

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
April 3, 2018**

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**APPROVED JUNE 26, 2018**

**Call to Order:** Acting Chairman Stare called the meeting to order in the Roselle Village Hall Council Chamber at 7:04 p.m.

**Roll Call:**

Present: Commissioners Bickford, Keller-Stein, Stare, Stringfellow, Wurtz, and Zinni  
Absent: Commissioner Patel  
Staff: Community Development Director Patrick N. Watkins and Planner Caron Bricks  
Commissioner Keller-Stein entered the meeting at 7:17 PM.

**Approval of the Agenda:** A motion was made by Commissioner Wurtz, seconded by Commissioner Bickford to approve the agenda. The motion passed with 5-0 vote.

**Approval of Minutes:** A motion was made by Commissioner Stringfellow, seconded by Commissioner Wurtz to approve the minutes from March 6, 2018. The motion passed with a 5-0 vote.

**Consideration of Petitions:**

PZ 17-1053, Tony DeSimone/Top Gear Powersports, 65 W. Irving Park Road (Special Use Permit for an Automotive Repair Facility)

Commissioner Stringfellow made a motion to open the public hearing for case PZ 17-1053, seconded by Commissioner Bickford. The motion passed with a 5-0 vote.

Planner Caron Bricks presented the staff memo. She stated that the petitioner, Tony DeSimone, owns Top Gear Powersports. They have 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. The zoning district for the property requires a special use permit for an automotive repair business. Planner Bricks explained their proposed hours of operation, the location of the different aspects of the business within the space, and the propose re-striping of the parking lot by the property owner. Staff is suggesting a 25-person cap for events on the property out of concern to the residential neighborhood across the street, the small size of the site, and the future tenant in the western portion of the building.

Tony DeSimone, 140 E. Granville, was sworn in Acting Chairman Stare. Mr. DeSimone stated that he is not agreement with a cap on the number of people gathering on his property. He stated that the size of the site could easily accommodate 100+ motorcycles in the striped parking spaces on the site. He compared his business at 65 W. Irving Park Road with the other businesses in the Town Center that spill out onto public streets and they do not have a limit on the number of people who can gather on the site. He stated that he has been in Roselle on Roselle Road for seven years and has never had a problem with any of his events.

Commissioner Wurtz asked about the build out of the space for the business. Mr. DeSimone stated that when Vito Pelagio, the owner, renovated the building, he added in a triple basin system for the proposed repair service.

Commissioner Stringfellow asked how staff got to the 25 person number. Director Patrick Watkins stated that staff saw it as a way to limit larger events from happening on the property and staff does not intend to limit the regular business. He added that 25 may not be the correct number, but this should be discussed.

Commissioner Zinni asked if a special event permit could be used instead of limiting the number of people on the site. Director Watkins stated that it is not required if the owners think the event can be handled on private property alone.

Acting Chairman Stare stated that he does not see a need for a special event permit or a cap on the number of people. Commissioner Wurtz asked how the limit would be enforced by staff. Mr. DeSimone stated that, in the past, if they have ever had an event grow to be large, they asked for police assistance. However, their events are largely based on weather, so it can be hard to determine how many people might show up to any event until the day of.

Commissioner Wurtz asked about where the test-driving of the motorcycles would take place. Mr. DeSimone stated that it would be limited largely to Irving Park Road. Commissioner Wurtz stated that he does not want the neighborhood on the north side of the street to have to deal with this. Mr. DeSimone stated that at their current location, there are also residential neighborhoods and they have never received any complaints. Mr. DeSimone stated that he lives in Roselle and would not want to do anything that negatively impacts his neighbors.

The Planning & Zoning Commission discussed the proposed cap between themselves and the petitioner.

Vito Pelagio, owner of 65 W. Irving Park Road, stated that he will accommodate the needs of Top Gear for events that they want to have on the property.

Commissioner Wurtz asked how the Village would even know about an event until it is happening. Director Watkins stated that the main concern is about spilling over onto other private property and impacting the neighbors.

Anthony DeSimone, 140 E. Granville, was sworn in by Acting Chairman Stare. He stated that they don't always know when smaller rides will occur on site. Many just gather together of their own free will and use Top Gear as an easy starting point. They also don't always know how many people will show up due to weather.

Commissioner Wurtz stated that he does not think the Village is trying to control the business, but rather control recourse if things go wrong. The Planning & Zoning Commissioners further discussed the cap.

Mona DeSimone, 140 E. Granville, was sworn in by Acting Chairman Stare. She stated that they have met with the Chief of Police and reiterated that Top Gear has never had an issue with any of their events in seven years. The Village told her last year that she does not need a special events permit and she does not understand why the cap was suggested.

Michael Stanaway, 102 W. Irving Park Road, was sworn in by Acting Chairman Stare. He stated that he is concerned about parking on the site and it spilling over and affecting neighboring properties.

The Planning & Zoning Commission further discussed the cap for number of people attending an events. Several numbers were discussed but none were agreeable to every commissioner. Commissioner Zinni stated that he thinks the event and parking situation should have been studied further by a traffic engineer. It was generally agreed upon by the Commissioners, staff, and the petitioner that a condition should be placed stating that events cannot spill over onto other private property and should contained to the site itself.

Hearing no further comments from the audience, Acting Chairman Stare asked for a motion to close the public hearing for case PZ 17-1053, made by Commissioner Keller-Stein, seconded by Commissioner Stringfellow. The motion passed 6-0.

Commissioner Keller-Stein made a motion to accept the findings of fact for the special use permit for case PZ 17-1053, on the condition that all events must be contained to the site, seconded by Commissioner Stringfellow. The motion passed 6-0.

Commissioner Keller-Stein made a motion to recommend approval of case PZ 17-1053 to the Village Board, seconded by Commissioner Bickford. The motion passed 6-0.

PZ 18-1065, Todd Eichholz, 208 Town Acres, 243 Granville, 259 Granville (Land Division other than a Subdivision, Eichholz Resubdivision)

Planner Caron Bricks presented the staff memo. She stated that the Eichholz family owns the three properties which includes a vacant lot. The Eichholz family would like to resubdivide the properties to give part of the vacant lot to 243 Granville and the remainder to 208 Town Acres in order to ensure that the vacant lot remains open for use by the family in the future. The portion given to 208 Town Acres would also allow for

Todd Eichholz to construct a pool on his property without needing variations for lot coverage and rear yard setback.

Commissioner Zinni asked for Mr. Eichholz to explain the proposed layout. Mr. Eichholz explained that part of the strange shape of the lots is to allow for his brother's playground set to remain on his property. There is also an electrical pole in the backyard area that seemed to serve as a natural dividing point for the lot, which they have done.

Commissioner Zinni stated that he was not supportive of the lot configuration and did not feel comfortable recommending approval of the resubdivision. Commissioner Keller-Stein stated that she knows there is a long family history with these lots and understands why the family would want the vacant lot to remain open and usable by the family in the future. The other Commissioners were in agreement and stated that although the layout is not ideal, there is no ideal, square layout that would divide the lot between the properties.

Commissioner Stringfellow made a motion to recommend approval of the resubdivision to the Village Board, seconded by Commissioner Wurtz. The motion passed 5-1.

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

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

The meeting ended at 8:26 p.m.