

COMMITTEE OF THE WHOLE  
FEBRUARY 11, 2019  
Meeting Held at Roselle Village Hall  
Council Chambers  
31 S. Prospect  
Roselle, IL. 60172

7:30 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Berkshire, Devitt, Domke, Pileski, Pransky and Trejo.

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Jim Knippen, Steve Herron, Roman Tarchala, Dan Anderson, Mark Bozik, Pat Watkins, Tom Dahl, Karen Young, and Patty Burns.

2. APPROVE PREPARED AGENDA

**Motion** by Trustee Devitt, second by Trustee Trejo, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. 107 MAIN STREET SPECIAL USE PERMIT & VARIATION

Shawn Li is the owner of 107 Main Street. The 8000 Miles restaurant is located on the ground floor. Offices are currently located on the second floor at the rear of the building. Mr. Li has requested the ability to turn the offices into a dwelling unit with two (2) bedrooms, which is a special use in the B-3 Town Center Zoning District. He is also prepared to reconfigure the area of his property behind the building to accommodate the dumpsters for the building as well as one (1) parking space. The Zoning Ordinance requires two (2) parking spaces for a two (2) bedroom unit. Therefore, he has also requested a parking variation. The Planning and Zoning Commission recommended in favor (6-0) of the approval of a special use permit for a dwelling unit and a parking variation following their public hearing on February 5, 2019. No members of the audience spoke in favor of or against the request.

**Trustee Pileski** is comfortable with this request and would like to have the Board revisit the parking requirements for residential developments in the future.

Staff directed to move forward as recommended.

5. GRADY'S GARAGE SPECIAL USE PERMIT

Grady Walsh, the owner of Grady's Garage, is operating a 4,000 square foot garage on the north side of the building at 45 N. Garden Avenue with 2 vehicle lifts, 1 truck lift, and a 240 square foot office. His business has six (6) parking

spaces dedicated in the front of the building and room for an additional five (5) vehicles in the fenced yard behind the building. Most of his customers are local business fleets with approximately three (3) customers per day. Mr. Walsh has agreed to work on the vehicles only inside his space and that any cars needing to be stored would be parked within the fenced yard or within the building.

The Planning and Zoning Commission recommended in favor (6-0) of the approval of a Special Use Permit for a garage, automotive repair following their public hearing on February 5, 2019. No members of the audience spoke in favor of or against the request.

Staff directed to proceed as recommended.

6. PETITION FOR EXTENSION OF FINAL PLAT FOR RODENBURG SUBDIVISION.

Carlo Celli (owner of property) has petitioned the Village for a one year extension of the preliminary plat for the Rodenburg Subdivision. The Rodenburg Subdivision was annexed with preliminary plat approval in 2018. The Roselle Subdivision Ordinance [Sec. 6.02.(D)(2)] requires the final plat to be completed within a year unless the Village Board grants an extension. The preliminary plat is for single-family detached homes. One of the lots will be dedicated to DuPage County Stormwater Management to be reserved as undeveloped land. Since there have not been any changes to ordinances that would affect the proposed plat (i.e. zoning or stormwater) in the past year, the approved preliminary plat is still valid. Thus, staff supports the extension of the preliminary plat for an additional year.

The petitioner has cited the need for additional time to consider offers and to post a letter of credit for the public improvements required for the final plat. The letter of credit required for the project is about \$900,000. He anticipates moving forward this year with the project.

Staff directed to proceed as recommended.

7. ROSELLE LIONS CLUB AGREEMENT – TASTE OF ROSELLE

Since last fall, Mayor Maglio has been meeting with the Roselle Lions Club and Roselle Chamber of Commerce and Industry representatives regarding the planning and organizing of the annual Taste of Roselle event. Volunteers from local businesses, the Lions Club and Chamber of Commerce, other community organizations, and residents of the community have come together each year to assist the Taste of Roselle Commission plan and organize this annual special event.

The Roselle Lions Club is desirous of expanding its role in the community by organizing and hosting the Taste of Roselle in the future. Because the Roselle Lions Club already hosts the annual Rose Festival and has experience organizing and operating a large community event, they have the resources necessary to host the Taste of Roselle event too. The Roselle Lions Club is devoted to the

community and its needs and has pledged to use proceeds raised from the annual Taste of Roselle events and continue to donate them back to other organizations in the community.

**Trustee Trejo** noted that he would like the Chamber of Commerce Board to have input in the final language of the agreement between the Village and the Lions Club.

**Trustee Devitt** pointed out that this issue is time sensitive and there is a need to move forward quickly.

Staff directed to proceed with recommendations.

8. EXECUTIVE SESSION

**Motion** by Trustee Devitt, second by Trustee Trejo, to go into an Executive Session at 7:40 p.m. pursuant to the requirements of the Illinois Open Meetings Act under Exemptions 5 ILCS 120/2 (c) to discuss **21 Executive Session Minutes**, 5 Real Property, 12 Risk Management, **11 Litigation**, and **3 Collective Bargaining and Personnel**.

ROLL CALL:

AYES: Devitt, Trejo, Berkshire, Pransky, Pileski, Domke

NAYS: None

ABSENT: None

**MOTION CARRIED.**

ADJOURN EXECUTIVE SESSION

**Motion** by Trustee Devitt, second by Trustee Domke, to Adjourn the Executive Session at 8:00 p.m.

Upon Voice Vote: **MOTION CARRIED.**

9. CITIZEN COMMENTS/QUESTIONS - None

10. OTHER BUSINESS – None

11. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

**Motion** by Trustee Devitt second by Trustee Trejo to Adjourn Committee of the Whole at 8:00 p.m.

Upon Voice Vote: **MOTION CARRIED.**