

**PLANNING & ZONING COMMISSION
MEETING MINUTES
October 3, 2017**

APPROVED NOVEMBER 7, 2017

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

Roll Call:

Present: Commissioners Wurtz, Keller-Stein, Stare, Stringfellow, Patel and Bickford
Absent: Commissioner Zinni
Staff: Community Development Director Patrick N. Watkins and Planner Caron Bricks

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 Wurtz, seconded by Commissioner Stare to approve the minutes from June 6, 2017. Commissioner Keller-Stein abstained from the vote. The motion passed with a 5-0 vote.

A motion was made by Commissioner Stare, seconded by Commissioner Keller-Stein to approve the minutes from September 6, 2017. The motion passed with a 6-0 vote.

Consideration of Petitions:

Continued Public Hearing – PZ 17-1049 Roselle Park District Turner Park, 81 E. Devon Avenue (Special Use for a Community Center)

Mr. Watkins stated that the Roselle Park District have officially withdrawn their petition for a Special Use for a Community Center and likely will not re-submit plans for Turner Park in the future.

Discussion amongst the Commission occurred regarding current projects and plans for the Roselle Park District.

PZ 17-1056 Jalil Oshana, Shell Station, 641 N. Roselle Road (Amendment to a Special Use Permit)

Commissioner Keller-Stein made a motion to open the public hearing for case PZ 17-1056, seconded by Commissioner Bickford. The motion passed with a 6-0 vote.

Planner Caron Bricks presented the staff memo. She explained that the property was originally approved with a Special Use Permit for an automobile service station in 1992. The petitioner would like to construct a new canopy over the two (2) diesel fueling bays on the property. As the site plan that was approved with the Special Use Permit in 1992 did not have this canopy on the plans, the petitioner needed to request an Amendment

to that Special Use Permit. She stated that the petitioner has two (2) diesel fueling bays with no canopy and would like to construct one to make the diesel fueling bays more attractive and user friendly for their diesel customers. The height of the new canopy would match the existing canopy, as well as the design, so the new canopy will not stand out or look different from the existing one.

Gary Corkhill, representative for the petitioner, 1135 S. Rose, Park Ridge, was sworn in by Chairman Patel. Mr. Corkhill stated that the petitioner would like to make the diesel fueling bays more attractive to truck drivers as his overall business at the gas station has taken a significant hit due to Cook County's sugar tax. He believes that investing in a canopy over the diesel fueling bays will increase diesel business on the property.

Commissioner Keller-Stein asked why the canopy was not originally included when the gas station was approved in 1992. Mr. Corkhill stated that, at the time, diesel was not as big of a contributor to overall sales as it is now. Commissioner Keller-Stein asked if the canopy would impact the movement of trucks on the property. Mr. Corkhill stated that when the petitioner recently installed new tanks, they took the future canopy location into account so that the canopy will not inhibit the movement of trucks on the property.

Commissioner Bickford asked if any new signage would be constructed on the property as part of the canopy. Mr. Corkhill said no new signage is planned for the property or the canopy at this time.

Chairman Patel asked for any comments from the public. Hearing none, he asked for a motion to close the public hearing. Commissioner Stare made the motion to close the public hearing, seconded by Commissioner Stringfellow. The motion passed (6-0).

There was some clarification amongst the Planning and Zoning Commission as to why the petitioner had to go through the public hearing process for this request. The Commissioners were in agreeance that this would be an improvement on the property and they had no issue with the request.

Commissioner Keller-Stein made a motion to accept the findings of fact for case PZ 17-1056, seconded by Chairman Stare. The motion passed with a vote of 6-0.

Commissioner Keller-Stein made a motion to recommend approval of case PZ 17-1056 to the Village Board, seconded by Commissioner Bickford. The motion passed with a vote of 6-0.

PZ 16-1057 Ireneusz Tomaszczyk, 195 N. Garden Avenue (Special Use Permit for Automotive Repair, Variation from Required Off-street Parking)

Commissioner Stare made a motion to open the public hearing for case PZ 17-1057, seconded by Commissioner Wurtz. The motion passed (6-0).

Planner Bricks presented the staff report. She stated that the subject property is zoned M, Limited Industrial and is surrounded by light industrial uses. In the M, Limited

Industrial district, "Garages, automotive repair" is a Special Use. Mr. Tomaszczyk, the petitioner, would like to open an automotive repair facility at the vacant 1,500 sf space at 195 N. Garden Ave, as well as 4,000 sf of space in the fenced contractor's yard. Mr. Tomaszczyk has stated to staff that he would be the only employee of this business, due to the small size of the space.

Planner Bricks stated that the existing parking lot on the property has eight (8) total parking spaces, with one (1) being a handicap accessible space. Staff has added a variation from the off-street parking to the applicant's Special Use request because the addition of the automotive repair use to the property exceeds the amount of parking needed for all businesses currently located at 195 N. Garden. For the applicants business, an automotive repair facility requires five (5) spaces per 1,000 sf. As Mr. Tomaszczyk will be leasing 1,500 sf, his business would need 8 spaces, per the Village's off-street parking regulations. There are only 8 total spaces on the property and the three other office-type spaces in the building have their own parking requirements of 3 spaces per 1,000 sf., requiring 14 spaces. Therefore a variation from the off-street parking requirements is necessary as part of Mr. Tomaszczyk's request for a Special Use. However, after inspection by the Village's Code Enforcement Officer, the marked parking spaces are rarely filled. Staff does not believe that the automotive repair business will create a hardship for parking on the property. Due to the small scale of his business, Staff does not believe there will be any long-term parking of customer's cars on the property outside of the garage nor any issues with parking space availability on the site. The site is also well-situated for stacking of cars as customers drop off their cars for repair.

Commissioner Wurtz wanted the petitioner to clarify how much space he would be renting within the building and how much space he would be allowed to use in the outdoor contractor's yard. The petitioner, Ireneusz Tomaszczyk, 741 Autumn Drive, Roselle, was sworn in by Chairman Patel and stated that he has the ability to use 4,000 sf in the yard and would store longer-term cars in for repair in this area if he could not house them in his enclosed garage space.

Commissioner Keller-Stein expressed concerned that the petitioner's business would quickly outgrow the space and possibly cause a parking issues on the site for himself as well as other businesses in the building. The petitioner stated that he has signed a lease for 2 years. If, at the end of his lease, he feels he needs a larger space because his business has grown, he has no problem with looking for a bigger space, hopefully within the Village.

There was discussion regarding the cars that were parked along the south property line shown in the photographs included in the Commissioner's packets. Staff stated that these are not striped parking spaces, so they could not be included in the official parking spaces for the site. However, there appears to be room to make those spaces official and striped, but that would be up to the property owner, not the petitioner. The Commissioners discussed the location of these parked cars and

Commissioner Wurtz asked how many cars he expects to be working on a day. The petitioner stated 3-4 cars, so a likely total of five cars (including his own) may be parked on the property at one time.

There was discussion amongst the Commissioners that the cars parked on the site might impact the ability of emergency vehicles to access certain portions of the site. Community Development Director Watkins suggested that this could be added as a condition to the Special Use request.

Commissioner Wurtz made a motion to close the public hearing for case PZ 17-1057, seconded by Commissioner Stare. The motion passed (6-0).

Chairman Patel asked the Commissioners for any additional comments. Commissioner Bickford stated that he hopes the petitioner's business is so successful that he would need to move to a larger location within the Village in the future. Commissioners Stringfellow and Stare concurred.

Commissioner Stare made a motion to accept the findings of fact for the Special Use Permit for case PZ 17-1057, seconded by Commissioner Stringfellow. There was discussion regarding conditions the Commissioners wanted to place on the Special Use. Community Development Director Watkins suggested that they vote on the conditions before voting on the findings of fact.

Commissioner Wurtz made a motion to add the following conditions to the Special Use Permit for an automotive repair facility:

1. Outdoor storage of vehicles will be limited to the contractor's yard.
2. Ensure compliance with the fire code.

The motion was seconded by Commissioner Stare. The motion passed (6-0).

Commissioner Stare made a motion to amend his original motion to accept the findings of fact for the Special Use Permit for case PZ 17-1057, subject to the conditions agreed upon in the previous motion, Commissioner Stringfellow seconded the motion. The motion passed (6-0).

Commissioner Wurtz made a motion to accept the findings of fact for the Variation for case PZ 17-1057, seconded by Commissioner Stare. The motion passed (6-0).

Commissioner Wurtz made a motion to recommend approval of case PZ 17-1057 to the Village Board, seconded by Commissioner Bickford. The motion passed (6-0).

Old Business: Community Development Director Watkins updated the Commission on the vacant gas station at the corner of Devon Ave and Roselle Road.

New Business: There was no new business.

The meeting ended at 7:54 p.m.