

COMMITTEE OF THE WHOLE
JANUARY 28, 2019
Meeting Held at Roselle Village Hall
Council Chambers
31 S. Prospect
Roselle, IL. 60172

7:35 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Berkshire, Devitt, Domke, Pileski, and Trejo.

ABSENT: Trustee Pransky

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

2. APPROVE PREPARED AGENDA

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

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. LICENSE AGREEMENT – MAPLE LEAF ROASTERS

In September 2018, the Village Board approved a license agreement with Maple Leaf Coffee Roasters to authorize short-term parking at the train station for a 90 day trial period. The 90 day trial period commenced on October 30, 2018 when the parking signage was installed. During the trial period both the Village and Maple Leaf Coffee Roasters were to evaluate the impact of the parking on complaints, traffic flow, other safety issues, and impact on coffee sales.

Staff has not reported any negative impacts caused by the parking. The Metra ticket agent also reported no issues with the parking. The Maple Leaf Coffee Roaster owner indicates only positive impacts from his customers using the parking spots and therefore is asking that the license agreement be extended. Staff recommends extending the license agreement with the following conditions:

- 1) The Village provides two parking spaces along the curb adjacent to the train station that are signed for exclusive use by Maple Leaf Coffee Roasters.
- 2) Parking is limited to no more than ten minutes between the business hours of 4AM to 10AM.
- 3) Maple Leaf Coffee Roasters is responsible for the cost of repairing or replacing the signage should it be required.
- 4) The Village will continue to monitor the impact of the parking throughout the term of the agreement.
- 5) The agreement will automatically renew annually unless either party gives notice to terminate it.

- 6) The Village can terminate the agreement at any time with or without cause.
- 7) Maple Leaf Coffee Roasters will pay the Village \$10 annually as consideration for the exclusive use of the parking spaces.

Trustee Devitt likes everything about this except item #6. He feels that there should be some obligation of notice from both parties. *Staff will work on a length of notice that works for both parties.*

5. IRVING PARK ROAD APARTMENTS – NOAH PROPERTIES, LLC

The Planning & Zoning Commission recommended in favor (4-0) of the approval of a Zoning Map Amendment upon annexation to B-3 Town Center Zoning District, a special use permit for dwelling units, a special use for a planned unit development including variations for front yard setback, parking, and rear yard setback for detached garages, and a plat of consolidation following their public hearing on January 8, 2019 subject to the following conditions:

- i. Updated exterior materials on the garages.
- ii. Consideration of the location of the sidewalk in front of buildings 5 & 6 from the Irving Park Road right-turn lane into the project.
- iii. Use of the Town Center lighting fixtures.
- iv. Final review and approval by the Village Engineer.

No members of the audience spoke in favor of or against the request. Upon annexation, Noah Properties is requesting a zoning map amendment to the B-3 Town Center Zoning District. Staff supports this request as it directly aligns with the 2016 Comprehensive Plan's goal to elongate the Town Center area and connect "Old Main Street" and the Municipal Complex with the train station area.

Dwelling units in the B-3 Town Center Zoning District requires a special use and articulated elevations. Each of the 6 buildings includes a different architectural style and types of material.

Trustee Pileski stated he was OK with the parking plan presented.

Trustee Berkshire stated he has concerns with the parking plan. He feels that parking overflow will take over business spots in the retail mall next door. Also a concern about train noise. Train noise should be mentioned in the marketing brochures.

Trustee Devitt is concerned about the space between the buildings and safety and privacy issues. *There will be ground lighting for safety and the windows on the sides of the buildings will not line up with each other.*

Mayor Maglio mentioned concern about snow removal. The covenant must include wordage that no snow can be stored on site on the parking lots – snow must be hauled off the property. Garbage collection should be 3 days a week, and, if these units become condos, there should only be 1 condo association allowed.

Staff directed to proceed with the Board's recommendations and concerns.

6. PRE-ANNEXATION RESTRICTIVE COVENANT AGREEMENT POLICY

The Village Board directed staff to work with the Village Attorney to provide two alternatives to address potential legal challenges to the pre-annexation and restrictive covenant agreements after they have been approved by a property owner and the Village. Specifically, what would happen if any Court were to invalidate or declare all or portions of a previously approved pre-annexation or restrictive covenant agreement invalid or unenforceable?

Once approved, community development department staff will send letters to those property owners with expired pre-annexation agreements requesting completion of a Petition for Pre-Annexation. Property owners that are not contiguous to the Village but requesting continued water and/or sewer service utilities must agree to new pre-annexation and restrictive covenant agreements.

Trustee Berkshire stated that based on staffs comments regarding the alternative presented, that this will create more review and discussion with non-residents, he will agree with the first option. He wants to end the discussion on this topic. He also wants to ask that all current and future boards stand firm to the consequences of the agreement and do it in an expedient fashion. All Trustees were in agreement.

7. JULY 3 PARTY IN THE PARK SPECIAL EVENT

This year's July 3 Party in the Park special event will occur on Wednesday night. Mission Church will again partner with the Village of Roselle to provide the community with a band concert and fireworks show at the Lake Park High School West Campus. The Church will be responsible for the band concert event while the Village will be responsible for securing a contractor to produce the fireworks show and providing for all the public safety and public works personnel. Additional food trucks will be allowed as well.

Trustee Berkshire suggested more handwashing stations too. He also suggested working on the food truck locations to maximize convenience.

8. CITIZEN COMMENTS/QUESTIONS - None

9. EXECUTIVE SESSION - None

10. OTHER BUSINESS – Discussion and direction regarding a proposed memorandum of understanding between the Village of Roselle and Roselle Lions Club outlining responsibilities for hosting and planning future Taste of Roselle special events.

All Trustee were in agreement. Staff was directed to proceed.

11. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

Motion by Trustee Devitt second by Trustee Trejo to Adjourn Committee of the Whole at 8:30 p.m.

Upon Voice Vote: **MOTION CARRIED.**