



AGENDA
VILLAGE OF ROSELLE
VILLAGE BOARD COMMITTEE OF THE WHOLE
February 10, 2020
Following Village Board Meeting

Meeting Chaired by Mayor Andy Maglio

1. Roll Call

2. Approval of Prepared Agenda

3. Citizen Comments/Questions

Residents who wish to address the Board, please come to the podium, state your name and address, and limit your comments to three minutes.

4. Action Auto Special Use Permit

Documents:

[ACTION AUTO SPECIAL USE PERMIT.PDF](#)

5. July 3 Party in the Park Special Event

Documents:

[JULY 3 PARTY IN THE PARK SPECIAL EVENT.PDF](#)

6. Executive Session

- A. Executive Session Minutes
- B. Collective Bargaining
- C. Litigation
- D. Personnel
- E. Real Property
- F. Security Procedures
- G. Risk Management

7. Citizen Comments/Questions

Residents who wish to address the Board, please come to the podium, state your name and address, and limit your comments to three minutes.

8. Other Business

9. Adjourn

In compliance with the Americans with Disabilities Act, any person with a disability requiring a reasonable accommodation to participate in the meeting should contact Jason Bielawski, ADA Compliance Officer, 8:30 a.m. to 5:00 p.m. Monday through Friday, telephone: 630-671-2810, email jbielawski@roselle.il.us.

31 South Prospect Street Roselle, Illinois 60172-2023 www.roselle.il.us

Telephone: (630) 980-2000 Administrative Fax: (630) 980-8558 General Village Fax: (630) 980-0824



AGENDA ITEM # 4

**AGENDA ITEM EXECUTIVE SUMMARY
Committee of the Whole Meeting
February 10, 2020**

Item Title: **Action Auto Special Use Permit**

Staff Contact: Patrick N. Watkins, Community Development Director

COMMITTEE OF THE WHOLE ACTION

Discussion regarding a special use permit for automotive repair (detailing) at 200 N. Garden Avenue.

Executive Summary:

Following their public hearing on February 4, 2020, the Planning and Zoning Commission recommended in favor (7-0) of the approval of a special use permit for automotive repair (detailing). No members of the public spoke in favor of or against the request.

Action Automotive is seeking to relocate their business to a unit at 200 N. Garden Avenue. Their business is primarily detailing of cars for local dealerships and private clients. They pick up clients cars, bring them to their location on Garden Avenue, and return them upon completion. A triple basin has previously been installed in the unit.

Approximately 15% of his business would be internet auto sales, which is a permitted use in the M zoning district, as long as all vehicles are stored indoors. The applicant is aware of these conditions.

Implications:

Is this item budgeted? N/A

Any other implications to be considered? None

Attachments:

February 4, 2020 P&Z Packet



Andrew J. Maglio Mayor
 Patty Burns Village Clerk

MEMORANDUM

To: Planning and Zoning Commission
From: Caron Bricks, AICP, Planner
Date: February 4, 2020
Subject: PZ 19-1084, SUP for Automotive repair (detailing)

SITE: 200 N. Garden Ave

ZONING: M – Limited Industrial District

REQUEST: **PUBLIC HEARING** to consider a special use permit for automotive repair (detailing).

SURROUNDING LAND USE:

	Current Zoning	Land Use
Site	M – Limited Industrial District	Light Industrial
North	M – Limited Industrial District	Light Industrial
East	M – Limited Industrial District I -1 Light Industrial District (Unincorporated)	Warehouse, Light Industrial
South	M – Limited Industrial District	Light Industrial
West	R-2 Single Family Residence I -1 Light Industrial District (Unincorporated)	Undeveloped Outdoor storage b

BACKGROUND: Action Automotive, owned by Raymond Sikocinski, has signed a lease to occupy Unit B of 200 N Garden Avenue, a 5-unit building. Action Automotive was previously located in Schaumburg. Their business is two-fold; the first is internet automotive sales, the second is automotive detail work. Most of his clients for detailing are local dealerships, including Friendly Ford.

PLANNING ANALYSIS:

The subject property is zoned M – Limited Industrial and is surrounded on the north, east and south by light industrial uses. In the M – Limited Industrial district, “automotive repair, garages” is a Special Use. Automotive detailing is not defined specifically in the current zoning ordinance, therefore, staff treats detailing uses as “automotive repair” as they are similar. Below is the definition of automotive repair from the zoning ordinance:

Garage, automotive repair. Any building other than a private residential garage or a storage garage where motor vehicles are equipped, repaired, serviced, hired, sold, or stored.

Internet automotive sales, which would comprise approximately 15% of Mr. Sikocinski's business, is a permitted use in the M – Limited Industrial District as long as all cars are stored indoors. Mr. Sikocinski is aware of this condition and has received a business license for this portion of his business as he moved through the public hearing process for the detailing aspect of his business.

As described by Mr. Sikocinski, his detailing work is done mostly for local area dealerships. He, or his employees, would pick up vehicles for detailing from the dealership, bring them to their location on Garden Avenue, and return them to the dealership upon completion. He will also be detailing cars he will be listing for sale. His unit within the building is accessed from the front door to the overall building, as well as through a garage door. The unit already has a triple basin installed.

There are many automotive uses along Garden Avenue, so this use is not foreseen to have any negative impacts on the surrounding area. As noted in the letter from the property owner, Mr. Sikocinski will not be conducting any mechanical or body auto repair work at this location.

RECOMMENDATION FOR ZONING: Planning staff recommends approval of the special use for automotive repair (detailing) at 200 N. Garden Avenue.

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.

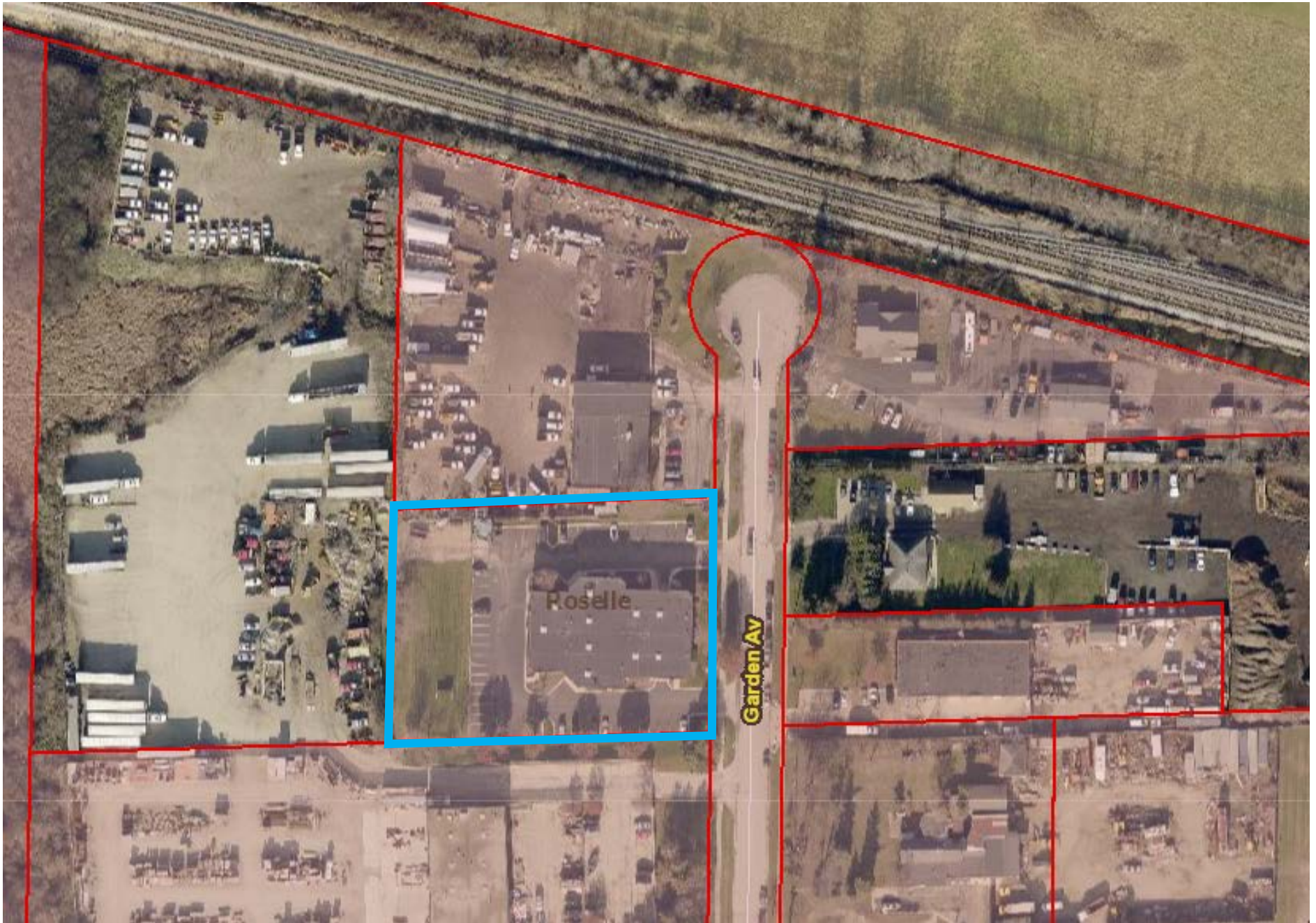
ACTION NEEDED:


1. Recommendation to the Village Board on the findings of fact for a Special Use for PZ 19-1084.
2. Recommendation to the Village Board for PZ 19-1084.


ATTACHMENTS:


1. Aerial
2. Explanation of Request
3. Site Plan
4. Interior Floor Plan
5. Letter from Property Owner

200 N. Garden Avenue – Aerial



 200 N. Garden – Subject Property

 Village of Roselle Boundary

 Village of Schaumburg Boundary



Action Automotive

200 N. Garden Ave Roselle, IL 60172 | 630-283-3955 | actioncaraudio@yahoo.com

12/26/2019

Village Of Roselle

Zoning/Community Development

31 S. Prospect St

Roselle, IL 60172

Dear **Zoning Board/ Community Development,**

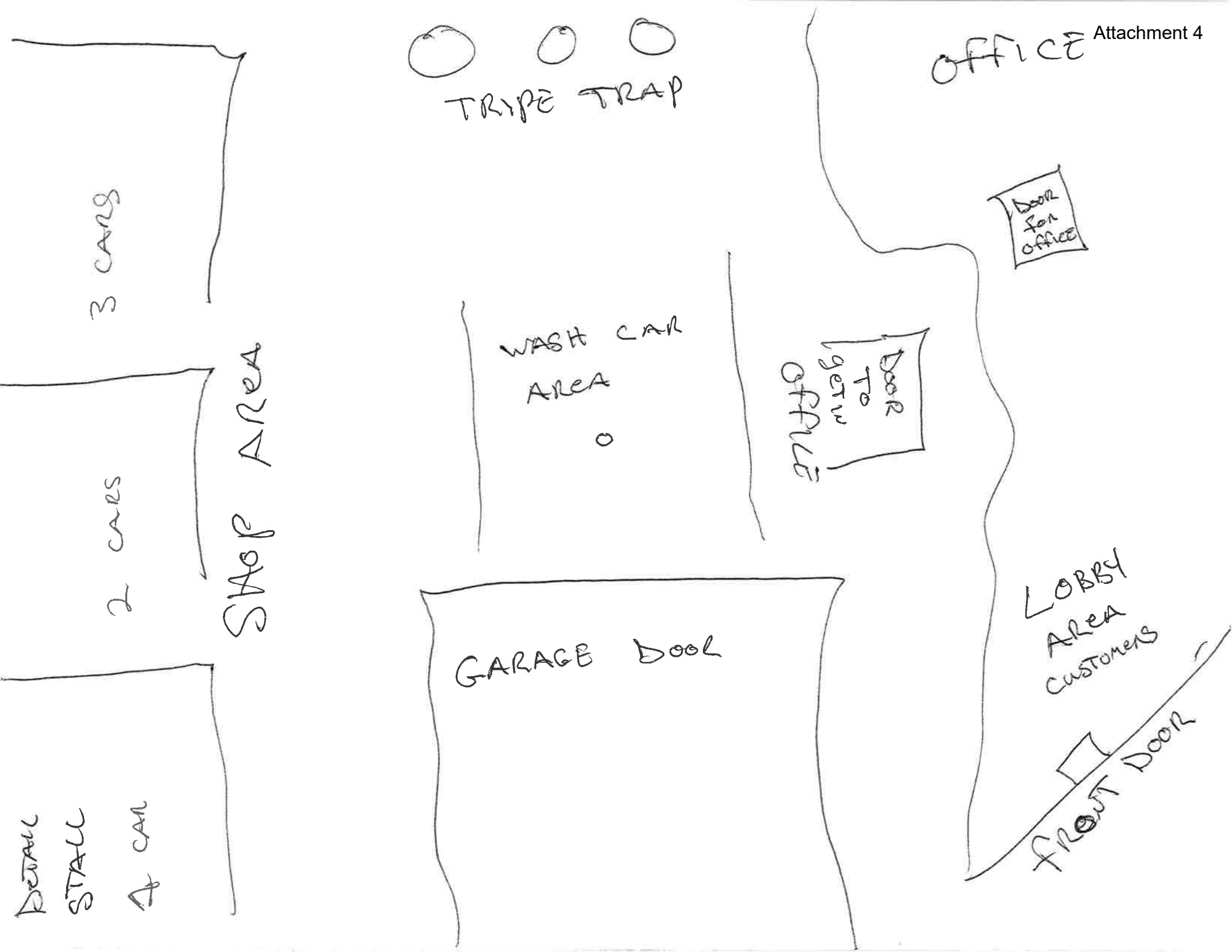
Action Auto has been in business for the past 5 years. We were located in Schaumburg, but are now hoping to move our business to your town of Roselle. We detail for major car dealerships such as Fox Valley Auto Group. We have also worked with Bob Rohrman Auto Group, Friendly Ford, Motorwerks, Dupage Dodge, and Schaumburg Toyota. We also service a number of smaller car dealerships. The other part of my business is internet auto sales and I detail the cars I am hoping to sell. We also service the general public.

Auto detailing is about 85% of my business. We are a family owned and operated business. I also have 2 other employee's. Day to day consists of driving to car dealerships, picking up cars for detail and then returning them to that dealer. As well as detailing cars for the auto sales business and for customers. I think that my business would make a great addition to your town.

Please contact me with any questions or concerns you might have.

Sincerely,

Raymond Sikocinski



3 cars

2 cars

DETAIL STALL
1 car

SHOP AREA

TRIPLE TRAP

WASH CAR AREA

GARAGE DOOR

OFFICE

Door TO get w
OFFICE

Door for office

LOBBY AREA CUSTOMERS

FRONT DOOR

Rickerson and Aylward Partnership, LLC

Real Estate ❖ Investment ❖ Development ❖ Management

December 12, 2019

Mr. Ray Sikocinski
Action Auto Detailing
853 West Wise Road
Schaumburg, IL 60193

Re: 200 Garden Ave. Trade Center – Unit B – Roselle

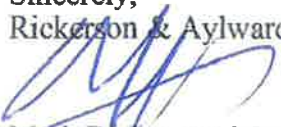
Dear Ray,

Please allow this letter to serve as confirmation that we would allow Action Auto Detailing to Lease our Unit B at the 200 North Garden Avenue Trade Center in Roselle, Illinois. It is agreed that 'Action' does auto cleaning, detailing, waxing, washing, etc., and that NO mechanical auto repair work, or NO mechanical auto body repair work is included in your scope of services. Periodically, the Action Auto business also includes internet auto sales.

This letter is written at your request, pursuant to the request of the Village of Roselle in order to secure a Special Use Permit to operate your business in our building at 200 North Garden Ave., Unit B, Roselle.

Feel free to contact my office if you need any further confirmation, or if I may be of any further assistance to you or the village. Thank you.

Sincerely,
Rickerson & Aylward Partnership LLC


Mark Rickerson, Managing Partner
mark@servicemgmt.com



AGENDA ITEM # 5

**AGENDA ITEM EXECUTIVE SUMMARY
Committee of the Whole Meeting
February 10, 2020**

Item Title: July 3 Party in the Park Special Event

Staff Contact: Jeffrey D. O'Dell, Village Administrator

COMMITTEE OF THE WHOLE ACTION

Consider a staff recommendation on the July 3 Party in the Park special event band concert, fireworks show and contractor, and participation of food truck vendors.

Executive Summary:

This year's July 3 Party in the Park special event will occur on a Friday night. Mission Church is again looking forward to partnering with the Village of Roselle to provide the community with a band concert and fireworks show at the Lake Park High School West Campus. As was the case in past years, the Church will be responsible for the band concert 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 to staff the event. Staff recommends the Village Board consider the following for this year's event.

- Mission Church has informed me that they have secured the band "Wedding Banned" to perform the band concert. Featured previously on CBS Chicago, WGN Morning News, and Fox 32 Good Morning Chicago, the band plays regularly at community festivals and corporate events in the metropolitan area. Their shows are interactive and contain a song list appealing to all ages.
- Melrose Pyrotechnics, Inc. has informed me they are extremely interested in producing this year's fireworks show. They have produced our last three fireworks shows and feedback from the community, Mission Church, and others who have attended our previous fireworks shows has been very positive. Village staff interaction with representatives from Melrose during the planning and inspection phases prior to the show has been extremely positive too.
- Last year's event included food trucks from Doctor Dogs, Chicago Culinary Kitchen, Kona Ice, Toast Taco, and Cupcakes for Courage. As you recall, we increased the number of food trucks from 3 to 5 last year as a result of long lines. Feedback from the vendors was positive with interest in returning this year. Staff

will reevaluate who participates this year along with pricing charged by the vendors for their product.

Implications:

Is this item budgeted? Yes, \$27,500 has been included for the fireworks show in the FY 2020 Budget (10312240-63330)

Any other implications to be considered? If the Village Board confirms staff's recommendation, a contract with Melrose Pyrotechnics, Inc. will be placed on the agenda for the February 24 meeting.

Attachments:

None