

Z2211-03 / SAVAGE SHOP, LLC / 979 Lunt Avenue / Site Plan Amendment – Façade and Site Modifications, Special Use for an Internet Auto Sales Facility, Landscape Variation and Parking Variations

Village of Schaumburg
Zoning Board of Appeals
December 14, 2022
Page 1 of 6

CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7:23pm.

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 Community Planner	Rostyk Kavchak Owner 979-981 Lunt Avenue Schaumburg	John Horst Managing Director 979-981 Lunt Avenue Schaumburg
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Mr. Rostyk Kavchak, Petitioner, stated that he is requesting approval for reduced landscaping from 20% to 14.9%, approval to reduce parking from 24 spaces to 12 spaces, approval for a parking setback variation to construct the driveway zero feet from the front lot line. The Petitioner's two brief videos were shown, which showcased the type of work he performs.

Mr. Parth Joshi stated that the Petitioner performs premier customization of luxury vehicles. He has an existing business at 1002 Lunt Avenue. The existing lot at the subject property is approximately 23,000 square feet, and the stand-alone building is approximately 9,300 square feet. The existing property has two drive aisles that connect to the rear of the property. The former two dock doors in the front of the building have been removed. The Petitioner is proposing to remove the asphalt from the entire property and will replace it with brick pavers on both drive aisles and in the rear of the property. He is also proposing to replace the windows with long vertical faux windows, along with new brick veneer. Some minor proposed changes include adding a back door for access. An internet auto sales component is also being requested, although it is not his primary business operations. The proposed hours of operation are 8am – 6pm on Fridays and 8am – 2pm on Saturdays. The Petitioner purchases exotic cars and performs custom work utilizing online platforms to sell his vehicles. Per Village code, all vehicles must be stored in the back of the building, where they are not visible from the street. Since this is a stand-alone building, the Petitioner is allowed to store up to five vehicles in the back parking lot. The Petitioner is not proposing to store any vehicles outside and is only proposing to store three vehicles inside the building. If approved, this will be the 13th internet auto sales facility in the Village. Mr. Joshi said the following variations are being requested:

Parking Setback Variation

In the M-1 Zoning District, parking has to be 25' away from the front property line. The Petitioner is proposing to remove the existing concrete driveway and replace it with permeable grass brick pavers which

Village of Schaumburg
Zoning Board of Appeals
December 14, 2022
Page 2 of 6

will be zero feet away from the front property line. He is requesting this because he doesn't want deliveries to get in conflict with the delivery of his vehicles in the rear of the building. Mr. Joshi said that Staff is not supportive of this request primarily because there were two dock doors at the front of the building previously, as well as drive aisles. The proposed facade does not include any delivery dock doors. Staff is also concerned that this could be used as a display location for the Petitioner's vehicles. Additionally, reducing the width of the driveway in the front yard would also help in achieving more greenspace and reduce the requested minimum greenspace variation.

Landscape Variation

Mr. Joshi stated that per code, 20% of overall landscaping is required, and the Petitioner is requesting to reduce that to 14.1%. Staff is supportive of this request because of the proposed site improvements, which will bring it closer to compliance.

Parking Variation

The required parking is 24 spaces on site, and the Petitioner has 12 striped spaces in the rear of the building. Although there is a 50% parking deficit, Staff is supportive of this request because this is not a typical internet auto sales business within the M-1 Zoning District. They only perform custom work on luxury vehicles with an extremely high sales point. The Petitioner has very few customers who come to the building. Additionally, the Petitioner is not planning to store any vehicles outside as it would pose a security risk.

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

Chairman Raimondi asked the Board for their comments.

Mr. Riley stated that he supports all of Staff's recommendations, including the one denial.

Mr. LaRosa asked the Petitioner if he is currently occupying the subject building and Mr. Kavchak said, no. Mr. LaRosa said that Page Two of the project narrative states that the Petitioner has had instances where delivery trucks have hit the building. Mr. Kavchak said that he had been renovating the interior of the building when the delivery trucks damaged the building. Mr. LaRosa asked why Staff recommends denial of the front drive aisle. Mr. Joshi said that Staff feels that someone can technically park in there. The Petitioner would like to utilize that area for deliveries. The Petitioner has informed Staff that the maximum deliveries they receive are fiber panels for the vehicles, which are very expensive.

Referring to Staff's recommendation for denial of the front drive aisle parking, Mr. Szurgot asked, "What about all of the other businesses down the street?" Mr. Joshi said those are all existing situations. Mr. Szurgot said, "I can't go along with that. You've got businesses all along down the street that have small garages and openings and that . . . I don't have a problem with the way the Petitioner has designed the building and what he wants to do with his front end, doing whatever everybody else is doing down the block and has been doing down the block. Plus, it will take some cars off the street, too." He concluded, "I have

Z2211-03 / SAVAGE SHOP, LLC / 979 Lunt Avenue / Site Plan Amendment – Façade and Site Modifications, Special Use for an Internet Auto Sales Facility, Landscape Variation and Parking Variations

Village of Schaumburg
Zoning Board of Appeals
December 14, 2022
Page 3 of 6

no problems (with this request). I think you've got a real nice-looking building." Mr. Szurgot said he does not agree with Staff's aforementioned recommendation for denial.

Ms. Errera stated that she agrees with Mr. Szurgot and added that it looks very nice. She asked why parking is not allowed on the opposite side of the street. Chairman Raimondi said it has been like that for 30 years. Mr. Joshi said that while he does not know the width of Lunt Avenue, he believes that if parking were permitted on the opposite side of the street, the required minimum clearance for two-way traffic would not be met.

Mr. Morreale stated that he also agrees with Mr. Szurgot and Ms. Errera. He added that the front entrance looks great, and he understands why the Petitioner is requesting the variation. Mr. Morreale does not support Staff's aforementioned recommendation for denial.

Mr. Shah asked if the Petitioner's other building on the Lunt Avenue is also called "Savage," and the Petitioner said, yes. Mr. Shah asked why the Petitioner named his business Savage. The Petitioner said that to him, Savage means that they do something different that no one else does. He added that they provide quality work, never cut corners and want to make the subject property look very nice, inside and out.

Mr. Dolbeare stated that he believes the Petitioner will not park a million-dollar car in front of his building and added that the building design is beautiful. He understands the Petitioner not wanting to block the street and using the front drive aisle for deliveries will help everyone. Mr. Dolbeare does not want a sign there and Chairman Raimondi said the Petitioner can instruct his suppliers with the delivery location. Mr. John Horst, Managing Director, stated that their customers come by appointment only and will be instructed to park in the back of the building. Mr. Dolbeare asked if the front drive aisle could become a parking space, should the Petitioner no longer occupy the building someday. Mr. Joshi said, correct. Chairman Raimondi said that he feels it should be an addition to the special use should that scenario come to fruition. Mr. Dolbeare agreed.

Chairman Raimondi asked if there is an entrance in the back of the building. The Petitioner stated that there is an entrance in the front and in the back. Chairman Raimondi asked if the bushes/trees on the proposed landscape plans are the same bushes that will be installed on the subject property. Mr. Joshi said he doesn't think so because what is shown on the plans is for illustration purposes only. Chairman Raimondi requested that the Petitioner work with Staff to ensure that the landscaping is as nice as the building. Mr. Kavchak said, "We will do whatever it takes, and we will go above and beyond." Mr. Joshi stated that Staff will work with the Petitioner in terms of the specific species and type of trees. Mr. Kavchak said that they will comply 100%. Chairman Raimondi asked if the Petitioner will have painting booths in the building and Mr. Kavchak said, yes. Chairman Raimondi asked if the subject property is for maintenance and preparation or if they will show cars. Mr. Horst said that the front half of the building will be like a small showroom and lobby area for customers. He continued that the car spinner will serve two purposes. One is for showing a car to a customer and the other is for when they make video and photos for their website, the spinner will allow them to get every angle of the car. Chairman Raimondi asked what activities take place at the

Village of Schaumburg
Zoning Board of Appeals
December 14, 2022
Page 4 of 6

Petitioner's other Lunt Avenue location. Mr. Horst said that currently, they bring cars to the existing studio to take photos and then they show cars at that facility. Chairman Raimondi asked if it's correct that the Petitioner is proposing to install pavers on the driveways and in the rear of the building. Mr. Kavchak said yes and will double the amount of required gravel because he doesn't want anything to settle. He feels that pavers all the way around will look much better, and there will also be a snow-melting system throughout. Chairman Raimondi asked how many people they will employ, and Mr. Kavchak anticipates having six to ten employees. Chairman Raimondi asked if the vehicles get delivered by a semi-truck trailer. Mr. Kavchak said vehicles are delivered by a flat-bed tow truck. Chairman Raimondi said that if a box truck makes a delivery out front, it might stick out a little bit onto the street. Mr. Kavchak said that most of the box truck deliveries are from DHL, FedEx and UPS. They are approximately 20' long, including the cabin and they will have an additional 5' or 6' of space for unloading.

Mr. Morreale asked if the Petitioner is planning to keep his original building on Lunt Avenue. Mr. Kavchak said he plans to keep it and is in the process of purchasing the building next door to the east of the subject property. Mr. Morreale stated that he is aware that permeable pavers can be problematic and asked the Petitioner if he has experience with them. Mr. Kavchak said the pavers in front of the building will be 2' x 2' squares with 4" wide grass in between each square where all of the water will go.

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

MOTION CARRIED

Mr. Morreale made a motion, seconded by Mr. Szurgot, to recommend approval of a Site Plan Amendment – Façade and Site Modifications, Special Use for an Internet Auto Sales Facility, Landscape Variation and Parking Variations for Savage Shop, LLC located at 979 Lunt Avenue, Case No. Z2211-03, subject to the following conditions and to disagree with Staff's recommendation to deny the front parking setback variation:

1. All activities shall occur completely within the enclosed building, except the arrival and departure of automobiles. The petitioner can store up to 5 vehicles in the parking at the rear of the building provided the vehicles are not visible from the roadway.
2. Indoor vehicle storage is limited to no more than the number of vehicles that the Fire Department and Building Division of Community Development determine to be safe.
3. Customer viewing shall be by appointment only during the hours of operation. The proposed hours of operation are Monday through Friday from 8 am to 6 pm and Saturdays from 8 am to 2 pm.
4. The business must remain in compliance with applicable regulations of the State of Illinois Secretary of State with respect to licensing, and the owner must maintain a dealer's license throughout the tenure for the business and its operations.
5. No signage on the premises which invites the general public to view cars for sale shall be permitted.
6. The following plans shall be adopted as part of the governing ordinance:

Z2211-03 / SAVAGE SHOP, LLC / 979 Lunt Avenue / Site Plan Amendment – Façade and Site Modifications, Special Use for an Internet Auto Sales Facility, Landscape Variation and Parking Variations

Village of Schaumburg
Zoning Board of Appeals
December 14, 2022
Page 5 of 6

- a. Cover Sheet, Site Plan, Life Safety and Code Matrix, Sheet T1, prepared by Variation Design, LLC, dated May 5, 2022, with latest revised date of August 29, 2022, and received by the Community Development Department on November 14, 2022.
- b. Existing Site and Landscape Plan, Sheet T2, prepared by Variation Design, LLC, dated May 5, 2022, with latest revised date of August 29, 2022, and received by the Community Development Department on November 14, 2022.
- c. Proposed Site and Landscape Plan, Sheet T2, prepared by Variation Design, LLC, dated May 5, 2022, with latest revised date of August 29, 2022, and received by the Community Development Department on November 14, 2022.
- d. Demo Floor and Ceiling Plans and Notes, Sheet D1, prepared by Variation Design, LLC, dated May 5, 2022, with latest revised date of August 29, 2022, and received by the Community Development Department on November 14, 2022.
- e. Demo Elevations, Sheet D2, prepared by Variation Design, LLC, dated May 5, 2022, with latest revised date of August 29, 2022, and received by the Community Development Department on November 14, 2022.
- f. Demo and Proposed East Elevations, Sheet D3, prepared by Variation Design, LLC, dated May 5, 2022, with latest revised date of August 29, 2022, and received by the Community Development Department on November 14, 2022.
- g. Proposed Floor and Ceiling Plans and Notes, Sheet A1, prepared by Variation Design, LLC, dated May 5, 2022, with latest revised date of August 29, 2022, and received by the Community Development Department on November 14, 2022.
- h. Proposed Elevations, Sheet A3, prepared by Variation Design, LLC, dated May 5, 2022, with latest revised date of August 29, 2022, and received by the Community Development Department on November 14, 2022.
- i. Plat of Survey, prepared by Jens K. Doe Professional Land Surveyors, dated August 2, 2016, and received by the Community Development Department on November 14, 2022.
- j. Proposed Renderings, prepared by Savage Shop, LLC, and received by the Community Development Department on November 14, 2022.
- k. Project Narrative, prepared by Savage Shop, LLC, and received by the Community Development Department on November 14, 2022.

Z2211-03 / SAVAGE SHOP, LLC / 979 Lunt Avenue / Site Plan Amendment – Façade and Site Modifications, Special Use for an Internet Auto Sales Facility, Landscape Variation and Parking Variations

Village of Schaumburg
Zoning Board of Appeals
December 14, 2022
Page 6 of 6

MOTION CARRIED: vote: 7 - 0 with one member absent and one member recused

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

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 8:06pm.

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