

**PLANNING & ZONING COMMISSION  
2021  
MEETING MINUTES  
April 6, 2021**

**APPROVED MAY 4,**

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**Call to Order:** Chairman Patel called the meeting to order virtually via Zoom at 5:33 p.m.

**Roll Call:**

**Present:** Commissioners Boos, Keller-Stein, Patel, and Walloch. Commissioner Stringfellow joined at 5:40 pm and Commissioner Wurtz joined at 5:41 pm.  
**Absent:** Commissioner Bickford  
**Staff:** Village Planner Caron Bricks

**Approval of the Agenda:** A motion was made by Commissioner Keller-Stein, seconded by Commissioner Boos 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 Boos to approve the minutes from March 2, 2021. The motion passed with a 4-0 vote.

**Consideration of Petitions:**

PZ 21-1090, Chicago Title Land Trust Company #8002346364 DBA Relative Brewing Company, Inc., 10 Spring St, Special use permit for a brewery with taproom, variation to permit wall signs on two (2) sides of the building when the building does not front three (3) or more streets

Commissioners Stringfellow and Wurtz joined the meeting at 5:40 pm and 5:41 pm, respectively.

Planner Bricks stated that the sign variation request has been eliminated. This was an error on staff's part in interpreting the code and was not necessary in order to have two (2) wall signs. Planner Bricks also stated that the petitioner has not received updated plans and requested that the recommendation be postponed to the May 4, 2021 meeting.

Commissioner Keller-Stein made a motion to postpone making a recommendation for PZ 21-1090 to May 4, 2021, seconded by Commissioner Boos. The motion passed 6-0.

PZ 21-1092, MAS Plumbing Inc., 81-91 Monaco Drive, Special use permit for a contractors and construction offices and yards

Commissioner Keller-Stein made a motion to open the public hearing for case PZ 21-1092, seconded by Commissioner Boos. The motion passed with a 6-0 vote.

Village Planner Caron Bricks presented the staff memo.

Chairman Patel swore in William Kalunda, 81-91 Monaco Drive, Roselle, to answer questions regarding the petition as Chief Financial Officer (CFO) of MAS Plumbing, Inc.

Commissioner Keller-Stein stated that she is concerned about the non-paved driveway at the front of the building and would like to see that paved. She stated that there is a sign stating "no parking from here to mailbox" and asked if the petitioner had installed the sign.

Planner Bricks stated that Monaco Drive is a private road, therefore, property owners can put up these types of signs if they would like to.

Commissioner Keller-Stein asked if the petitioner planned to alter or change any lighting on the property. Mr. Kalunda confirmed that everything is remaining as it has been.

Chairman Patel asked if they will be making any modifications to the yard or building. Mr. Kalunda confirmed that no modifications are proposed at this time.

The Commissioners discussed the status of the streets with the Monaco Drive subdivision. Planner Bricks provided background on the history of the private road. There were concerns that the roads are in terrible shape and make the subdivision un-attractive. Planner Bricks Stated the property is not in the Irving-Central TIF, so it would need to be improved by the property owners within the subdivision.

Commissioner Keller-Stein asked if there will be any tanks stored on site. Mr. Kalunda responded that there would be no tanks on site.

Hearing no comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 21-1092, made by Commissioner Boos and seconded by Commissioner Walloch. The motion passed (6-0).

Commissioner Boos made a motion to accept the findings of fact for a special use permit for PZ 21-1092, seconded by Commissioner Walloch. The motion passed (6-0).

Commissioner Keller-Stein made a motion to recommend approval of PZ 21-1092 to the Village Board, subject to the condition that the petitioner applies for and receives a permit to pave the current gravel driveway at the front of the property, seconded by Commissioner Wurtz. The motion passed (6-0).

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

**New Business:** There was no new business discussed.

**Adjournment:** Commissioner Wurtz made a motion to adjourn the meeting, seconded by Commissioner Boos. The motion passed 6-0 and the meeting ended at 6:01 p.m.