

Village of Schaumburg
Zoning Board of Appeals
October 27, 2021
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CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7:00pm.

ROLL CALL

Members Present: Chairman Harry Raimondi, James Dolbeare, Mike LaRosa, Rob Morreale,
Pat Riley, Sunil Shah, Glenn Szurgot and Elizabeth Veatch

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Marisa Krawiec Community Planner	Phuong Uhlir 834 W. Weathersfield Schaumburg, IL
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Mrs. Phuong Uhlir, Petitioner, stated that she would like to operate a cookie-making business in her home. They will be made by-order, and she proposes to initially operate on the weekends only. Customers will be able to pick up their orders in the Schaumburg Town Square parking lot, or the Petitioner will deliver cookies within a 5-mile radius of her home.

Ms. Krawiec stated that the Petitioner is proposing to use her home kitchen to bake cookies. Her intention is to deliver the cookies or meet in a public place such as Town Square. Orders will likely be placed with the Petitioner or through a social media platform. Staff and a Village health inspector visited the home and confirmed that the kitchen area, as well as a small table near the living room, which will be used for mixing and prepping. The area used for the business meets the 160 square feet allowed for a home-based business. The Village has approved other home bakers and home-based businesses that allow clients to come to the home. Past home bakers have been allowed up to six clients per day. If Mrs. Uhlir determines that she would like customers to come to her home, she will be required to return to the ZBA to request an amendment to her special use. While she is not requesting clients to come to her home, Staff did provide an analysis to prevent the Petitioner from having to amend the special use. The existing driveway extension will be able to accommodate customer parking up to 6 clients per day and appointments should be staggered. The health inspector saw no issues that would prevent this Petitioner to operate her cookie-baking business. Ms. Krawiec said that the Petitioner has provided all of the required licenses needed to operate a food-handling business and added that Staff is supportive of the request and is recommending approval.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare noted that the existing appliances in the Petitioner's kitchen may not be able to accommodate the proposed business if she has a large volume of orders.

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Ms. Veatch, Mr. LaRosa, Mr. Morreale and Mr. Shah had no questions.

Mr. Szurgot asked how Staff calculated the square footage because the proposed space appears to be more than 160 square feet. Ms. Krawiec stated that while the entire kitchen is over 160 square feet, Staff looks at the space that will be used for the business—i.e., countertops and the table area. She said that, for example, when Code Enforcement looks at an office space for a proposed home-based business, if a bedroom is used as an office, they calculate the desk area if that is the only area that will be specifically used for the business. Referring to the hand-drawn floor plan, Mr. Szurgot asked what the space behind the kitchen is because it appears as a room with no doors. Ms. Krawiec said it is part of the bathroom and hallway. The Petitioner confirmed.

Mr. Riley wished the Petitioner good luck.

Chairman Raimondi stated that there is an error on the Plat of Survey. The street name noted as “Maria Lane” should read, “Marie Lane.” He asked Ms. Krawiec how that could be corrected, and she suggested that the Petitioner could notify the surveyor so it can be updated. He asked the Petitioner if she agrees to all of the conditions on the Staff Report and Mrs. Uhlir replied, “Yes.”

PUBLIC HEARING CLOSED

Mr. Riley made a motion, seconded by Mr. Dolbeare, to close the hearing.

MOTION CARRIED

Mr. Morreale made a motion, seconded by Mr. LaRosa, to recommend approval of a Special Use for Home Occupation – Home Baker for Meo Beo Bakery, LLC located at 834 W. Weathersfield Way, Case No. Z2110-01, subject to the following conditions:

1. The special use is approved in accordance with the business narrative received by the Community Development Department on October 5, 2021
2. The proposed home occupation shall abide by all provisions of Section 154.65 (Home Occupations) of the Village Zoning Ordinance.
3. The proposed home occupation shall abide by all provision of Section 95-37 (Home Kitchen Operations) of the Village Health and Sanitation Ordinance.
4. The home occupation shall be limited to six client visits per day. Customer pickups shall be staggered so there are no more than two pickups within an hour.
5. Adequate, off-street parking shall be provided for all clients visiting the home.
6. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
 - a. Floorplan, received by the Community Development Department on October 5, 2021.
 - b. Plat of Survey, received by the Community Development Department on October 5, 2021.

Z2110-01 / MEO BEO BAKERY, LLC / 834 W. Weathersfield Way / Special Use for Home Occupation
– Home Baker

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MOTION CARRIED: vote: 8-0 with no member(s) absent and one vacancy

A poll was taken: Mr. James Dolbeare - Yes
 Mr. Mike LaRosa - Yes
 Mr. Rob Morreale - Yes
 Mr. Harry Raimondi - Yes
 Mr. Pat Riley - Yes
 Mr. Sunil Shah - Yes
 Mr. Glenn Szurgot - Yes
 Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 11/9/21.

ADJOURNMENT

The meeting was adjourned at 7:11pm.

Marisa Krawiec, AICP, Community Planner
I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Secretary
Zoning Board of Appeals