

COMMITTEE OF THE WHOLE
JULY 9, 2018
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:20 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, Mark Bozik, Pat Watkins, Tom Dahl, John Heinz, and Patty Burns.

2. APPROVE PREPARED AGENDA

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

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. 210 E. PINE – LAND DIVISION OTHER THAN A SUBDIVISION – PLAT OF CONSOLIDATION

The Planning & Zoning Commission recommended to the Village Board approval of the plat of consolidation with a 6-0 vote at their meeting on June 26, 2018. Canaan Apostolic Church has petitioned the Village to combine their two parcels located at 210 E. Pine so that they may build a detached garage for Church vehicles in the future. The plat of consolidation would allow the Church to construct a detached garage that would have otherwise not been permitted, as there cannot be an accessory structure without a primary structure on the same lot.

The lot would meet all minimum R-2B lot requirements. The plat meets all of the Village's subdivision regulations for a Land Division other than a Subdivision.

Staff was directed to proceed as recommended.

5. JET BRITE CAR WASH – SPECIAL USE, REZONING UPON ANNEXATION AND PLAT OF CONSOLIDATION

The Planning & Zoning Commission recommended in favor (6-0) of the approval of a Special Use Permit for an Automobile Laundry (car wash), rezoning upon annexation, and a plat of consolidation for a proposed Jet Brite Car Wash following their public hearing on June 26, 2018. No variances were requested by the petitioner as the site plan meets or exceeds all setbacks, lot coverage,

stacking lanes, and other performance standards. No members of the audience spoke in favor of or against the request.

The proposed Jet Brite Car Wash would be located at 900 W. Lake Street and 24W538 Lake Street. 900 W. Lake Street is the former home to Auto Shower Car Wash that closed in August 2016 and is zoned B-5 Arterial Business District. 24W538 Lake Street is the undeveloped property located east of 900 W. Lake Street in unincorporated DuPage County. The Planning & Zoning Commission recommended approval of B-5 Arterial Business District zoning upon annexation of the unincorporated parcel. The annexation public hearing for that parcel is scheduled to coincide with final action on the Special Use Permit at the July 23 Village Board meeting.

An automobile laundry (car wash) is a special use in the B-5 Zoning District. The car wash will be exterior only, but the site will include 36 vacuum station parking spaces. The site includes more than required stacking spaces for entry into the car wash. All structures (including vending and trash enclosure) meets setback requirements in the B-5 Zoning District.

Trustee Domke asked if this use was in line with the Comprehensive Plan. *Yes, it is.*

Trustee Berkshire is familiar with the other Jet Brite locations where he has observed traffic backing up onto the mail roadway. He asked to insure that this would not be the case here. *The stacking lanes at this location are 3 lanes wide and much longer than the other locations.*

Staff was directed to move forward as recommended by the Planning & Zoning Commission.

6. 2018-2021 DRAFT STRATEGIC PLAN REVIEW

The management team has completed its tasks related to developing specific action items for accomplishing each of the previously identified strategic initiatives. Since the Village Board identified its four Strategic Priorities of Fiscal Sustainability, Economic Development, Community Engagement, and Operational Readiness, the management team has met with facilitator Craig Rapp to develop the strategic initiatives for each of the four priorities. The final step of the strategic planning process was for the management team to identify the action items necessary to accomplish those initiatives.

The management team developed 14 strategic initiatives and 62 action items to accomplish the desired outcomes and targets for the four strategic priorities. Each of the action items identifies a measure of success, who is responsible for its completion, and a target date for completion.

Staff directed to prepare a resolution for the Village Board to adopt the plan as presented.

7. 2018 COCOA CRAWL PROPOSED BUDGET

As the concept of the Village sponsored Cocoa Crawl has changed and grown since its inception 2 years ago, a discussion is needed to approve the budget for the event this year.

Trustee Trejo asked if the Hotel/Motel tax could be used to offset some of the event expenses. Yes.

Trustee Pileski recommended a \$7000 budget for the event. All were in favor.

8. EXECUTIVE SESSION - None

9. CITIZEN COMMENTS/QUESTIONS - None

10. OTHER BUSINESS – Trustee Trejo requested that the Police Department provide the Village Board with a Public Safety Risk Assessment perspective of a proposed hotel at the I-390/Roselle Interchange, using data from the hotel located at Lake St./Gary Ave. area.

11. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

Motion by Trustee Devitt second by Trustee Trejo to Adjourn Committee of the Whole at 7:50 p.m.

Upon Voice Vote: **MOTION CARRIED.**