

**PLANNING & ZONING COMMISSION  
2021  
MEETING MINUTES  
April 20, 2021**

**APPROVED MAY 4,**

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**Call to Order:** Chairman Patel called the meeting to order virtually via Zoom at 5:31 p.m.

**Roll Call:**

Present: Commissioners Bickford, Boos, Keller-Stein, Patel. Commissioner Stringfellow joined at 5:38 pm.  
Absent: Commissioners Walloch and Wurtz.  
Staff: Village Planner Caron Bricks, Village Administrator Jeff O'Dell.

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

**Consideration of Petitions:**

PZ 21-1093, J. Emil Anderson & Son, Inc., 0 Lawrence Avenue (Northeast corner of Cherry Street and Lawrence Avenue), Zoning map amendment from R-4 Multiple Family Residence District to B-2 Convenience Shopping Center District.

Commissioner Keller-Stein made a motion to open the public hearing for PZ 21-1093, seconded by Commissioner Bickford. The motion passed (4-0).

Commissioner Stringfellow joined the meeting at 5:38 pm.

Village Planner Caron Bricks presented the staff memo.

Chairman Patel swore in Danielle Grcic, 6767 N. Milwaukee Ave, Ste 202, Niles. Ms. Grcic stated that she is the petitioner's attorney.

Commissioner Bickford inquired whether the property owner would still need to go through the typical approval process for a proposal on the property and what the comprehensive plan designation. Planner Bricks stated that the property is shown as multi-family residential in the Comprehensive Plan, however through the overlay district, multi-family residential would still be possible. Planner Bricks added that any proposal would still have to go through the public hearing process.

Commissioner Keller-Stein asked what would happen to the people using the parking spaces if it is redeveloped.

Chairman Patel swore in Cliff Plencner, 21668 W. Swan Ct, Kildeer, IL, petitioner. Mr. Plencner stated that it is overflow parking for Sternberg Lighting for their employees. Ms. Grcic stated that a future proposal would need to address this issue, but its hard to answer without a proposal for the property.

Commissioner Keller-Stein stated she is concerned about voting on a zoning change without a proposal and without any idea of what Sternberg may need or want in the future. She stated that as a participant on the Comprehensive Plan committee, she remembers that this was always discussed as residential, never business.

Commissioner Stringfellow stated that he agrees with Commissioner Keller-Stein and is concerned about considering this without more information. Commissioner Keller-Stein feels that if the property is rezoned, it would blindside the neighboring property owners.

Chairman Patel asked about the zoning history of the property. Planner Bricks stated that she believes it has always been zoned residential.

Commissioner Boos asked if there are concerns about its zoning and its current use. Planner Bricks stated that the current use of the commercial parking lot does not align with residential zoning. Commissioner Keller-Stein disagreed and that she does not feel that the existing use is commercial in nature.

Commissioner Bickford asked about why the parking lot was being separated out from the Chateau Roselle property. Planner Bricks stated that due to the multitude of condo owners in Chateau Roselle, it doesn't make sense to include their property in any plans at this time.

Commissioner Boos asked about the motivation behind this request. Ms. Grcic stated that she believes this is the natural flow of the market now that Metro 19 has been approved.

Chairman Patel asked about the risk involved in rezoning the property. Planner Bricks stated that she doesn't believe there will be any risks because nothing is proposed at this time. This is to plan for the long-term future.

Planner Bricks read a public comment from Marty Lukkes into the public record:

"I would like to comment on this petition to rezone residential property to convenience shopping property. The petition for the property extends to the traffic flow on Lawrence Ave. If this petition passes, commercial property brings additional traffic so I want to ask about the following:

1. What are the plans to manage additional traffic on Lawrence Ave.? There is already an anticipated increase of traffic with the Metro 19 project proceeding just south of this property. Will Lawrence Ave. be widened to accommodate the increase, and especially the semi-trucks making deliveries which block traffic when there isn't adequate room for them to maneuver? Will there be turn lanes created on Lawrence Ave.?

2. Will the Village manage the business or businesses moving to the property by creating restrictions as to the type of business allowed? Some types of business seem to attract more patrons and traffic than others, e.g. any food establishment including take-out, eateries, and groceries; any establishment selling alcohol whether on or off sale; marijuana dispensaries, pharmacies, and smoke shops. With that mentioned, there are already some of these types of establishments located just a block away. I would also like to remind the Committee and Village Board there is a school less than one mile walking distance of this property which is currently residential and located in a primarily residential area.

3. What will be done to prevent Metra commuters from parking in this area? Could there be signage stating no overnight parking and limiting daytime parking to four hours? Also, what would be done for the employees parking to be exempt from such restrictions?

Thank you for your consideration."

Ms. Grcic stated that most of the comment would be addressed during the PUD process for the property. Any development needs to comply with the code, no matter the type of development, including multi-family residential. Her client is asking for a change in the zoning, not asking to not submit a complete application as is typical.

Commissioner Keller-Stein stated that she does not want to rush into deciding and does not support the request at this time.

Commissioner Boos asked if this could be added back into the zoning overlay in the future. Planner Bricks stated that is possible. Commissioner Boos stated that he agrees with Commissioner Keller-Stein and does not see the urgency.

Commissioners Bickford and Stringfellow agreed with Commissioner Boos' statement.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 21-1093, made by Commissioner Boos and seconded by Commissioner Keller-Stein. The motion passed (5-0).

Commissioner Keller-Stein made a motion to accept the findings of fact for a zoning map amendment for PZ 21-1093, seconded by Commissioner Stringfellow. The motion failed (0-5).

Commissioner Keller-Stein made a motion to recommend approval of PZ 21-1093 to the Village Board, seconded by Commissioner Stringfellow. The motion failed (0-5).

PZ 21-1094, Village of Roselle, 340-394 E. Irving Park Road, 400 E. Irving Park Road, 0 Lawrence Avenue, 439 Lawrence Avenue, and 555 Lawrence Avenue, Zoning ordinance text amendment and zoning map amendment to create a Business Zoning Overlay District that would be consistent with the East Irving Park Road Redevelopment Project & Plan adopted by Ordinance 2020-4083, promote and facilitate the type of PUD development approved by Ordinance 2021-4129 and the approved TIF redevelopment plan for the district, and to streamline the zoning process.

Commissioner Boos made a motion to open the public hearing for case PZ 21-1094, seconded by Commissioner Bickford. The motion passed with a 5-0 vote.

Village Planner Caron Bricks presented the staff memo.

Chairman Patel asked if this merges B-2 and B-3 together. Planner Bricks stated it does only to the properties included in the overlay, not everywhere in the Village. Chairman Patel wants to make sure that this only tied to the TIF district and the properties in the overlay.

Commissioner Keller-Stein asked how voting on the overlay district works now that they have voted against the rezoning of the parking lot. Planner Bricks clarified for the Commissioners where the TIF district is and where the Overlay is in the TIF district.

Commissioner Boos does not want the inclusion of the Village Board deciding if they want to hold the public hearing instead of P&Z. He stated that is a solution looking for a problem. Commissioner Keller-Stein agreed with Commissioner Boos.

Chairman Patel asked if any redevelopment has not occurred due to the length of the P&Z process. Planner Bricks stated that this is at the request of the property owners for how to make the approval process easier and faster. The Commissioner discussed the pros and cons of the P&Z public hearing process, including impact on neighboring property owners.

Village Administrator Jeff O'Dell stated that he understands the concerns brought up by the Commissioners. He wanted to clarify that this was an opportunity to create a faster pace for project approval, but understands why they are concerned. He asked for clarification on what they may want to modify in the proposal.

Chairman Patel stated that he doesn't understand what hinderances affect developers. Administrator O'Dell stated the Board is eager to approve the overlay district and removing that section from the ordinance would be okay.

Commissioner Keller-Stein stated that the P&Z process doesn't hold up a project, it is permits and inspections.

Chairman Patel stated that he understands Administrator O'Dell's question and agrees that he wants to approve the overlay, but without the section about the Village Board holding the public hearing.

Commissioner Boos stated that he is unsure of how he feels about the request.

Planner Bricks stated that the overlay creates a standard for what could be approved on a property. Commissioner Keller-Stein asked for clarification about what that means for a developer and if this will happen everywhere in town. Planner Bricks responded that this only for the subject properties and within the TIF district.

Administrator O'Dell summarized the discussion and staff's report on the request. He understands the conditions discussed by the Commissioners and wanted to reiterate the Village's opinion on the request.

Chairman Patel asked for comments from the commissioners. Commissioner Boos stated that he's not very comfortable with the proposal, but thinks that the Village can signal openness in a different way.

Ms. Grcic stated the overlay district allows flexibility to owners and future investors and/or developers. It provides a creative tool for the Village to offer the flexibility so a developer can understand how they can use the property while following local and state zoning laws. The Metro 19 project is changing the character of the area, why wouldn't the Village want to grant more flexibility to investors while still maintaining control.

Commissioner Keller-Stein understands but she thinks that doing it on a property-by-property basis like has been done in the past, should continue. Chairman Patel agreed but also added that the P&Z process creates uncertainty, so he understands that concern. Commissioner Boos agreed with Commissioner Keller-Stein and reiterated that the P&Z has always been open to unique ideas.

Ms. Grcic stated that a developer needs to know what they can do with a property, without having to create plans for the P&Z to consider. The overlay creates room for a developer to initiate the process and a bit more incentive to developers to consider Roselle.

Commissioner Bickford stated that he does not have the same issues as the other commissioners. He is okay with removing barriers when possible. But he would like to keep the due process through the P&Z and remove that section from the draft ordinance. He also does not understand the urgency. Chairman Patel agreed with Commissioner Bickford's statement.

Commissioner Stringfellow confirmed removing the Board section of the ordinance would keep a hearing before the P&Z. Planner Bricks confirmed Commissioner Stringfellow's statement.

Commissioner Keller-Stein asked if this could be postponed. She is concerned that the Village Board does not understand the P&Z's concern when voting on matters. Discussion occurred as to how to explain to the Board their concerns with this petition.

Administrator O'Dell reminded the P&Z that a recommendation should be made tonight. Planner Bricks stated that any conditions of approval recommended by the Commissioners would be directly communicated to the Village Board.

Hearing no comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 21-1094, made by Commissioner Bickford and seconded by Commissioner Boos. The motion passed (5-0).

Commissioner Boos made a motion to accept the findings of fact for a zoning map amendment for PZ 21-1094, subject to the condition that Section F(2) is removed from the draft ordinance, seconded by Commissioner Stringfellow. The motion passed (5-0).

Commissioner Bickford made a motion to recommend approval of PZ 21-1094 to the Village Board, subject to the condition that Section F(2) is removed from the draft ordinance, seconded by Commissioner Keller-Stein. The motion passed (5-0).

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

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

**Adjournment:** Commissioner Boos made a motion to adjourn the meeting, seconded by Commissioner Bickford. The motion passed 5-0 and the meeting ended at 6:47 p.m.