

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
January 8, 2019**

**APPROVED FEBRUARY 5, 2019**

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**Call to Order:** Chairman Patel called the meeting to order in the Roselle Village Hall Council Chamber at 7:01 p.m.

**Roll Call:**

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

Also in attendance were Trustee Patrick Devitt and Mayor Andy Maglio.

**Approval of the Agenda:** A motion was made by Commissioner Keller-Stein, seconded by Commissioner Bickford to approve the agenda. The motion passed with 4-0 vote.

**Approval of Minutes:** A motion was made by Commissioner Keller-Stein, seconded by Commissioner Bickford to approve the minutes from November 6, 2018. The motion passed with a 3-0 vote. Commissioner Stringfellow abstained from the vote.

**Consideration of Petitions:**

PZ 18-1066 Noah Properties LLC, 22W386, 22W438, and 22W456 Irving Park Road, Zoning Map Amendment upon Annexation, Special Use Permit for a Planned Unit Development (PUD), Special Use Permit for Dwelling units, town center, PUD Variations, Plat of Consolidation

Commissioner Bickford made a motion to open the public hearing for case PZ 18-1066, seconded by Commissioner Stringfellow. The motion passed with a 4-0 vote.

Planner Caron Bricks presented the staff memo. The petitioner has a contract to purchase three unincorporated, undeveloped properties just east of the Village's current boundaries. The petitioners are requesting to annex those properties, amend the zoning upon annexation to B-3 Town Center Zoning District, and construct a 72-unit, 6-building apartment complex with detached accessory garages. The petitioner has requested a special use permit for dwelling units, town center and a special use permit for a planned unit development (PUD) with three (3) PUD variations: front yard setback, rear yard setback for the detached garages, and to permit less than 2.0 parking spaces per two-bedroom unit.

Chairman Patel swore in Nicholas Ftikas, 221 North LaSalle St, 38<sup>th</sup> Floor, Suite 3800, Chicago, petitioner's attorney. Mr. Ftikas summarized the project and its close proximity to the train station. He stated that the petitioner, Noah Properties, has constructed numerous projects in the Chicagoland area with less than the requested parking variation and have not had any issues that the developer could not handle. He stated that they are looking to rent the two-bedroom units for \$1,800-2,200 a month and that each apartment would come with one (1) parking space. An additional parking space would be available to rent if available.

Chairman Patel asked about how the petitioner plans to deal with snow on the property. Mr. Ftikas stated that the petitioner has contracts with snow removal companies at their locations and they would push snow into any available landscaping area.

Chairman Patel asked about the front yard setback variation request. Mr. Ftikas stated that the setback is a technical request. In reality, the buildings would be over 20' from the edge of pavement on Irving Park Road.

Commissioner Stringfellow asked how parking spaces would be assigned. Mr. Ftikas stated that the first spot will be assigned, second space will be reserved on as needed basis. The first spaces for the units would be in the garages.

Commissioner Keller-Stein asked about space for storage in the garages. Mr. Ftikas stated that there is plenty of storage space available in the apartments and the garages would not necessarily be used for that purpose. Commissioner Keller-Stein stated that she agrees with staff's request to improve the exterior materials of the garages. Mr. Ftikas stated that the petitioner has no problem with that request. Commissioner Keller-Stein asked about amenities provided as the Comprehensive Plan recommended luxury apartments with amenities. Mr. Ftikas stated that due to the size of the lot and the needed units, there was not room to provide an amenities on site. The petitioner finishes all units with luxury materials.

Commissioner Keller-Stein stated that she was concerned about the proximity of the sidewalk in front of buildings 5 & 6 to the right-turn lane on Irving Park road.

Chairman Patel swore in Bill Kokalias, 188 N. Wells, Chicago, who stated that not many cars will be using the right-turn lane. Community Development Director Watkins stated that IDOT required the turn lane as part of their approval of the project. Mr. Kokalias discussed the site plan and IDOT requirements with the Commissioners. He stated that he could move the sidewalk closer to the buildings by 1.5-2 feet, but any more and that would impact the balconies on the buildings.

Commissioner Keller-Stein stated that she is concerned that the drive aisle into the development is not wide enough with parking on both sides and moving vehicles. Mr. Kokalias stated that IDOT required that width as part of the access permit.

Commissioner Keller-Stein asked about the availability of handicapped parking. Mr. Kokalias identified the handicapped parking spaces. He also stated that all ground-floor units would be handicapped accessible.

Commissioner Keller-Stein asked about the proposed lighting. Mr. Kokalias stated that the lighting plan was provided to staff and the Commissioner. He stated that the petitioner would use the same fixture that is in the Town Center area to match. Commissioner Keller-Stein asked about how the petitioner handles visitor parking and illegal parking on their sites. Mr. Ftikas stated that the use signage and tow when necessary. Mr. Kokalias stated that they hope to establish visitor parking if it is available based upon the demand for parking from tenants.

Chairman Patel swore in Benedict Bussman, 207 S. Naperville Road, Wheaton, project engineer. He stated that the petitioner is proposing underground vaults beneath the garages for stormwater management. He stated that he has used this method at various projects in the City of Chicago. They would follow the same drainage plan that currently exists, as required, and install a storm sewer in Irving Park Road. They are proposing permeable pavers to meet the best management practices (BMPs) as required.

Commissioner Keller-Stein asked about fencing on the property. Mr. Kokalias indicated the areas on the site plan where a fence is a proposed. There would be a gate at the rear of the property for access to the train tracks as needed and it would be locked.

Commissioner Bickford stated that the proposed development is at a gateway into the Village and the Town Center area and asked about what would be allowed on the balconies that face the gateway. Mr. Ftikas stated that all leases will prohibit storage on balconies.

Commissioner Keller-Stein asked about the proposed emergency exit. Mr. Bussman stated that it will be gated to prohibit non-emergency vehicles and will have grasscrete. Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 18-1066, made by Commissioner Stringfellow and seconded by Commissioner Bickford. The motion passed (4-0).

Community Development Director advised the Commissioners of the various items and conditions they would need to vote on for PZ 18-1066.

Commissioner Keller-Stein made a motion to accept the findings of fact for a zoning map amendment upon annexation for case PZ 18-1066, Commissioner Stringfellow seconded the motion. The motion passed (4-0).

Commissioner Keller-Stein made a motion to accept the findings of fact for a special use permit for dwelling units, town center, a special use permit for a PUD, and the PUD variations, and a plat of consolidation for PZ 18-1066, subject to the condition of updated exterior materials on the garages, consideration of the location of the sidewalk, use of the Town Center lighting fixtures, and review and approval by the Village Engineer, seconded by Commissioner Stringfellow. The motion passed (4-0).

Commissioner Keller-Stein made a motion to recommend approval of PZ 18-1066 to the Village Board, seconded by Commissioner Bickford. The motion passed (4-0).

PZ 18-1073, Shawn Li d.b.a. Mile Stone Holdings LLC, 107 Main Street, Special Use Permit for Dwelling units, town center a Variation to Permit Less than 2.0 Parking Spaces per Two-bedroom Unit

Director Watkins stated that the petitioner did not provide adequate notice for the public hearing tonight. He suggested that the Commissioners open the public hearing and continue the request to the February Planning & Zoning Commission meeting so that the notice can be corrected.

Chairman Patel asked for a motion to open the public hearing for PZ 18-1073, made by Commissioner Keller Stein, seconded by Commissioner Stringfellow. The motion passed (4-0).

Commissioner Keller-Stein made a motion to continue the public hearing for PZ 18-1073 to the February Planning & Zoning Commission meeting, seconded by Commissioner Bickford. The motion passed (4-0). Director Watkins informed the audience that anyone who would like to speak about PZ 18-1073 should attend the February 5<sup>th</sup> Planning & Zoning Commission meeting.

PZ 18-1075, Batelli Partners Construction, LLC, 6N545 Sycamore Avenue, Plat of Subdivision

Planner Bricks presented the staff report. The Sycamore Hill Estates subdivision is proposed for undeveloped property west of Lake Park High School East Campus and north of Jubilee Bible Church on the east side of Sycamore Avenue. The petitioner has purchased the land and an existing single family residence for the nine (9) lot subdivision. One lot would have the existing single family home and another lot would be for stormwater management. The existing house meets all setbacks required in the R-2 Zoning District on its proposed lot.

Commissioner Stringfellow asked when the developer proposed to start. Mr. Greg Batelli, developer, stated they intend to start in the spring.

Commissioner Keller-Stein asked about the process of building the seven (7) new homes. Mr. Batelli stated that they intend to construct custom houses, but possibly a few spec houses.

Commissioner Stringfellow asked if the homes will have two (2) stories. Mr. Batelli stated that he is flexible with floor plans as he knows ranches are in-demand right now. Hearing no further comments from the audience, Chairman Patel asked for a recommendation to the Village Board for PZ 18-1075, subject to review and approval by the Village Engineer, made by Commissioner Keller-Stein, seconded by Commissioner Bickford. The motion passed (4-0).

**Old Business:** There was no old business.

**New Business:** Mayor Andy Maglio introduced himself to the Planning & Zoning Commissioners. He discussed upcoming Village events and a reorganization of the members of the Planning & Zoning Commission and Zoning Board of Appeals to provide new opportunities to everyone who volunteers on both boards.

The meeting ended at 8:20 p.m.