

PLANNING & ZONING COMMISSION  
MEETING MINUTES  
July 29, 2008

**Roll Call:** Chairman Maglio called the meeting to order in the Roselle Village Hall Council Chamber at 7:04 p.m.

**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  
Planner – Robert Zimmerer  
Secretary – Debbie Pisano

**Approval of the Agenda:** *Commission approved the agenda for July 29, 2008 as presented by a unanimous (6-0) voice vote.*

**PUBLIC HEARING: PZ 06-946 – Irving Park Corridor Redevelopment Plan**

**Motion:** *Commissioner Stare made a motion, seconded by Commissioner Keller-Stein, to open the public hearing for PZ 06-946. The Commission approved the motion by a unanimous (6-0) vote.*

Planner Zimmerer stated that the petitioner, A New Leaf Development Company, requests that the Commission approve their application for three special uses, seven variations, and their site plan.

In March, the Board of Trustees, the Planning & Zoning Commission, and the Tax Increment Financing Commission held a joint meeting to perform a concept review of the petitioner's plans for this site. Since that time, Village Staff and the petitioner worked together to address the comments made at the joint meeting and to improve the plans overall. Some of the important changes made to the petitioner's plans are as follows.

- Removing the "carriage-walk" along Irving Park Road in order to increase the width of the sidewalk in the front of the commercial space on the ground floor and to internalize pedestrian movement.
- Adding an "escape aisle" or "bypass lane" for the drive-through facility and for egress from the parking lot/structure in the rear of the building.

- Eliminating the vehicular-ramp connecting the upper level of the parking structure to the parking lot in the front of the building to leave room for open space on the most visible side of the building.
- Enhancing the western and eastern building elevations.

At this time, the petitioner does not have control of the property at the southeast corner of Irving Park Road and Roselle Road (Pauli's Auto Repair), and as a result, the petitioner submitted two sets of plans, or two schemes, with their application for development. The first set includes the property with Pauli's Auto Repair, and consists of a 2½-story, mixed-use building with the following breakdown of uses by square feet:

- 13,962 square feet of commercial space throughout the ground floor;
- 7,511 square feet of space for a bank on the ground floor and the second floor near the corner of Irving Park Road and Roselle Road;
- 7,460 square feet of office space on the second floor adjacent to the bank;
- 18,253 square feet of "flex space" on the eastern half of the second floor and on the half-story above the second floor; and,
- 1,135 square feet of lobby space for the "flex space" on the ground floor.

Except for the "flex space" that requires a special use permit, the Zoning Ordinance permits all the other proposed uses. The Zoning Ordinance requires 149 parking spaces and the proposed site plan provides 158 parking spaces.

The proposed site plan includes a drive-through for a bank with four lanes, three lanes for kiosks and one lane for an automated teller machine (ATM).

### **Discussion:**

Commissioners inquired about the status of the property at the southeast corner of Irving Park Road and Roselle Road as well as about various details of the plans including the ratios for off-street parking, the likely locations of exterior doors, the colors of building materials, and the logistics of the door and ramp to the underground parking spaces.

Commissioners expressed concern for the traffic flow behind the building, the location of refuse containers, the amount of signage, the use of the drive-through space should a bank not locate on the site, the sidewalk along the front of the building, and the screening of utility boxes/pedestals. Commissioner Keller-Stein expressed a specific concern for the development not incorporating enough space for a sidewalk and a parkway along Irving Park Road.

The Commissioners also discussed the concerns of Village Staff as outlined in the memorandum from Village Staff as well as the petitioner's intentions for the existing, overhead utilities.

**Petitioner:**

Perry Janke, of 57 E. Hattendorf Avenue in Roselle and President of A New Leaf Development Company, stated that they have done many developments in several towns including Roselle and that he thinks this project will serve our village well.

Pete Olson and Mark Olson, of 500 W. Central Road in Mt. Prospect, were present to answer questions pertaining to the traffic study they had done and water retention.

**Audience Participation:**

Linda Kolwoski, owner of Tia Maria's at 49 E. Irving Park Road, asked for the date that construction would commence and testified that she was in favor of the keeping the "carriage walk" along Irving Park Road.

Mrs. Eva Zaleski, of 72 E. Hattendorf Avenue, testified that children do not belong on sidewalks and that they should go to parks and/or back yards. She favored the onsite sidewalk proposed by the petitioner.

**Motion:** *Commissioner Keller-Stein made a motion to continue the public hearing for PZ 06-946 to the next, regularly scheduled meeting in order to allow the petitioner time to improve their plan for the scheme that excludes the property at the southeast corner of Irving Park Road and Roselle Road should the petitioner not gain control of said property. Commissioner Stare seconded the motion. The Commission approved the motion by a unanimous (6-0) vote.*

**Motion:** *Commissioner Stare made a motion to find the findings of fact valid for every request regarding the scheme that includes the property at the southeast corner of Irving Park Road and Roselle Road with the following conditions...*

- (1) That all utilities be placed underground – including those located within the eastern portions of the right-of-way of Roselle Road.*
- (2) That the drive-aisle along the rear, or south side, of the building be one-way (west).*
- (3) That the site shall include no more than one, freestanding sign, which may be lit but shall not include the names of individual businesses or an illuminated-moving sign.*
- (4) That the permit for the special use allowing the drive-through facility be subject to only a bank operating such a facility.*
- (5) That the petitioner submit further details of the design of the "pocket park" in the northwestern portion of the site for review by Village Staff and the Board of Trustees.*
- (6) That the portions of the proposed building indicated as "flex space" only be used as dwelling units. However, the owner(s) of each dwelling unit may use their entire unit for a Level I Home Occupation.*

*Commissioner Keller-Stein seconded the motion.*

**AYES:** Commissioners Stare, Baker, Stringfellow, Zinni, and Chairman Maglio.

**NAYS:** Commissioner Keller-Stein

**Motion Carried.**

Commissioner Keller-Stein reminded the Commission that her negative vote stemmed from her concern for the development not incorporating enough space for a sidewalk and a parkway along Irving Park Road.

**Motion:** *Commissioner Baker made a motion to recommend approval of the scheme that includes the property at the southeast corner of Irving Park Road and Roselle Road per the conditions stated in the findings of fact. Commissioner Stare seconded the motion.*

**AYES:** Commissioners Baker, Stare, Zinni, Stringfellow, Chairman Maglio.

**NAYS:** Commissioner Keller-Stein

**Motion Carried.**

Since the Commission continued the hearing for the scheme that excludes the property at the southeast corner of Irving Park Road and Roselle Road, Chairman Maglio reminded Staff to place this petition on subsequent agendas of the Planning & Zoning Commission until the petitioner receives the approval of the Board of Trustees.

**Old Business:** None

**New Business:** None

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

The meeting adjourned at 9:30pm.