artificial turf shown on the plan seems like a horrible idea when carbon emissions are already a problem. What about the gas station [at Roselle and Devon]. Could it be used?

Deborah Cremieux, the resident at 340 Lakeside Drive, sworn, said that she has lived in her house for 30 years. She said that she welcomes the building and does not think it will be a problem. The space is great. The Pavilion is a problem and causes parking and noise issues.

Mr. Ward said that residents can email him at rward@rparks.org about Pavilion issues. He can go to the renters to tell them to handle things different or not let them rent again. He can't do anything live time but can restrict renting in the future. He pointed out that sometimes people just drop in and use the Pavilion and have not necessarily rented it.

Mr. Ward said that the artificial turf was just an example.

Chairman Patel asked about noise. Mr. Ward said that right now it was treated as a park. If there are enhancements, by fencing the splash pad, they will be able to charge non-residents to use it and pay for staffing. Having a staff member on-site will help.

Commissioner Keller-Stein asked how late things were open. Deborah Freedland said that there were problems in the day too. Mr. Ward said that the park was open dawn to dusk. The Police Department could send people away if there were issues.

Deborah Freedland asked about parking on Devon. Mr. Ward said that they could not build a building on the former gas station lot but could consider a parking lot. The land

was in the Schaumburg Park District but he thought something could be worked out for parking.

Mr. Watkins explained that the Village was trying to track down the ownership of the lot and had filed suit. The Boy Scouts have been cutting the grass. The Village had done boarding and fencing on the site. It appears that the property owners have fled and left the property for taxes. We believe there may be environmental issues. We expect it to be a drawn-out process. There have been two tax sales already and interested parties never seem to get to closing. Mr. Ward would love to get it for parking.

Amy Walker, the resident at 341 Countryside, sworn, asked whether the Park District would proceed without the grant. Mr. Ward replied that the project would likely be scaled back. They would have to come back before the Planning and Zoning Commission to consider the request at that time. Expansion or rebuilding the Pavilion would be a future project.

Chairman Pate asked if we could risk Village funds then not be reimbursed. Mr. Ward replied that most grants include language to protect the issuer from overages which is why the Park District is not proceeding. Commissioner Stare pointed out the Park District was a separate entity and no Village funds were being considered.

Commissioner Stare asked if taxes would be increased if the project was built without a grant. Mr. Ward replied that they would have to release general obligation funds that would be backed by taxes.

Commissioner Keller-Stein asked how long it would take to build after receiving funds. Mr. Ward said that they were taking the prudent route.

Commissioner Wurtz asked whether staff would be able to control some of the issues. Mr. Ward replied that the additional development, including fencing for the splash pad, will help to staff the park.

Mr. Watkins, getting back to parking, stated that the Park District was willing to valet park cars for some special events. He asked that the Commission consider continuing the public hearing until the June meeting.

A resident asked about the parking at the vacant land near Devon and 1st Street, which backs to the I390 fencing. Mr. Ward said they could look into it.

Deborah Freedland said that people would not walk too far. Commissioner Keller-Stein pointed out that it could be used for special events. Ms. Freedland suggested keeping the greenspace and using the gas station lot for parking.

Marcia Sullivan, the resident at 31 Schreiber Avenue, sworn, said that she has lived in her house since 1985. Since then, her neighbor's son was killed in a hit and run accident, 2 girls were killed crossing the street, and a neighbor was killed while riding a bike. We need to take safety at the intersection seriously. Commissioner Keller-Stein said that the

issues had been brought up at a [Comprehensive Plan] steering committee meeting as well. Mr. Watkins said that intersection improvements were done based on warrants. Commissioner Keller-Stein asked about improvements in conjunction with the hotel. Mr. Watkins said that that was a little further north. Commissioner Keller-Stein said that Itasca had painted white lines on the pavement near the fire station, maybe something similar would work here.

Elmer Costabile, the resident at 132 East Devon, suggested not paving over more greenspace and using the gas station for parking. He said that he liked the idea of the building with more functionality and classes. On the whole, he liked the idea. He suggested tying in the gas station, speed bumps on Devon, and increased fines for speeding.

Carol Mead, the resident at 232 Frontier Drive, sworn, asked about parking, charges for residents, liability, and how long the park would be closed and the activities cancelled. Mr. Ward explained that there were not currently any programs at the building because it does not meet safety requirements. Park access will remain the same. The splash pad will be closed and there will be some rerouting of paths during construction. There would be no large-scale closing. Mr. Ward explained the Park District's insurance and tort immunity. He said that they would not drive people's cars to valet park them. People would park in a lot and ride to the site in the Park District bus.

Ms. Mead asked about the swimming pool in the building. Mr. Ward replied that there was not one.

Mr. Watkins said that staff would reconvene with the Park District then bring them back to the June 9th meeting.

A motion was made by Commissioner Wurtz, seconded by Commissioner Stare to continue the public hearing to the June 9th meeting. The motion carried with a voice vote.

PZ17-1050 Text Amendment, (Brewery with a taproom and distillery with tasting room as a Special Use in the B-1 through B-5 Zoning districts).

A motion was made by Commissioner Stare, seconded by Commissioner Stringfellow to open the public hearing. The motion passed 6-0.

Roselle Economic Development Coordinator, Natalie Engel, presented the staff memo. She explained that Village staff was proposing amendments to the Zoning Ordinance to address breweries and distilleries in business districts. The proposal is the result of recent interest by a brewery that would like to locate on Main Street as well as trends in development of small breweries and distilleries.

The proposal would add the following special uses.

- Brewery with tap room, with a maximum ten (10) barrel brewing capacity

- Distillery with tasting room, with a maximum fifty-thousand (50,000) gallon annual production capacity

It was the staff's opinion that the special uses should be listed in the B-2 zoning district. In turn, properties in the B-3 through B-5 zoning districts would also be able to apply for the special use permits.

Because the uses are not currently addressed in the zoning ordinance, the staff crafted definitions to add to the Zoning Code.

Brewery with tap room. A brewery business where beer is manufactured, packaged, sold, and stored on the premises in compliance with Federal and State laws. The brewery business must be accompanied by a tap room where the beer is available for consumption on-premises and for retail sale.

Distillery with tasting room. A distillery business where spirits are manufactured, packaged, sold, and stored on the premises in compliance with Federal and State laws. The distillery business must be accompanied by a tasting room where the spirits are available for consumption on-premises and for retail sale.

Commissioner Keller-Stein asked where the size came from. Ms. Engel explained that it was based on local examples and would allow for a smaller brewing operation or distillery.

Chairman Patel asked whether the ordinance should limit the size of the brewery area. Roselle Community Development Director Patrick Watkins explained that the Special Use Permit process would provide an opportunity to assess whether the size was appropriate for a specific site.

Chairman Patel invited the audience to speak. There were no comments.

A motion was made by Commissioner Wurtz, seconded by Commissioner Keller-Stein to close the public hearing. The motion passed 6-0.

A motion was made by Chairman Stare, seconded by Commissioner Bickford to approve the Findings of Fact. The motion passed 6-0.

A motion was made by Commissioner Keller-Stein, seconded by Commissioner Stare to recommend approval of the text amendment. The motion passed 6-0.

PZ17-1051 Anne Thanos, 245 E. Main Street, Brewery with a Tap Room (Special Use)

A motion was made by Commissioner Stare, seconded by Commissioner Stringfellow to open the public hearing. The motion passed 6-0.

Economic Development Coordinator Natalie Engel presented the staff memo.

Ann Thanos had filed an application for a Special Use Permit for a brewery with taproom. She is working with a local craft brewery that is interested in opening a tap room in Roselle

and then phasing in brewing activities. Plans include renovating the building to accommodate the new use.

The Tap Room will take up 1,539 SF in the central part of the building and will accommodate seating for 84 people. Beer will be sold by the flight, half pint, and pint. The tap room will operate on a 'bring your own food' model. Patrons may bring their food with them, order from a nearby restaurant for delivery, or stop by a food truck to get something to eat. There will also be a small retail area and restrooms.

The Brewing area will be located on the eastern side of the building in the 758 SF space that is currently the garage. Occupancy of this section will be phased in over the next several months beginning with fermenting and then brewing in about a year.

The area behind the building will be modified to create a German-style beer garden. A row of arborvitae and a 6-foot privacy fence will be provided along the rear line of the beer garden to aid with visual and acoustical privacy.

The brewery does not intend to have a kitchen or serve food other than small prepared snacks. They would however like to host food trucks up to three times weekly. The proposed special use permit would allow the brewery to host a maximum of 2 food trucks up to 3 times per week. They would be allowed to park the trucks on their site.

The brewery would like to host approximately three special events each year. These one-day events would draw a crowd of 2,000 to 3,000 people. Special events would require Village Special event Permits.

Parking for the business was discussed. Brewery patrons would also need to use public parking on the street or in the public parking lots. The parking along Main Street and in the Town Center was discussed.

The macro impact of the proposal was discussed including the additional draws to Main Street, attracting people to the third block with visibility issues, and the destination typology of the business.

The petitioner was invited to address the Planning and Zoning Commission.

- Dino Thanos, whose family owns the building, was sworn in.
- Brian Pawola, the head brewer and co-owner of a local brewery, was sworn in.
- Ed Malnar, who is an architect and the co-owner and VP of Operations at a local brewery was sworn in.
- Paul Ciciora, the president and co-owner of a local brewery, was sworn in.

Mr. Thanos explained that they had looked at a number of different uses for the building. He was having conversations with the ownership of an established local brewery about the site.

Commissioner Stringfellow asked about the ownership of the brewery building. Mr. Thanos indicated that the Thanos family would be the landlords.

Commissioner Bickford asked about the 'Bring Your Own Food' concept and whether it had worked in other areas. Mr. Ciciora indicated that it works well for them. People like the option of bringing food like cheese and crackers and getting deliveries of local restaurant food.

Chairman Patel asked about the odor, the time, and prevalence of brewing. Mr. Pawola indicated that it smelled like warm baking bread, was a sweet smell, and did not travel very far. Making beer involves mixing grain with water, a mashing process, and boiling. The odor is present during the boil which is done during the day. At their present facility, it is 10-11am or noon-2pm.

Commissioner Keller-Stein asked whether they had a dishwasher to handle that part of the food consumption. Mr. Ciciora said that they use paper plates and plastic flatware. They keep menu books of local restaurants. Willingness to deliver and to provide plates are required before a restaurant is included in the menu books.

Commissioner Keller Stein asked about the use of gravel for the beer garden and expressed concern about whether it would be messy. Mr. Thanos said that it was part of the German-style design, along with chestnut trees. Commissioner Wurtz indicated that he liked the area as there was not enough outdoor space on Main Street.

A resident in the audience expressed concern over noise. Mr. Thanos and Mr. Pawola explained that there would be single musician, light acoustical music outside occasionally. Mr. Pawola said there would be open mike nights and similar activities indoors only.

Commissioner Keller-Stein asked about lighting the beer garden. Mr. Thanos said they would use string lights (similar to 8000 Miles).

Mr. Malnar said that there would not be many large truck deliveries. There would be an occasional grain delivery on the street which would be unloaded with a small electric forklift. They can request a smaller truck if needed.

Chairman Patel asked about the number of barrels. Mr. Malnar said that it would be a 7 or 8.5-barrel system (31 gallons per barrel).

Commissioner Keller-Stein asked about the age range at the brewery. Mr. Ciciora said that patrons are often in their mid-20s to 50s but all ages do visit. Roselle is a good market for people to spend money on craft beer. Many women visit and they see many first dates at their facility.

Commissioner Stare asked about fermenting on site. Mr. Paeola said that fermenting takes 12 to 21 days.

Commissioner Keller-Stein spotted Ron Thorne, the owner of 1913 Restaurant, in the audience. She asked if he was concerned. Mr. Thorne said that he was not concerned. He said that he would like to see the library (also represented in the audience) parking lot open to the public officially. Mr. Thanos indicated that he had been in touch with the

American Legion about the use of their 122-space parking lot. They were willing to work something out for parking. Commissioner Wurtz mentioned the on-street parking.

Commissioner Keller-Stein asked designating a space for food truck parking, for safety reasons. Mr. Thanos said that he would like the food trucks on the south side of Main Street near the front entrance to the tap room. Roselle Community Development Director Patrick Watkins explained that the truck would be classified as a canteen truck on site. If parked on the street, it would need a Village license. He indicated that staff liked the idea of parking on street because of the additional Main Street activity.

Mr. Thanos said that the brewery would be kid-friendly and that they would be offering craft sodas.

The resident of 119 S Park Street, Chris Wagner, sworn, said that he has been to 100+ breweries nationwide. He thinks that the brewery would be a positive addition to the town center and that would it increase the number of people coming into Roselle and keep the Roselle residents in town. He said that it would increase his property value.

Mr. Wagner said that the use is similar to Lynfred. It would not be a bar scene. Visiting craft breweries is more like a hobby and is not be about getting drunk. It would be a wonderful experience and increase traffic to other business. People want to try a local brew and local food. The brewery would be a good partner for Lynfred Winder.

A motion was made by Commissioner Wurtz, seconded by Commissioner Keller-Stein to close the public hearing. The motion passed 6-0.

A motion was made by Commissioner Stare, seconded by Commissioner Bickford to approve the Findings of Fact. The motion passed 6-0.

A motion was made by Commissioner Keller-Stein, seconded by Commissioner Stare to recommend approval of the Special Use Permit. The motion passed 6-0.

The meeting ended at 8:58pm.