

PLANNING & ZONING COMMISSION  
MEETING MINUTES  
January 10, 2008

**Roll Call:** Chairman Maglio called the meeting to order in the Roselle Village Hall Council Chamber at 7:30pm.

**Present:** Commissioners Deby Baker, Beth Keller-Stein, Tom Stringfellow, Bob Stare, Paul Zinni and Chairman Andrew Maglio

**Absent:** Brian Smith

**Staff:** Community Development Director – Patrick Watkins  
Planner – Derek Rockwell  
Secretary – Debbie Pisano

Also Present: Trustee Terrance Wittman – Community Development Department Liaison

**Approval of the Agenda:** *Commissioner Keller-Stein made a motion seconded by Commissioner Stare to approve the January 10, 2008 Agenda.*

The Commission approved the agenda, as presented, by a unanimous (6-0) voice vote.

**Approval of the Meeting Minutes:** *Commissioner Keller-Stein made a motion to approve the December 6, 2007 meeting minutes. Commissioner Stare seconded the motion.*

**AYES:** Commissioners Keller-Stein, Stare, Stringfellow, Baker, Zinni and Chairman Maglio

**NAYS:** None

**ABSTAIN:** None

**Continued Petition Hearings:** None

**Consideration of Petitions:**

**PUBLIC HEARING: PZ 08-968 – Gold Coast Auto Spa (65 W. Irving Park Road)  
Special Use**

**Motion:** *Commissioner Stare made a motion, seconded by Commissioner Keller-Stein, to open the public hearing for PZ08-968. The Commission approved the motion by a unanimous (6-0) vote.*

Planner Rockwell stated the petitioner requests that the Planning & Zoning Commission hold a public hearing to consider his request for a special use permit in order to operate

an auto laundry (car wash) in the B-4 District. The proposed use would be a hand car wash and detailing business.

The petitioner intends to utilize the site as a hand car wash and auto detailing facility. Services would include the washing, cleaning, vacuuming, etc of automobiles. All services would take place wholly inside of the building onsite. The requested hours of operation are 8 a.m. to 5 p.m., Sunday through Saturday. Approximately 80% of the petitioner's customer base would be from area automobile dealerships wishing to have their vehicles cleaned and detailed. The remaining 20% of business would come from the public. The petitioner would have no more than 12 vehicles being treated at any time, all of which will be inside the building when they are being attended to. There are 11 parking stalls in the rear of the building for employee parking, as well as 18 parking stalls in the front of the building to be used as customer parking.

The proposed special use would be located at 65 W. Irving Park Road, just west of the Marion Street intersection on the south side of Irving Park Road. The site is 34,150 square feet in size, and contains a 14,206 square foot building. There is 100 feet of frontage along Irving Park Road, and the Metra tracks are located just to the south. The petitioner plans on leasing the front 10,000 square feet of the building to operate the auto laundry, with the remaining space in the back currently being used as office space for the property owner.

#### **RECOMMENDATION AND CONDITIONS:**

If the Planning & Zoning Commission recommends approval of the special uses, then Staff recommends that the approval be subject to the following conditions.

- The hours of operation for the proposed auto laundry shall be 8am to 5pm, Sunday through Saturday.
- There shall be no overnight storage of vehicles of any kind onsite, whether outside the building or within. Additionally, there shall not be permitted inoperable vehicles of any sort onsite, whether outside the building or within.
- The petitioner's business shall at no time service more than 12 vehicles onsite. All vehicle servicing, washing, cleaning, vacuuming, shampooing, waxing and detailing shall be done wholly within the building.

Commissioners stated did not agree with two (2) of Planner Rockwell's recommendations and conditions. The Commissioners stated they did not feel it was necessary to restrict the hours of business. They would not be opposed to him extending the hours if he wanted. In addition, they stated they were not opposed to him storing vehicles overnight inside the building. They did state they would like to see some beautifying of the property. Possible plantings for curb appeal.

**Petitioner:** Dwayne Ronkowski 65 W. Irving Park Road testified he would do his part to help with the curb appeal. He would do some planting and would repair an existing

fence along the property. He stated he was a former employee of five (5) years of an Auto Spa and decide to branch out and open his own business. He had addressed some question of the Commissioner; there will be a break room and there would be no smoking permitted, each vehicle would take approximately 25 minutes and the customer would have a place to wait.

**Audience Participation: None**

**Motion:** *Commissioner Baker made a motion, seconded by Commissioner Keller-Stein; close public hearing for PZ 08-968*

**AYES:** Commissioners Baker, Keller-Stein, Stare, Stringfellow, Zinni and Chairman Maglio

**NAYS:** None

**Motion Carried**

**Motion:** *Commissioner Stare made a motion to amend the findings of facts to include the following conditions; expanded business hours, approved onsite inside overnight storage of vehicles and beautifying of the property for petitioner PZ 08-968. Commissioner Keller-Stein seconded the motion.*

**AYES:** Commissioners Stare, Keller-Stein, Baker, Stringfellow and Chairman Maglio.

**NAYS:** Commissioner Zinni

**Motion: Carried**

**Motion:** *Commissioner Keller-Stein made a motion to recommend approval of PZ 08-968, Commissioner Stare seconded the recommendation to the Village Board for PZ08-968.*

**AYES:** Commissioners Keller-Stein, Stare, Baker, Stringfellow, Chairman Maglio.

**NAYS:** Commissioner Zinni

**Motion: Carried**

**Old Business:** None

**New Business:** Director Watkins answered questions from the Commissioners concerning upcoming projects within the Village.

**Adjournment:** *Commissioner Baker made a motion to adjourn. Commissioner Stare seconded the motion. The Commissioners approved the motion by a unanimous (6-0) vote.*

The meeting adjourned at 8:10pm.