



AGENDA ITEM # 4

**AGENDA ITEM EXECUTIVE SUMMARY
Committee of the Whole Meeting
April 9, 2018**

Item Title: Top Gear Powersports Special Use Permit

Staff Contact: Patrick N. Watkins, Community Development Director

COMMITTEE OF THE WHOLE ACTION

Recommendation regarding a Special Use Permit to operate an automotive repair facility at 65 W. Irving Park Road for Top Gear Powersports.

Executive Summary:

The Planning and Zoning Commission recommended to the Village Board approval of the Special Use Permit with a 6-0 vote at their meeting on April 3, 2018, with the following condition: all special events must be contained onsite at 65 W. Irving Park Road.

The petitioner, Mr. Tony DeSimone, on behalf of his business, Top Gear Powersports, would like to consolidate their retail sales that currently take place at 487 N. Roselle Road and repair business that currently takes place in a temporary space in Schaumburg into a single location. The petitioner would lease 7,000 sf of the available 14,000 sf of space at 65 W. Irving Park Road. Staff originally suggested a condition on capping the number of people permitted for a special event in concern of the small site and close proximity to a residential neighborhood. After a thorough discussion between the Planning & Zoning Commission, the petitioner, and the property owner, the condition of containing all events to the site itself was agreed upon.

Is this item budgeted? N/A

Any other implications to be considered? N/A

Attachments:

Planning & Zoning Commission Memo



Andrew J. Maglio Mayor
 Patty Burns Village Clerk

MEMORANDUM

To: Planning and Zoning Commission
From: Caron Bricks, Planner
Date: April 3, 2018
Subject: PZ 17-1053, Tony DeSimone, Top Gear Powersports

SITE: 65 W. Irving Park Road

ZONING: B-4 General Business District

REQUEST: **PUBLIC HEARING** to consider a Special Use Permit to operate an automotive repair facility.

SURROUNDING LAND USE:

	Current Zoning	Land Use
Site	B-4, General Business District	Warehouse/Office Space
North	R-2, Single Family Residential	Single Family Residential
East	B-4, General Business District	Warehouse/Office Space
South	M, Limited Industrial District	Railroad tracks and Warehouse
West	B-4, General Business District	Single Family Residential

BACKGROUND: Vito Pelagio is the owner of 65 W. Irving Park Road. Mr. Pelagio has rented out the eastern half of the building at 65 W. Irving Park Road (7,000 square feet) to Tony DeSimone. Mr. DeSimone has submitted an application for a Special Use Permit to operate an automotive repair facility for the proposed relocation of Top Gear Powersports to the subject property.

Top Gear Powersports has a retail space located at 487 N. Roselle Road where they sell motorcycle equipment, gear, and parts. However, they wish to consolidate their retail sales with the servicing of motorcycles and other equipment to the same location. The service portion of their business was located on Central Ave, until a fire forced them to relocate that part of the business temporarily to Schaumburg until they could find a building in Roselle that suited their retail and service needs. Their space at 65 W. Irving Park Road will allow them to combine both aspects of their business to a single location.

PLANNING ANALYSIS: Per Section 8.05(B)19 of the Village’s Zoning Ordinance, motor vehicle and equipment sales are a permitted use in the B-4 General Business District. Therefore, Top Gear’s retail sale of motorcycles and associated equipment is permitted at the proposed location. However, “garages, automotive repair...” is considered a Special Use in the B-4 General Business District. Therefore, Mr. DeSimone has applied for a Special Use for the service aspect of the Top Gear Powersports business.

Attached (Attachment 2) is an interior floor plan detailing the layout of Top Gear within their half of the building. Retail sales and office space would make up the front portion of the building facing Irving Park Road. The servicing of the motorcycles and other small equipment would occur to the rear of the building. Everything would be dropped off and picked up from the service area in the back. In the attached narrative (Attachment 3), Top Gear will be limiting their service hours to Monday-Friday, 9 AM – 6 PM and Saturday, 10 AM – 5 PM. The retail portion of the business will be on Sunday, 11 AM – 4 PM, Monday-Friday, 10 AM – 8 PM, and Saturday, 10 AM – 5 PM.

Mr. Pelagio will also be re-striping the parking lot and reconfiguring it to maximize the number of spaces available for his tenants. The plat of survey showing these changes is attached (Attachment 1). All parking spaces and drive aisles meet the Zoning Ordinance’s requirements. Per the interior floor plan, the 28 parking spaces provided on-site meets the required number of off-street parking spaces for Mr. DeSimone’s business.

RECOMMENDATION FOR ZONING: Planning staff recommends approval of the Special Use Permit for an automotive repair facility, with the firm condition that any events on the property for Top Gear Powersports is limited to a maximum of 25 people. This staff suggested condition is in respect to the residential neighborhood across the street, the small size of the site, and the future tenant in the western portion of the building.

FINDINGS OF FACT FOR SPECIAL USE:

- a. The approval of such special use is in the public interest and not solely for the interest of the applicant;
- b. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
- c. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity; and
- d. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees.

ACTION NEEDED:

- 1. Recommendation to the Village Board on the findings of fact for a Special Use for PZ 17-1053
- 2. Recommendation to the Village Board on PZ 17-1053

ATTACHMENTS:

1. Plat of Survey
2. Interior Floor Plan
3. Narrative from Petitioner
4. Aerial

Attachment 1

TMA

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No.	DATE	REVISION DESCRIPTION

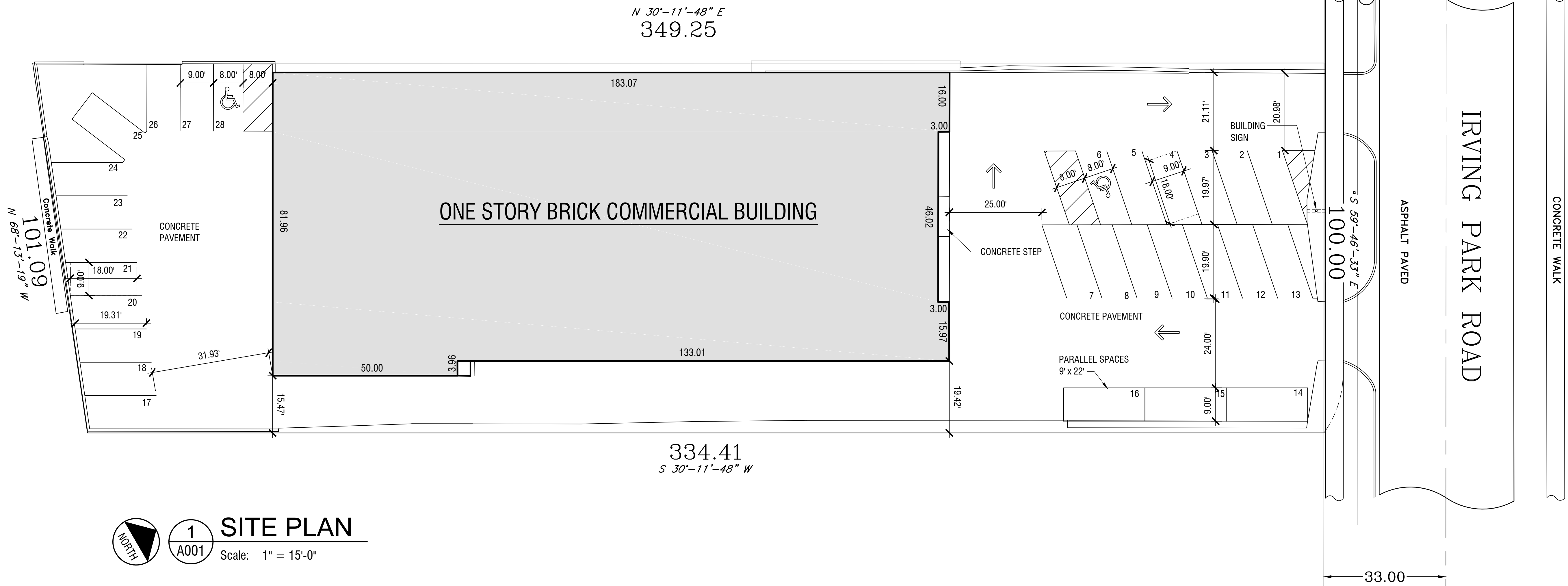
EXTERIOR REMODELING FOR
65 W. IRVING PARK ROAD
ROSELLE,
ILLINOIS

DRAWING TITLE
PARKING LOT STRIPING

DATE
02-19-18

PROJECT No.
16-005

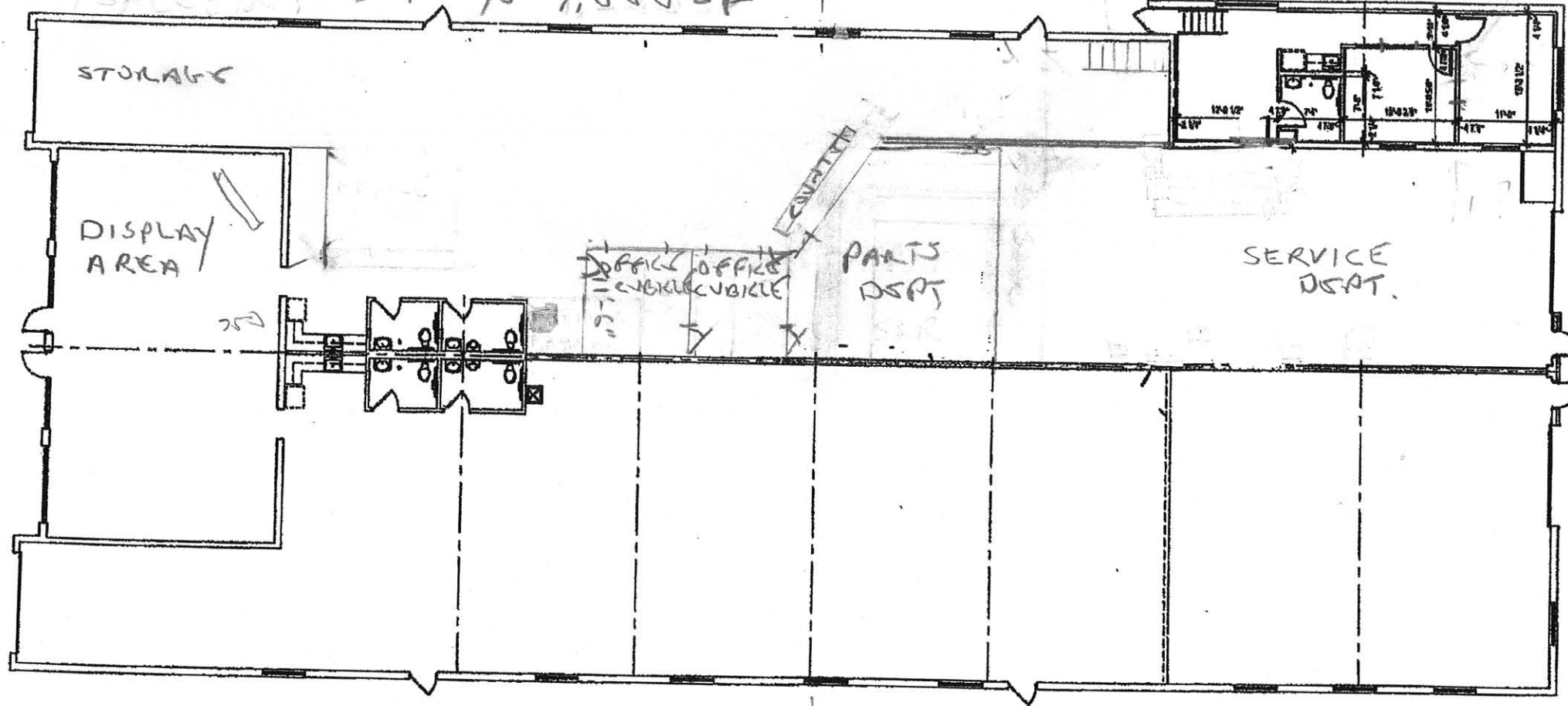
SHEET No.
A-1



1 SITE PLAN
A001 Scale: 1" = 15'-0"

SPACE	APPROX	SQ FT
SALES/SHOWROOM/DISPLAY	43%	3,000 SF
OFFICES	14%	1,000 S.F.
STORAGE	17%	1,200 SF
SERVICE DEPT	26%	1,800 SF
TOTAL	100%	7,000 SF

TGP TOTAL S.F. = APPROX 7K SF.



1 PROPOSED FLOOR PLAN
Scale: 1/8" = 1'-0"

#2 REVISION
now #6

Top Gear Powersports

02/15/2018

Village of Roselle: Zoning and Planning Commission

New location: Top Gear Powersports, Inc

65 W Irving Park Rd.

Roselle, Ill 60172

Type of business: Retail Sales and Service for the Powersports Industry including New & Used Motorcycles and trailers along with limited used automobile sales.

Purpose of move: To consolidate operations under one roof in order to operate more efficiently. In addition this space will allow us to grow our business because of the additional square footage.

Hours of Operation: Retail Sales Hours	Service Hours
Sunday: 11:00pm – 4:00pm	-----
Monday – Friday: 10:00am - 8:00pm	9:00am – 6:00pm
Saturday: 10:00am – 5:00pm	10:00am – 5:00pm

Employees: Full time: 3 Part time: 3 This is a Seasonal Business.

Tony DeSimone

www.topgearpowersports.com

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Aerial – 65 W. Irving Park Road



— Subject Property

