

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
June 26, 2018**

**APPROVED SEPTEMBER 4, 2018**

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**Call to Order:** Chairman Patel called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

**Roll Call:**

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

**Approval of the Agenda:** A motion was made by Commissioner Zinni, seconded by Commissioner Bickford to approve the agenda. The motion passed with 5-0 vote.

**Approval of Minutes:** A motion was made by Commissioner Stringfellow, seconded by Commissioner Zinni to approve the minutes from April 3, 2018. The motion passed with a 5-0 vote.

**Consideration of Petitions:**

PZ 17-1059, Miki Properties LLC, 900 W. Lake Street & 24W538 Lake Street (Special Use Permit for an Automotive Laundry, Rezoning upon Annexation, Plat of Consolidation)

Commissioner Wurtz made a motion to open the public hearing for case PZ 17-1059, seconded by Commissioner Bickford. The motion passed with a 5-0 vote.

Planner Caron Bricks presented the staff memo. She stated that the petitioner, Miki Properties LLC, purchased the two subject properties in 2017 to construct a Jet Brite car wash. The site was formerly the home of Auto Shower Car Wash, who's Special Use Permit has expired. Planner Bricks explained the project and that the petitioner is not asking for any variations from the code, only the Special Use for a car wash. All other aspects of the project meets the Zoning Code. Planner Bricks explained that a B-5 Arterial Business District zoning designation is suggested by staff as all properties, including the incorporated subject property, are zoned B-5. A plat is also part of the consideration consolidating the two lots into one upon annexation of the unincorporated parcel.

Chairman Patel asked if there was a median on Lake Street at the entrance to this property. Staff confirmed that there is no raised median, just paint.

Chairman Patel swore in Dave Dalesandro, representative from Jet Brite. Commission Wurtz asked if the layout was similar to the Addison location. Mr. Dalesandro stated that there is 2.5 times more stacking area at the Roselle location than the Addison location. Discussion occurred regarding the other Jet Brite locations in the Chicagoland area.

Commissioner Wurtz stated that his only concern would be stacking and after speaking to Mr. Dalesandro, he does not believe that will be an issue at the Roselle location.

Chairman Patel asked about landscaping and lighting. Mr. Dalesandro explained how noise will be controlled and that they plan to meet all landscaping and lighting requirements.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 17-1059, made by Commissioner Wurtz, seconded by Commissioner Stringfellow. The motion passed 5-0.

Director Watkins explained that because the petitioner is requesting both a Special Use Permit and a Rezoning, there are two findings of fact the Commission must make. The recommendation will be for the Special Use Permit, Rezoning, and the Plat of Consolidation.

Commissioner Zinni made a motion to accept the findings of fact for the special use permit for case PZ 17-1059, seconded by Commissioner Stringfellow. The motion passed 5-0.

Commissioner Bickford made a motion to accept the findings of fact for the rezoning upon annexation for case PZ 17-1059, seconded by Commissioner Wurtz. The motion passed 5-0.

Commissioner Stringfellow made a motion to recommend approval of case PZ 17-1059 to the Village Board, seconded by Commissioner Wurtz. The motion passed 5-0.

PZ 18-1067, Canaan Apostolic Church, 210 E. Pine (Land Division other than a Subdivision, Plat of Consolidation)

Planner Caron Bricks presented the staff memo. She stated that the church owns two parcels. One has the church building and the other is currently undeveloped. The church would like to construct a detached garage in the future, which is not permitted on a lot without a primary structure. Therefore, they are requesting to formally combine the two lots into one to construct the new garage.

Commissioner Wurtz asked if this church was the one that had a garage burn down. Representative from the church, John Fantone, confirmed that it was.

Commission discussed the Village's subdivision ordinance and the State plat act.

Commissioner Zinni made a motion to recommend approval of the plat of consolidation to the Village Board, seconded by Commissioner Stringfellow. The motion passed 5-0.

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

**New Business:** Director Watkins mentioned new projects that the Commission will likely review in the fall.

The meeting ended at 7:27 p.m.