



**AGENDA ITEM # 7C**

**AGENDA ITEM EXECUTIVE SUMMARY**

**Village Board Meeting**

**February 25, 2019**

**Item Title: Special Use and variation for a dwelling unit at 107 Main Street (Milestone Holdings LLC)**

**Staff Contact: Patrick N. Watkins, Community Development Director**

**VILLAGE BOARD ACTION**

**Pass an ordinance granting a special use for a dwelling unit and a variation from parking in the B-3 Town Center District.**

**Executive Summary:**

Attached is an Ordinance approving a Special Use Permit for a dwelling unit with a parking variation for 107 Main Street (Milestone Holdings d.b.a.8000 Miles). At the February 11, Committee of the Whole meeting, staff was directed to proceed with an ordinance approving the special use with the parking variation. The parking variation allows the build out to occur for a two-bedroom unit with one parking space. The parking space will be located on the property (behind the building) and will require a reworking of both the back stoop and dumpster area.

**Implications:**

**Is this item budgeted? None**

**Any other implications to be considered? None**

**Attachments:**

Ordinance

**ORDINANCE 2019-\_\_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A DWELLING UNIT AND A VARIATION FROM PARKING IN THE B-3 TOWN CENTER DISTRICT**

(Shawn Li d.b.a. Mile Stone Holdings LLC – 107 Main Street)

WHEREAS, Shawn Li d.b.a. Mile Stone Holdings LLC, (hereinafter “Owner”), has petitioned the Village for a special use for a two bedroom dwelling unit in the B-3 Arterial Business District at 107 Main Street (hereinafter the “Property”); and,

WHEREAS, the special use described herein is being adopted pursuant to the authority set forth in the Roselle Zoning Ordinance, Section 8.04.(C) “Special Uses”, “B-3 Town Center District (9.1); and,

WHEREAS, the Planning and Zoning Commission held public hearing PZ 18-1073 on February 5, 2019, pursuant to a published legal notice and neighborhood notification as required by the Village of Roselle and Illinois State laws, to consider the petition requesting the granting of a special use for a dwelling unit with a variation from parking at the Property; and,

WHEREAS, the Owner has demonstrated just cause for the special use by reason of the compatibility of the proposed land use and existing zoning with the existing land uses and existing zoning in the surrounding area; and,

WHEREAS, the Mayor and Board of Trustees of the Village of Roselle have been advised of the findings and recommendations of the Planning and Zoning Commission with respect to said special use; and,

WHEREAS, the Corporate Authorities have decided to grant a special use to allow a two bedroom residential dwelling units and a parking variance at the Property in a manner consistent the public hearing and applicable ordinances of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Roselle, DuPage and Cook Counties, Illinois, as follows:

SECTION 1: A special use is hereby granted for a two bedroom dwelling unit with a variation from the two space parking requirement in accordance with: Chapter 13, Section 13.11, “Special Uses”, and Section 8.04 “B-3 Town Center District (C) Special Uses”, of the Roselle Zoning Ordinance, and pursuant to the conditions set forth in Section 2 of this Ordinance. The Property is legally described as:

LOT 2 IN JUHNKE’S ASSESSMENT PLAT OF PART OF LOTS 17 AND 18, TOGETHER WITH VACATED SECOND STREET IN THE PLAT OF ROSELLE, ALL IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ACCORDING TO SAID JUHNKE'S ASSESSMENT PLAT RECORDED MARCH 13, 1958 AS DOCUMENT NO. 873417, IN DUPAGE COUNTY, ILLINOIS. (PIN: 0203-402-002)

PINs: 02-03-402-002  
and commonly addressed as 107 Main Street.

SECTION 2: The foregoing special use shall be developed and maintained in accordance with the site plan prepared by John W. Roberson Architect dated December 12, 2018 which is attached hereto and incorporated herein by reference as fully set forth as Exhibit "A".

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. This special use is further subject to all applicable ordinances and codes of the Village of Roselle.

SECTION 4: Provided further, this Ordinance shall automatically become null and void without further action of the Board of Trustees unless, within 30 days of the approval of this Ordinance, it is signed by the Petitioner and returned to the Village Clerk. An extension to this section may be granted by the Village Board following a written request by the Petitioner.

SECTION 5: This Ordinance shall be binding upon the Petitioner, the Owner, and their administrators, assigns, beneficiaries, contract purchasers, executors, grantees, heirs, and successors. For purposes of this Ordinance, the terms "Petitioner" and "Owner" shall include all subsequent owners, successors, heirs, or assigns.

SECTION 6: That if any part or portion of this Ordinance is declared invalid by a court of competent jurisdiction such partial invalidity shall not affect the remainder of this Ordinance.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 25<sup>th</sup> day of February 2019.

PUBLISHED in pamphlet form this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2019.

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*Mayor, Village of Roselle*

ATTEST:

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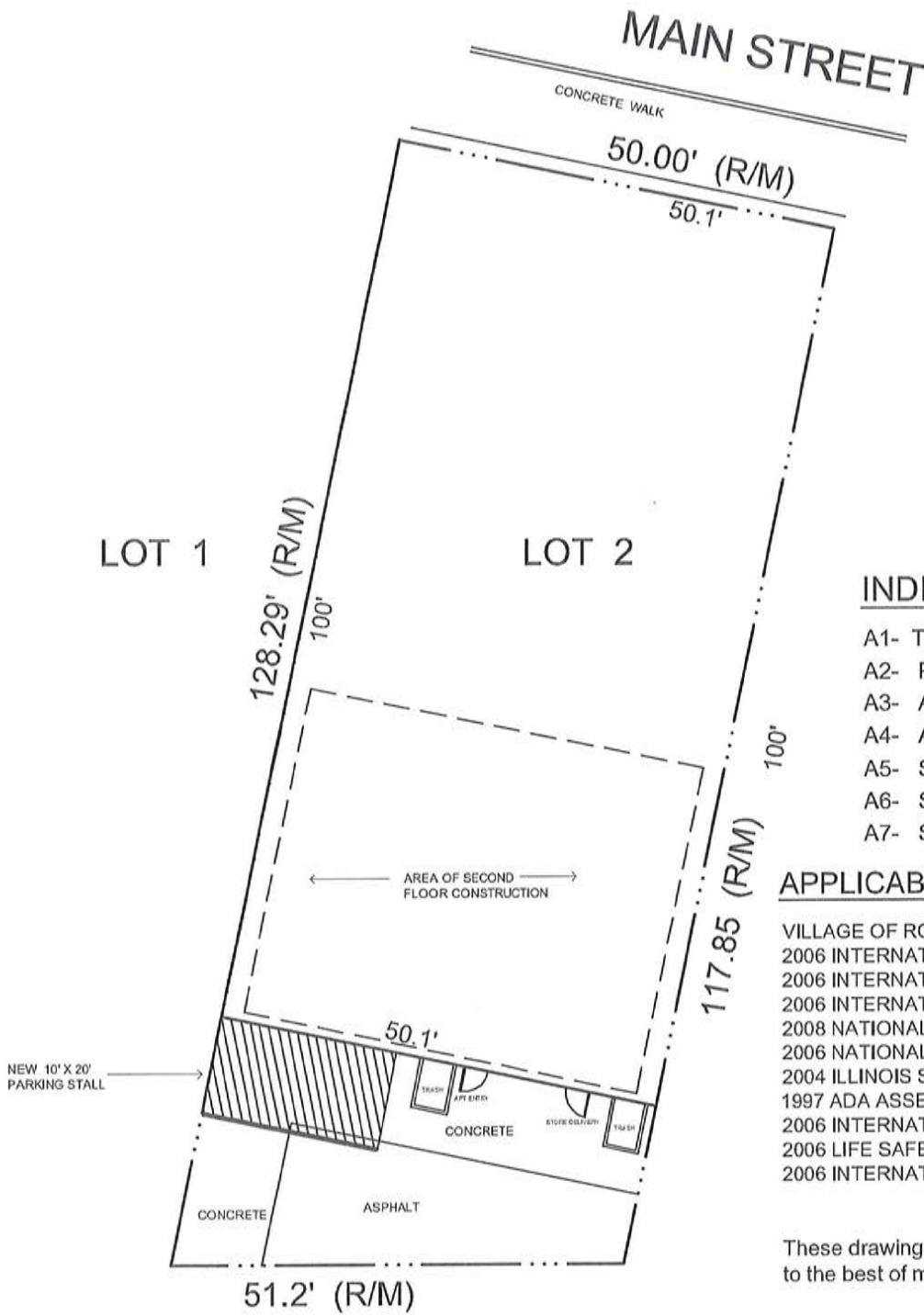
*Village Clerk*

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*Owner*

ATTEST:

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DESIGN CRITERIA	
FLOOR	= 40# LL 10# DL ALL AREAS EXCEPT SLEEPING
FLOOR	= 40# LL 10# DL SLEEPING
WALL	= 60# PLF OR ACTUAL LOAD
CEILING	= 20# LL 10# DL ROOF SLOPE OVER 3# 12
ROOF	= 30# LL (SHED) OR WATER 15# DL
CATHEDRAL	= 30# LL 15# DL ALL SLOPES
EXT. DECK	= 40# LL 10# DL
BALCONY	= 60# LL 10# DL EXTERIOR
WIND	= 50 MPH (3 SECOND GUST)
STRUCTURAL FRAMING LUMBER	
FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS	
R= GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)	
GRADE AND SPECIES: <u>HEMLOCK</u> (DOMESTIC) CANADIAN BASE F <sub>b</sub> = 850	
MANUFACTURER OF SPECIFIC ENGINEERED LUMBER PRODUCTS	
F <sub>b</sub> = _____	E = _____
MANUFACTURER OF SPECIFIC ENGINEERED LUMBER PRODUCTS	
MANUFACTURER: <u>TRUS JOIST</u>	PRODUCT: <u>MICROLAM/VA</u>
F <sub>b</sub> = <u>2600 PSI</u>	E = <u>1.9 X 10<sup>6</sup> PSI</u>
MANUFACTURER OF SPECIFIC JOIST PRODUCTS	
MANUFACTURER: _____	SERIES: _____ SIZE: _____

### INDEX OF DRAWINGS

- A1- TITLE SHEET, SITE PLAN
- A2- PARTIAL EXIST SECOND FLOOR PLAN
- A3- APARTMENT ELECTRICAL PLAN
- A4- APARTMENT PLUMBING/MECH PLAN
- A5- SPECIFICATIONS
- A6- SPECIFICATIONS- CONT
- A7- SPECIFICATIONS- CONT

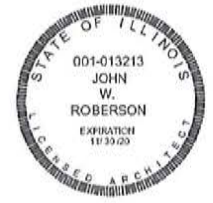
### APPLICABLE CODES

- VILLAGE OF ROSELLE MUNICIPAL CODE W/ REVISIONS
- 2006 INTERNATIONAL RESIDENTIAL CODE W/ REVISIONS
- 2006 INTERNATIONAL BUILDING CODE W/ REVISIONS
- 2006 INTERNATIONAL MECHANICAL CODE W/ REVISIONS
- 2008 NATIONAL ELECTRIC CODE NFPA 70 W/ REVISIONS
- 2006 NATIONAL FUEL GAS CODE W/REVISIONS
- 2004 ILLINOIS STATE PLUMBING CODE W/ REVISIONS
- 1997 ADA ACCESSIBILITY CODE
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE
- 2006 LIFE SAFETY CODE
- 2006 INTERNATIONAL MAINTENANCE CODE

These drawings were drawn under my supervision and to the best of my knowledge meet all applicable codes



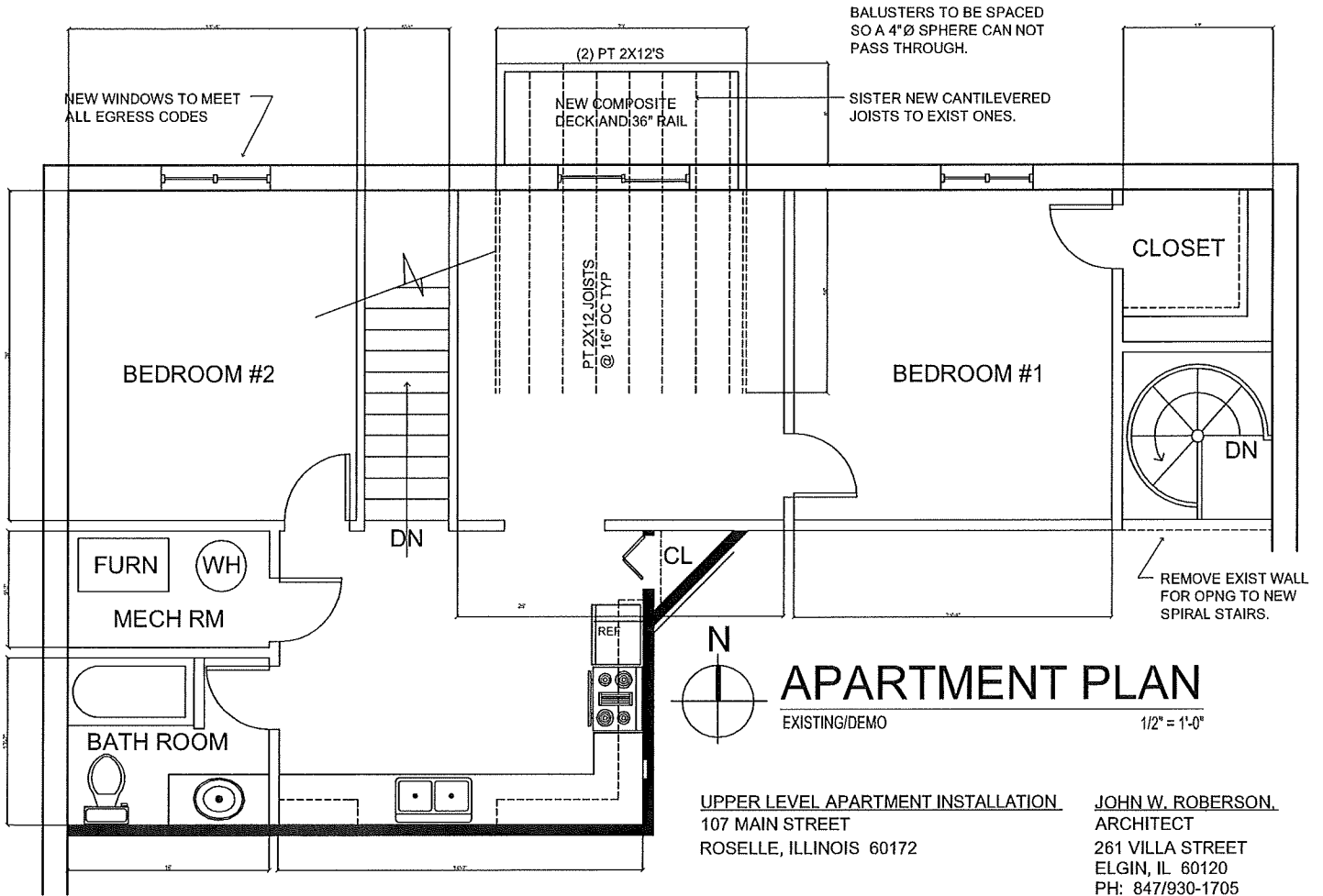
**SITE PLAN**  
1" = 20'-0"



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JIM KELLY, OWNER  
110 ROLLING KNOLLS AVE.  
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jandwinc@comcast.net

UPPER LEVEL APARTMENT INSTALLATION  
107 MAIN STREET  
ROSELLE, ILLINOIS 60172

JOHN W. ROBERSON,  
ARCHITECT  
261 VILLA STREET  
ELGIN, IL 60120  
PH: 847/930-1705  
johnwroberson@gmail.com



# APARTMENT PLAN

EXISTING/DEMO

1/2" = 1'-0"

UPPER LEVEL APARTMENT INSTALLATION  
 107 MAIN STREET  
 ROSELLE, ILLINOIS 60172

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