

STAFF REPORT

To: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Community Planner

HEARING DATE: December 14, 2022

DATE PREPARED: October 27, 2022

CASE NUMBER: Z2205-05

TITLE: Z2205-05 / MT AUTO & DIESEL SERVICE / 550 Lunt Avenue / Site Plan Amendment - Driveway addition / Landscape Variations

BACKGROUND INFORMATION

Petitioner: Tomasz Hanusiak

Address of Petitioner: MT Auto & Diesel Service
550 Lunt Ave
Schaumburg, IL 60193

Status of Petitioner: Tenant

Owner of Property: Maria Razniak

Address of Property: 280 Illinois Blvd,
Schaumburg, IL 60169

Existing Zoning: M-1 Manufacturing District

Existing Land Use: Industrial/Manufacturing

Requested Actions:

- Site Plan Amendment for Driveway Addition [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Variation to Reduce Overall Landscaping from 20% to 9.63% [Title 15, Chapter 154, Section 154.136(J)(1)]
- Bufferyard Variation to Reduce the West Landscape Buffer from 10 Feet to 0 Foot [Title 15, Chapter 154, Section 154.136(N)(1) of the Zoning Ordinance]
- Variation to Reduce Foundation Landscaping from 10 Feet to 0 Feet [Title 15, Chapter 154, Section 154.136(M)(1) of the Zoning Ordinance]

ANALYSIS

The petitioner requests Site Plan Amendment for a Driveway addition, and Landscaping Variations, for MT Auto & Diesel Service, located at 550 Lunt Ave. MT Auto & Diesel provides a variety of services related to auto repairs. The existing industrial building is a single story structure and includes ±6,851 square feet. The property includes a driveway on the east side, which leads to the surface parking lot in the rear. There is an existing loading dock on the south (front) side of the property for deliveries. The petitioner is proposing to add a driveway on



the west side of the property and expand the drive aisle to connect to the rear parking lot. The proposed driveway on the west side of the property would measure 25'6" x 10', constructed of concrete. The proposed drive aisle leading to the rear of the property would measure 10' x 111', constructed of asphalt.

In 2020, the petitioner submitted and obtained a building permit to make alterations to the existing building (Permit 20-05320). Subsequently, village staff discovered exterior work, such as removal of the front greenspace area had commenced without approval. Staff notified the petitioner to restore the front greenspace area to its original condition. As a courtesy, staff provided the petitioner with a suggested landscape plan which is minimum and would comply with the landscape code. The petitioner has agreed to conform to the staff suggested landscape plan.

Staff is supportive of the proposed driveway and the drive aisle improvement to the property, as it will better accommodate the business needs and provide a complete turning radius for vehicles. Additionally, patrons utilizing the proposed west drive aisle will likely create a situation where they would drive over the existing driveway of the business located on the east side (560 Lunt Ave). Therefore, the petitioner obtained a shared access agreement with the property owner to the east. Staff has included a condition of approval that the agreement be recorded.

Variations

The petitioner is requesting multiple landscaping variations.

- *20% Lot Greenspace*

Per the village code, 20% of each lot is required to be greenspace. The petitioner is requesting a 10.37% variance as the greenspace on site would be 9.67% after the proposed addition of the driveway and drive aisle is constructed. Staff is supportive of this request since the new driveway would provide a 360-degree turning radius to lessen the parking and traffic constraints the petitioner is facing.

- *Foundation Landscaping (West)*

Per the Village Code, a minimum of 10 feet in width of foundation landscaping is required around the building. The petitioner is seeking a variance to install 0 feet of foundation landscaping on the east side. Providing a ten foot wide foundation landscaping would technically not be feasible for the petitioner due to the tight constraint of the site overall. Additionally, if this requirement were to be met, then the petitioner will not be able to provide the proposed connection to the rear of the property. Therefore, staff is supportive of this variation and does not believe it will negatively affect the adjacent property.

- *Bufferyard Variation (West)*

Per the Village Code, the east bufferyard is considered an "A" Bufferyard requiring 10 feet of green space and 1 tree per 35 linear feet. Therefore, a variation to reduce the width from 10 feet to 0 feet is being requested by the petitioner to construct the proposed driveway.

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Staff is supportive of the bufferyard variation for a couple of reasons. Similar to the justification provided for the foundation landscaping variation, if the bufferyard requirement were to be met, then the petitioner will not be able to provide the proposed connection to the rear of the property. Secondly, this condition is predominantly existing within the Centex subdivision. The general nature of the industrial uses within the area are mostly auto related. Therefore, parking and maneuvering of vehicles across the tough site constraints is a major challenge for property owners. Hence, staff is supportive of the bufferyard variation request.

Zoning History:

Historical zoning information for the subject property is limited. The original site was constructed circa 1976. Over the years, there have been couple of auto repair and auto parts related uses occupying the building.

Surrounding Zoning and Land Uses:

North: M-1 Manufacturing District – 555 Estes Ave (Custom Precision)

South: M-1 Manufacturing District – 529 Lunt Ave (Steve's Auto), 533 Lunt Ave (Avant Speed)

East: M-1 Manufacturing District – 540 Lunt Ave (D & D Natural Stone Works)

West: M-1 Manufacturing District – 560 Lunt Ave (Fox Valley Glass)

Compatibility with Surrounding Land Uses:

The proposed addition is compatible with the adjacent manufacturing/industrial uses.

Comprehensive Plan Designation:

The subject property is designated as industrial in the Comprehensive Plan. The existing auto repair business is compatible with this designation.

Parking:

The Village code calculates parking requirements based on the different uses within a building. With the proposed addition, the required parking for the subject property is as follows:

MT Auto Diesel & Service		
Motor Vehicle Repair Shop 6,847 sq. ft. GFA 5,417 sq. ft. NFA	3.5 spaces per 1,000 square feet NFA.	19 spaces
Parking Required		19 spaces
Parking Provided		20 spaces
Parking Surplus		1 spaces

As indicated above, there is a surplus of one additional parking space.

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RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of a Site Plan Amendment for a Driveway Addition and Landscape Variations for MT Auto & Diesel Service, located at 550 Lunt Ave, Case No. Z2205-05, subject to the following conditions:

1. A Metropolitan Water Reclamation District (MWRD) permit may be required. The applicant will be required to obtain a letter of determination from the agency.
2. A Land Development Permit is required. The Land Development permit is separate from the Building Permit and includes landscaping and site lighting (no electrical). Separate permit applications and plan sets will be required.
3. Prior to the issuance of a Land Development permit, the shared access agreement must be recorded with the county.
4. The front landscape area must be restored and conform to the staff suggested landscape plan upon completion of the new driveway.
5. No parking of vehicles is permitted in the proposed driveway and the drive aisle.
6. The following plans/exhibits shall be adopted as part of the governing ordinance:
 - a. Site Plan, Sheet A-0, prepared by Pro-Plan Architects, PC, dated May 12, 2022, and received by the Community Development Department on May 31, 2022.
 - b. Staff suggested landscape plan, Sheet A-0, prepared by Pro-Plan Architects, PC, date October 28, 2021.
 - c. Project narrative, received by the Community Development Department on May 24, 2022.
 - d. Shared access agreement letter, received by the Community Development Department on September 23, 2022.

pc: Petitioner
 Owner