

Z2205-05 / MT AUTO & DIESEL SERVICE / 550 Lunt Avenue / Site Plan Amendment - Driveway
Addition and Landscape Variations

Village of Schaumburg
Zoning Board of Appeals
December 14, 2022
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CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7:01pm.

ROLL CALL

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

Member(s) Absent: Elizabeth Veatch

A quorum was present.

Also Present:

Sworn in for testimony:	Parth Joshi	Tomasz Hanusiak
	Community Planner	550 Lunt Avenue
		Schaumburg

Mr. Tomasz Hanusiak, Petitioner, stated that he would like to have a driveway on the west side of his building in order to have better access to his rear parking lot. He is also proposing new plantings in the front and new concrete to the rear driveway.

Mr. Parth Joshi stated that the driveway on the east side of the property provides access to the rear of the building. The proposed new concrete driveway is on the west side of the property. The Petitioner would like to connect that driveway with the drive aisle and connect the rear of the property, as well. The driveway is proposed to be constructed of concrete and the drive aisle on the west side is proposed to be constructed of asphalt. Staff is supportive of the request as it provides a better turning radius for the business since it's a challenge for drivers to maneuver the site. The Petitioner is also requesting multiple landscape variations:

- ♦ The existing lot has 9.67% of landscaping onsite, which creates a deficit of 10.37% of green space variation. Staff is supportive of this variation since the proposed improvements will provide a better turning radius and lessens the existing parking concerns they have connecting to the rear of the building.
- ♦ The Petitioner is requesting that the foundation and bufferyard landscape variations be zero feet due to the proposed addition. This is an existing condition predominantly in the Centex subdivision. The majority of the uses in this area are auto related. Multiple properties have similar issues where they have maneuvering issues because of site constraints because lot sizes are too small.

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

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare stated that the requests are perfectly reasonable.

Mr. Riley, Mr. LaRosa, Mr. Morreale and Mr. Shah had no questions.

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Mr. Szurgot stated that he visited the site two times this past week and observed that there are a lot of cars parked along the east side of the building. He asked the Petitioner if he will still park cars on the sides of the building after doing the proposed improvements. The Petitioner stated that he will try his best not to but will definitely not park on the west side because he can't block a driveway. His neighbor on the east side has allowed him to park there but he has to move those cars. Mr. Szurgot said that the rear parking lot has stadium parking and was surprised that the Village allows that. The Petitioner said that "every single one of them (vehicles) gets moved" every two days. He added that when he has to order a very uncommon part, it can take one-to-two weeks and sometimes three weeks to receive it. One supplier he orders from typically has 40% of their items on back order for a couple months or are discontinued. Mr. Szurgot said that might be a good excuse to have stadium parking there right now. Mr. Szurgot asked if the Petitioner will have continuous flow once he opens up the west side. The Petitioner said yes, it will be better because currently, if he wants to use his alleyway to get inside his back door, there is no way to make a U-turn from the driveway to there. Mr. Szurgot said you can't make a turn now because it's completely filled from the front-to-the-back of the property with vehicles. He added that he doesn't even know how a fire truck can get in there on that east side. Mr. Szurgot feels the submitted plan is incomplete. He observed many large containers in the parking lot and asked what they are for. The Petitioner said they are just oil containers that are from his oil heater, which he plans to move eventually. Mr. Szurgot said that when those containers are removed, the Petitioner will have a continuous flow around his rear parking lot to the west and east sides. The Petitioner said, "Yes, I plan on it, but life is not perfect." Mr. Szurgot said, "You're not going to stack vehicles anymore? I mean, I was a little amazed that this was like that." The Petitioner said, "A lot of the other companies do the same thing." Mr. Szurgot said, "You can't tell where the parking spaces are (in the rear of the building) because it is completely filled with big vehicles and equipment." The Petitioner said the only equipment he has in the back parking lot is one forklift. When Mr. Szurgot was visiting the site, there was a delivery person struggling to exit the property. The Petitioner asked where someone is supposed to deliver his parts if all of the parking in the street is full. Mr. Szurgot noted that the public hearing sign on the property was laying on the ground.

Ms. Errera asked for clarification on the rear parking in terms of the 19 parking spaces and lack of striping. Mr. Joshi stated that the site plan does not show the required striping.

Chairman Raimondi stated that he visited the site and noticed that there was a lot of storage in the rear parking lot. He informed the Petitioner that storage should be inside the building and added that outside storage will make it difficult to maneuver cars. He told the Petitioner that he will not be able to park on both driveways but might be able to where he has shared access with his neighbor. He asked if the Petitioner works on diesel trucks. The Petitioner said he works on small diesel trucks known as "light duty" and that they are the size of an average pick-up truck. Chairman Raimondi said that he agrees with Mr. Szurgot that if this request gets approved, the Petitioner needs to get his rear parking lot "straightened out to make it work." The Petitioner said he doesn't understand why striping is required. Mr. Joshi said that the Village requires that cars must be parked in a striped area and that the rear parking lot cannot be used to store materials. Chairman Raimondi told the Petitioner, "We're trying to help you do what's right so that your business can flourish in a proper way."

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

MOTION CARRIED

Mr. Morreale made a motion, seconded by Mr. Shah, to recommend approval of a Site Plan Amendment - Driveway Addition and Landscape Variations for MT Auto & Diesel Service located at 550 Lunt Avenue, 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.

MOTION CARRIED: vote: 8 - 0 with one member(s) absent

A poll was taken:

Mr. James Dolbeare	– Yes
Ms. Patricia Errera	– 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	– Absent

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The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 1/10/23.

ADJOURNMENT

The meeting was adjourned at 7:22pm.

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

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals