AGENDA

The public is encouraged to remotely “attend” its Zoning Board meeting by tuning into the live stream via the Zoom video conferencing platform.

Public participants can attend the meeting in a variety of ways. There will be an opportunity for public comment for each case. Comments will be accepted in the following order:

a. For participants who have called in, there will be a specific time during the public comment period where you will be unmuted.

b. Submit comments or questions using the Chat feature. Comments will be monitored during the meeting and read into the record by village staff at the appropriate time. Any questions submitted through the chat after the public hearing is closed for each case will not be accepted.

c. Use the “Raise Hand” feature (found in “Participants”). During the public comment period, there will be a specific time where your audio will be turned on and you will be allowed to ask questions or make comments.

d. Submit comments or questions in advance of the meeting by emailing prgsubmittals@schaumburg.com. Emails will be read into the record by village staff at the appropriate time. Any questions submitted through email after the public hearing is closed for each case will not be accepted.

Viewers who wish to join the meeting live can do so using the link and meeting information below. Please note: The meeting is password protected; participants must enter the password listed below. Be advised all telephone numbers and participant names will be visible to the public.

Join Zoom Meeting
https://zoom.us/j/96342224361?pwd=K3lEQ05VNkpUK0VzbnhVUnBzclh0dz09

Meeting ID: 963 4222 4361
Passcode: 532767

One tap mobile
+13126266799,,96342224361#,,,,0#,,532767# US (Chicago)

Dial by your location
+1 312 626 6799 US (Chicago)

MINUTES TO BE APPROVED:
1. General Minutes (11/11)
2. Z2010-04 / Wildberry Restaurant - Westwood Tavern Rezone (11/11)
3. Z2010-03 / Signature Gymnastics Academy (11/11)

CASES TO BE HEARD:

1. Z2010-07 / NEW STONE DESIGN / 906 Lunt Avenue / Parking Variation

ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Community Development Department at 847.923.4420, preferably no later than five days before the meeting.
AGENDA ITEM SUMMARY

General Minutes (11/11)
12/2/2020
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

**Executive Summary:**

**Recommended Action:**

**ATTACHMENTS:**

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Minutes</td>
<td>Minutes</td>
</tr>
</tbody>
</table>
CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7pm.

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

Member(s) Absent: 
A quorum was present.

Also Present: Martha Dooley, Parth Joshi

Ms. Martha Dooley began the Zoom web conference by reading the rules of conduct, along with how public comments will be accepted.

CONSIDERATION OF MINUTES
Mr. Dolbeare made a motion, seconded by Ms. Veatch, to approve the following minutes, as presented:

<table>
<thead>
<tr>
<th>Mtg Date</th>
<th>Case Number and Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/28</td>
<td>General Minutes</td>
</tr>
<tr>
<td></td>
<td>Z2010-01 / Amendment to Municipal Code – Temporary Storage Units</td>
</tr>
</tbody>
</table>

All ayes. MOTION CARRIED

PUBLIC HEARING(S)
1) Z2010-04 / WILDBERRY RESTAURANT – WESTWOOD TAVERN / 1383 – 1385 N. Meacham Road / Rezone from B-5 to B-2, Village Initiated
2) Z2010-03 / SIGNATURE GYMNASSTICS ACADEMY / 2246 Palmer Drive, Unit 107 / Special Use for a Gymnasium Facility and Parking Variation

OTHER BUSINESS
Mr. Riley made a motion, seconded by Mr. Morreale, to cancel the 12/9 ZBA meeting.
All ayes. MOTION CARRIED

ADJOURNMENT
Mr. Dolbeare made a motion, seconded by Mr. Morreale, to close the meeting.

There being no further business, the meeting was adjourned at 7:14pm.

Martha Dooley, Landscape & Sustainability 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
Z2010-04 / Wildberry Restaurant - Westwood Tavern Rezone (11/11)
12/2/2020
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

**Executive Summary:**

**Recommended Action:**

**ATTACHMENTS:**

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Ms. Martha Dooley stated that on 10/13/20, the Village Board approved the rezoning of the Costco (Z2007-04) and former At Home (Z2007-03) parcels. Both properties are now in the B-2 Zoning District and are generally located on the east side of Meacham Road, south of McConnor Parkway. There is one remaining parcel within the B-5 zoning classification to the north where Wildberry Restaurant and Westwood Tavern are located. This parcel measures 1.95 acres and does not satisfy the minimum area required for the B-5 Zoning District. Since the subject parcel does not meet the required 30-acre minimum for B-5, the Village proposes to rezone it to the B-2 Zoning District. Ms. Dooley said that the B-2 general business district is appropriate for a number of reasons:

♦ It reflects the existing uses of the two restaurants (Wildberry and Westwood Tavern) on the parcel.
♦ The B-2 Zoning District accommodates a variety of uses commonly found in a retail center.
♦ The rezoning will not impact the continued operation of the existing uses on the site.
♦ All requirements of the B-2 Zoning District have been met, and there are no variations required, nor requested.
♦ There are no findings or evidence that suggest that rezoning would be injurious to property value or improvement.
♦ The owner has not expressed any objection at this time, and has no plans to change the land use of the parcel.

Ms. Dooley said that Staff is recommending approval of the request.
Chairman Raimondi asked if the public had any questions or concerns.

**Chat Participants, Email Participants & Telephone Participants**
Mr. Parth Joshi stated that there were none.

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare, Ms. Veatch, Mr. Szurgot, Mr. Morreale, Mr. Shah and Mr. Riley had no questions.

Chairman Raimondi asked if it is correct to say that there is shared parking with Costco, and Ms. Dooley said yes and added that there is no change with the parking requirements.

**PUBLIC HEARING CLOSED**
Mr. Szurgot made a motion, seconded by Mr. Dolbeare, to close the hearing. **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to recommend approval of a Rezone from B-5 to B-2, Village Initiated, for Wildberry Restaurant – Westwood Tavern located at 1383 – 1385 N. Meacham Road, Case No. Z2010-04, as presented:

**MOTION CARRIED: vote: 7-0 with no member(s) absent and two vacancies**
A poll was taken: Mr. James Dolbeare - 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, 12/8/20.*

**ADJOURNMENT**
The meeting was adjourned at 7:07pm.

Martha Dooley, Landscape & Sustainability 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
Z2010-03 / Signature Gymnastics Academy (11/11)
12/2/2020
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

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**Executive Summary:**

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**Recommended Action:**

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**ATTACHMENTS:**

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CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:07pm.

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

Member(s) Absent:
A quorum was present.

Also Present: Martha Dooley
Landscape & Sustainability Planner

Present via Phone: None
Present via Chat: None
Emails Received: None

Sworn in for testimony: Parth Joshi
Community Planner
Elise Saisi
Signature Gymnastics Academy
2246 Palmer Drive, Unit 107
Schaumburg, IL 60194

Ms. Elise Saisi, representing the Petitioner, stated that she would like to operate a gymnastics facility with the proposed hours of operation as follows: Monday – Friday, 4pm – 9pm, Saturdays, 9am – 7pm and Sundays, 9am – 6pm. She anticipates 300 students per month, with seven kids for every one coach.

Mr. Parth Joshi stated that Signature Gymnastics Academy proposes to provide services for recreational purposes, including gymnastics activities, yoga, camps, etc. The proposed tenant space consists of 12,000 square feet of gymnasium space and 4,800 square feet for other amenities such as an office, party room, dance room, etc. He reiterated what the Petitioner said about the proposed hours of operation. In August, 2020, a special use was granted for Z2005-01 / Castle Cannabis at this site; however, State licensing issues prevented them from opening their business. Thus, the property owner has now leased that same tenant space to Signature Gymnastics Academy.

Mr. Joshi said that the proposed business requires a parking variation to reduce onsite parking from 123 spaces to 87 spaces. The parking requirement is calculated at 25% of the occupancy, which equates to 68 spaces for the actual gymnasium and 2 spaces for the office. While there is a deficit of 36 parking spaces,
Staff is supportive of the parking variation request for the following reasons:

♦ It is not an open gym where patrons park their cars and stay to work out.
♦ Parents are not encouraged to stay onsite, as it is more of a “drop-off and pick-up” of the children.
♦ The proposed hours of operation are outside of the typical business hours of the neighboring office and warehouse uses.

Mr. Joshi said that Staff is supportive of the overall project and is recommending approval.

Chairman Raimondi asked if the public had any questions or concerns.

**Chat Participants, Email Participants & Telephone Participants**
Ms. Martha Dooley stated that there were none.

Chairman Raimondi asked the Board for their comments.

Ms. Veatch, Mr. Szurgot, Mr. Shah, Mr. Riley and Mr. Dolbeare had no questions.

Mr. Morreale asked if the hours of operation will change in the summer when children are not in school. Ms. Saisi said typically not because employed parents would not be able to drop-off and pick-up their children.

Chairman Raimondi stated that he was initially concerned about the parking but was satisfied with Mr. Joshi’s explanation.

**PUBLIC HEARING CLOSED**
Mr. Szurgot made a motion, seconded by Mr. Dolbeare, to close the hearing. **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to recommend approval of a Special Use for a Gymnasium Facility and Parking Variation for Signature Gymnastics Academy located at 2246 Palmer Drive, Unit 107, Case No. Z2010-03, subject to the following conditions:

1. The Special Use shall be substantially in accord with the business plan received by the Community Development Department on October 12, 2020.

2. The following plans shall be adopted as part of the governing ordinance:
   a. Floor Plan, received by the Community Development Department October 12, 2020.
A poll was taken:  
- Mr. James Dolbeare - 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, 12/8/20.

ADJOURNMENT  
The meeting was adjourned at 7:13pm.

Parth Joshi, 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
Executive Summary:
The petitioner requests a Parking Variation for New Stone Design, located at 906 Lunt Avenue. New Stone Design is an existing granite fabricator. In 2018, the petitioner applied for a variation to reduce parking from 12 spaces to 0 spaces (Case Z1805-12). The ZBA and Village Board approved a parking variation to allow the petitioner to reduce parking to 8 spaces. The petitioner is now requesting approval to reduce onsite parking to 5 spaces and is requesting a new variation.

Recommended Action:
Staff has reviewed the petitioner’s request and does not support the requested variation. Therefore, staff recommends denial of a Parking Variation for New Stone Design, located at 906 Lunt Avenue, Case No. Z2010-07.

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
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<tbody>
<tr>
<td>Report</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Location Map</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Application</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Business Narrative</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Plans</td>
<td>Exhibit</td>
</tr>
</tbody>
</table>
PROJECT REVIEW GROUP REPORT

To: ZONING BOARD OF APPEALS
PREPARED BY: Marisa Krawiec, AICP
Community Planner

HEARING DATE: December 2, 2020
DATE PREPARED: November 17, 2020
CASE NUMBER: Z2010-07

TITLE: NEW STONE DESIGN / 906 Lunt Avenue / Parking Variation

BACKGROUND INFORMATION

Petitioner: Grzegorz Munik

Address of Petitioner: New Stone Design
906 Lunt Avenue
Schaumburg, IL 60193

Status of Petitioner: Owner

Owner of Property: Grzegorz Munik & Miroslaw Duda

Address of Property: 906 Lunt Avenue
Schaumburg, IL 60193

Existing Zoning: M-1 Manufacturing

Existing Land Use: Industrial

Requested Actions:

- Variation to Reduce Parking from 8 Spaces to 5 Spaces [Title 15, Chapter 154, Section 154.123 of the Zoning Ordinance]

ANALYSIS

The petitioner requests a Parking Variation for New Stone Design, located at 906 Lunt Avenue. New Stone Design is an existing granite fabricator. In 2018, the petitioner applied for a variation to reduce parking from 12 spaces to 0 spaces (Case Z1805-12). The ZBA and Village Board approved a parking variation to allow the petitioner to reduce parking to 8 spaces. The petitioner is now requesting approval to reduce onsite parking to 5 spaces and is requesting a new variation. The petitioner has provided a site plan, which shows where vehicles could be parked at the rear of the property. The petitioner is proposing for a total of 5 parking spaces to remain, including 1 ADA space.
Since the time the petitioner was approved for the variation, the petitioner has not been able to consistently maintain the required 8 spaces of parking. In several instances, Staff has visited the site and found storage materials being stored over the required 8 spaces. Additionally, the petitioner went through adjudication in 2019 for not having the required number of spaces in compliance with the approving ordinance. The petitioner is currently in adjudication for the same violation of not providing the required number of spaces.

Section 154.122 of the Village Code states that “off-street parking and loading facilities shall not be used for the sale, display, storage, repair, dismantling or servicing of any vehicles, equipment, materials, good or supplies. Village Code also requires properties to provide a specific number of onsite parking spaces based on the various uses within the building.

New Stone Design has two locations for the business: the subject property and the property located at 1390 Wright Boulevard (also known as 901-903 Lunt Avenue), which is located across the street from the subject property. The petitioner’s business narrative explains how each location is used. Staff has visited each location and has provided a summary of history of the property as it relates to the fence variation and current condition of the property.

- 906 Lunt Avenue – Granite Fabricator & Storage/Warehouse
  - **Petitioner’s Business Narrative**
    This location is the fabrication shop where the petitioner cuts and polishes stone slabs for kitchen or bathroom countertops. There are 5 employees at this location who park in tandem parking spaces on the side of the building or on the street. The petitioner has indicated they do not need parking at this location but would like to keep 5 spaces available.

    Hours of operation for this location are Monday through Friday 6:30 am to 5 pm and Saturday 8 am to 12 pm. As a result of cutting stone, the petitioner is left with stone remnants, which are smaller pieces of stone not used for in bigger projects. The petitioner uses stone remnants for smaller projects and sells them at reduced rate of the cost of regular stone slab. The parking lot is fenced to the remnants are out of sight behind the fence.

  - **Staff Summary**
    In 2016, the petitioner was issued a fence permit to install a 6-foot chainlink perimeter fence to enclose the parking lot (Permit #16-00841). The petitioner specifically applied for a fence permit for a perimeter fence and not a storage yard. The approved permit drawing showed that all parking spaces would remain. The petitioner received approval of a parking variation.

    In 2018, the petitioner was granted a parking variation to reduce parking from 12 spaces to 8 spaces (Case Z1805-12). The petitioner originally requested reduction of
parking from 12 spaces to 0 spaces; however, the ZBA recommended that petitioner needed to have a minimum of 8 spaces of onsite parking.

The petitioner’s business narrative indicates that that employees park on the side of the building; however, it appears as though the petitioner is storing additional materials on the side of the building outside of the fenced area.

The petitioner has demonstrated that he cannot meet the requirements of providing onsite parking at this location. Staff has visited the site, and the petitioner has been storing materials all over the parking lot. Staff believes that if a variation is granted for 5 spaces, then the petitioner will still not be able to comply and provide 5 spaces of available parking. Additionally, when visiting the site, Staff noticed some vehicles that were delivering or picking up materials. These vehicles were parked at the entrance of the parking lot and did not park in the parking lot. Attached are pictures that show the current condition of the parking lot. As indicated in the pictures, the petitioner is using the entire parking lot for storage.
To: ZONING BOARD OF APPEALS
HEARING DATE: December 2, 2020
DATE PREPARED: November 17, 2020
CASE NUMBER: Z2010-07
TITLE: NEW STONE DESIGN / 906 Lunt Avenue / Parking Variation
Page 4 of 8
• 1390 Wright Boulevard – Storage/Warehouse for Stone Slabs
  o **Petitioner’s Business Narrative**
    This location is used for a showroom and storage of slabs. This is the location where customers are directed to park. There is one employee at this location who parks in the parking lot. Hours of operation for this location are Monday through Friday 8 am to 5 pm and Saturday 8 am to 12 pm. The petitioner states that there are 8 spaces available at this location.

  o **Staff Summary**
    Per code, the petitioner is required to have 12 spaces. In July 2019, a permit was issued to construct a chainlink fence with slats for a storage yard on the property (Permit #19-01311). The petitioner has placed the materials on the west side of the property per the approved storage yard permit; however, the petitioner has not constructed the fence to screen the materials. Additionally, the petitioner has placed additional materials over 4 spaces near the southeast corner of the building; thereby reducing the number of available spaces from 12 spaces to 8 spaces.
Parking:
The building is used for office, storage and manufacturing, which are all permitted uses in the M-1 Zoning District. The larger rooms within the building are used for fabrication and storage/warehouse. Parking for the subject property is as follows:

<table>
<thead>
<tr>
<th>Use / Square Footage</th>
<th>Parking Rate</th>
<th>Required Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office 487 sq ft NFA</td>
<td>5 spaces per 1,000 sq ft NFA</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Warehouse/Storage 3,739 sq ft NFA</td>
<td>1 space per 1,000 sq ft NFA up to 10,000 sq ft</td>
<td>4 spaces</td>
</tr>
<tr>
<td>Manufacturing 2,242 sq ft NFA</td>
<td>2 spaces per 1,000 sq ft NFA up to 10,000 sq ft</td>
<td>4 spaces</td>
</tr>
<tr>
<td>Parking Required</td>
<td></td>
<td>12 spaces</td>
</tr>
<tr>
<td>Parking Provided</td>
<td></td>
<td>5 spaces</td>
</tr>
<tr>
<td>Previous Parking Variations Granted</td>
<td></td>
<td>4 spaces</td>
</tr>
<tr>
<td>Parking Deficit</td>
<td></td>
<td>3 spaces</td>
</tr>
</tbody>
</table>

As proposed the petitioner is requesting an additional variation of 3 spaces for an overall deficit of 7 spaces (58.3% variation). Staff visited the site at various times on a weekday to count the number of vehicles in the parking lots. As stated previously, the parking lot at 906 Lunt Avenue is not usable for customers. For the parking lot at 1390 Wright Boulevard, there was one vehicle parked in the parking lot.

Staff has reviewed the request and does not support the requested parking variation. The subject property is located within Spectrum Industrial Park, which is identified within the Irving
Park/Wise Road Concept Plan, an adopted element of the Village’s Comprehensive Plan. The Concept Plan states that “parking shortages are also compounded by the existence of outdoor storage or inoperable vehicles occupying designated parking spaces. Over the years, the village has allowed on-street parking on several of the streets within the Spectrum Industrial Park, with the long-term goal to be phasing out on-street parking as each building provides for all of its parking requirements onsite. However, this does not seem feasible based on existing conditions (i.e. size of properties and available land) and lack of future redevelopment within Spectrum.” In its existing condition, Spectrum Industrial Park is already short on parking. Many properties in this area have smaller lot sizes, which makes it difficult to provide onsite parking.

By continuing to use the parking lot as a storage yard, Staff believes that the petitioner has created his own hardship. Although contractor storage yards are permitted uses in the M-1 zoning district, properties must still be able to provide onsite parking. Additionally, the petitioner has demonstrated that he cannot abide by the 8 spaces previously approved or even provide 5 spaces as proposed. Although the petitioner has a secondary location (1390 Wright Boulevard) nearby that has available parking, the secondary location is not in compliance with the requirements of the approved storage yard permit.

Staff recommends denial of the request. If the request is denied by Village Board, then Staff recommends that the petitioner remove or relocate all materials located on the 8 required spaces to a compliant location within 30 days of Village Board consideration. Separately, Village staff will take enforcement action on 1390 Wright Boulevard for compliance with the requirements.

Zoning History:
The property is located within the Spectrum Industrial Park. In 2018, the petitioner received approval of a parking variation to reduce parking from 12 spaces to 8 spaces (Case No. Z1805-12).

Surrounding Zoning and Land Uses:
North: M1 – Manufacturing (PSI - 911 Estes Court, 915-921 Estes Court)
South: M1 – Manufacturing (907-909 Lunt Avenue, New Stone Design – 901-903 Lunt Avenue/1390 Wright Boulevard)
East: M1 – Manufacturing (Spie Tool - 1350 Wright Boulevard)
West: M1 – Manufacturing (Swedish Car Specialists – 916 Lunt Avenue)

Compatibility with Surrounding Land Uses:
The contractor’s office and storage yard are compatible with the adjacent industrial uses.

Comprehensive Plan Designation:
The Village Comprehensive Plan designates the subject property for industrial. The existing business is compatible with this designation.
RECOMMENDATION
Staff has reviewed the petitioner’s request and does not support the requested variation. Therefore, staff recommends **denial** of a Parking Variation for New Stone Design, located at 906 Lunt Avenue, Case No. Z2010-07.

Should Village Board approve the request, the following conditions shall apply:

1. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
   a. Proposed Reduction and Use of Parking Spaces, received by the Community Development Department October 23, 2020.

pc:  Petitioner
SUBJECT PROPERTY OUTLINED

NEW STONE DESIGN

Z2010-07

Parking Variation

Prepared By:
The Village of Schaumburg
Community Development Department

906 Lunt Avenue
SECTION I: DEVELOPMENT INFORMATION

1. INDEX INFORMATION: (To be completed by Village Staff)

Z2010-07 / NEW STONE DESIGN / 906 LUNT AVE / PARKING VARIATION

2. BACKGROUND INFORMATION: (All correspondence will be e-mailed to the applicant)
   a. Applicant: GRZEGORZ MUNIK
      Corporation: NEW STONE DESIGN
      Address: 906 LUNT AVENUE
      City: SCHAUMBURG State: IL Zip: 60193
      Telephone: 773-818-7328
      (Number at which applicant can be reached during business hours)
      E-mail Address: newstonedesign@yahoo.com
   b. Relationship of Applicant to Property: Owner
   c. Current Owner of Property: GRZEGORZ MUNIK / MIROSLAW DUDA
      Address: 906 LUNT AVENUE
      City: SCHAUMBURG State: IL Zip: 60193
      Telephone: 773-818-7328
      E-mail Address: newstonedesign@yahoo.com

3. APPROVALS REQUESTED
   □ Site Plan Approval
   □ Rezoning
      (1) Parcel A: ____ acres from _______ to _______
      (2) Parcel B: ____ acres from _______ to _______
   □ Special Use
4. **SUMMARY OF REQUESTED ACTIONS:**
   Please see attached letter.

5. **PROJECT STAFF:**
   Developer: ___________________________ Phone: ___________________________
   Attorney: ___________________________ Phone: ___________________________
   Engineer: ___________________________ Phone: ___________________________
   Architect: ___________________________ Phone: ___________________________
   Landscape Architect: ___________________________ Phone: ___________________________

6. **DESCRIPTION OF SITE:**
   a. Location (address): **906 LUNT AVENUE**
      **SCHAUMBURG, IL 60193**
   b. PIN Number (14 digit): **07-33-101-019-0000**

7. **VARIATIONS:**
   List and justify any requested variation(s) from the (a) Zoning Ordinance and (b) Subdivision and Land Development Ordinance (attach additional pages if necessary):
Please note that the site plan will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals will not be accepted. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to this site plan.

Applicant:  
GRZEGORZ MUNIK  
(Print or type name)  

(Applicant’s Signature)  

Date:  10/21/2020

Current Owner of Property:

GRZEGORZ MUNIK  
(Print or type name)  

(Property Owner’s Signature)  

Date:  10/21/2020
October 21st, 2020

To whom it may concern,

Our company- New Stone Design is in business twelve years. We specialize in fabrication and installation of quartz, granite and marble countertops. We currently own two buildings. One is located at 906 Lunt Avenue in Schaumburg. We are open Monday-Friday 6.30 a.m. to 5.00 p.m., and Saturdays 8.00 a.m. to 12 p.m. This building is our fabrication shop. This is where we cut and polish stone slabs to become kitchen or bathroom countertops. We currently employ five people there and they park on the side of 906 Lunt Ave building or on the street. We do not get customers here as we moved our showroom to another location. We do not need a parking in the back of 906 Lunt Ave building, but we would like to keep four standard parking spaces and one handicap parking space. We would like to use the remaining part of the lot as a storage.

As a result of cutting stone we get what is called stone remnants. Those are smaller pieces of stone that were not used in bigger projects. We can use them for smaller projects and customers are very happy to buy those as they are fraction of the cost of regular stone slab. We think keeping and reselling those remnants is a right thing to do as otherwise those remnants would end up in the landfill. The lot is fenced so they are out of sight unless someone is behind the fence.

In 2018 we bought another building across the street from 906 Lunt Ave. The address of this building is 1390 Wright Blvd. We bought this building as a showroom and slab storage. This is where our customers are directed when they visit our shop. This building has a lot with 8 parking spaces and our customers park there. The showroom is open Monday- Friday 8 a.m. to 5 p.m. and Saturdays 8 a.m. to 12 p.m. We have only one employee working at the showroom and she parks in the lot of 1390 Wright Blvd. We get 3-7 customers each day and they are directed to 1390 Wright Blvd lot or sometimes they park on the side of the street. If they want to look at the stone remnants we just walk across the street.

As we explained above, we now have parking spaces for our customers. We bought a whole new building to solve the parking issue we previously had. We would like the Village of Schaumburg to be understanding of our business profile. Every business is different and needs different solutions.

Sincerely,

Grzegorz Munik  
Owner of New Stone Design