

COMMITTEE OF THE WHOLE
JANUARY 22, 2017
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:40 P.M.

Chaired by Mayor Pro-Tem Domke

PRESENT: Trustees Berkshire, Devitt, Domke, Pileski, Pransky and Trejo.

ABSENT: Mayor Maglio

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Jim Knippen, Steve Herron, Roman Tarchala, Dan Anderson, Mark Bozik, Pat Watkins, Tom Dahl, Victor Ramirez, and Patty Burns.

2. APPROVE PREPARED AGENDA

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

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. ST. WALTER'S CHURCH AND SCHOOL, AMENDMENT TO A SPECIAL USE PERMIT

St. Walter's has requested an amendment to their special use permit in order to construct a new kindergarten building and a new pre-school building. They originally received an amendment to their special use in 1999. The site plan for the 1999 amendment included a new gymnasium, an addition to the school, and other major site plan changes. The ordinance from 1999 allowed for St. Walter's to construct the proposed three phases of construction in any order they chose and did not require all phases to be constructed. The gymnasium was constructed, but the office/addition and other site plan changes were not made to the site.

The proposed new kindergarten and pre-school buildings will allow the school to offer full-day programs to meet the needs of parents. Three parking spaces will be removed from the site to act as a loading area for students during drop-off and pick-up time for the kindergarten. The parking spaces that would be impacted by construction of the pre-school have been relocated on the site. A parking survey shows there has been enough off-street parking to meet the needs of parishioners for church services. The proposed buildings meet all setback and height requirements for the zoning district.

Kindergarten and pre-school starting and ending times will be staggered to accommodate the flow of traffic on the site. The Planning and Zoning Commission recommended in favor (5-0) of the approval of an amendment to a Special Use Permit to accommodate

new kindergarten and pre-school buildings at St. Walter's following their public hearing on January 9, 2018, with the following condition:

A parking and drop off circulation plan is submitted to the Committee of the Whole for their consideration, which has been submitted and approved.

Trustee Devitt asked for more clarification on the parking issue. *During school hours there is no parking concerns. On Sunday, and special Mass days such as Easter, parking overflows onto the street where street parking is allowed on both sides of the street. A recent parking assessment shows plenty of available spaces in the lot on Sundays even though parishioners park on the streets.*

Trustee Domke asked if street parking were not available at all, is there enough parking on site to accommodate. *Yes, there are plenty of parking spaces on site.*

Trustee Berkshire questioned how the traffic flow during school drop off and pick up will be enforced. *Teachers and the Principal are in lot during those times to enforce. Staff facilitates the moving traffic.*

Staff was directed to proceed with recommendations and bring back for final approval to the February meeting.

5. MAIN STREET BOUNDARY AND TOPOGRAPHICAL SURVEY

The FY 2018 Budget includes \$150,000 for the construction of a small parking lot on Main Street just east of Starbucks, widening Main Street where appropriate, and adding streetlights on Main Street east of Howard Avenue. Because there is uncertainty regarding Metra, DuPage Water Commission, and other utility easements, staff recommends the Village retain the professional services of a land surveying firm to complete a boundary and topographical survey that will accurately depict existing conditions. This will include the depiction of all property lines, easements, curbs, sidewalks, and roadway elevations.

The cost to perform these services is \$15,000. While the Village has some of this information as a result of development and other improvements along Main Street, accurate depictions of utility easements and locations of buildings and sidewalks relative to the right of way are not available. Having one document for future use on a computer aided design and drafting (CADD) electronic file will be more beneficial for planning and design of projects along Main Street in the future.

Staff directed to proceed.

6. EXECUTIVE SESSION - None

7. CITIZEN COMMENTS/QUESTIONS - None

8. OTHER BUSINESS - None

9. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

Motion by Trustee Devitt second by Trustee Trejo to Adjourn Committee of the Whole at 8:00 p.m.

Upon Voice Vote: **MOTION CARRIED.**