

ZONING BOARD OF APPEALS  
GENERAL MINUTES  
August 14, 2024

APPROVED

**CALL TO ORDER**

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

**ROLL CALL**

Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch,  
Mike LaRosa, Glenn Szurgot, Patty Errera and Rob Morreale

Member(s) Absent: Pat Riley and Sunil Shah

A quorum was present.

Also Present: Chidochashe Baker  
Community Planner

**CONSIDERATION OF MINUTES**

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to approve the following minutes:

<b><u>Mtg Date</u></b>	<b><u>Case Number and Name</u></b>
7/10	General Minutes Z2406-01 / Amendment to Municipal Code – Apiaries

All ayes.

**MOTION CARRIED**

**PUBLIC HEARING(S)**

1) Z2407-01 / Carfino, Inc / 1300 Remington Road, Suite F / Special Use for an Internet Auto Sales Facility

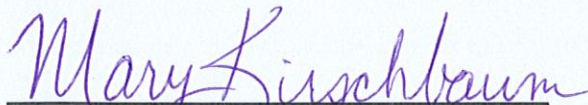
**ADJOURNMENT**

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

All ayes.

**MOTION CARRIED**

There being no further business, the meeting was adjourned at 7:09pm.



Mary Kirschbaum, Recording Secretary  
Zoning Board of Appeals

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**ROLL CALL**

Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Mike LaRosa, Glenn Szurgot, Patty Errera and Rob Morreale

Member(s) Absent: Pat Riley and Sunil Shah

A quorum was present.

Also Present:

Sworn in for testimony:	Chidochashe Baker Community Planner	Victor Soberanis 1300 Remington Suite F Schaumburg	Iana Soberanis 1300 Remington Road Suite F Schaumburg
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Mr. and Mrs. Soberanis, Petitioners, stated that they need to downsize their existing business, which is located at 624 Estes and would like to relocate to the subject property at 1300 Remington Road.

Ms. Chidochashe Baker stated that the subject tenant space is 3,185 square feet and will accommodate 12 to 14 vehicles inside. The proposed hours of operation are Monday – Saturday, 10am – 6pm. They plan to have four employees onsite, and customer viewing will be by appointment only. The Petitioner would like to store 2 vehicles in the parking lot. Due to visibility issues, Staff is recommending that vehicles for sale shall be parked no less than 200 feet from the southern property line.

Chairman Raimondi asked the Recording Secretary if all of the public notices were completed, and she said, yes.

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

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare, Ms. Veatch, Mr. Szurgot, Mr. LaRosa, Ms. Errera, Mr. Morreale and Chairman Raimondi had no questions.

**PUBLIC HEARING CLOSED**

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

Mr. LaRosa made a motion, seconded by Mr. Morreale, to recommend approval of a Special Use for an Internet Auto Sales Facility for Carfino, Inc located at 1300 Remington Road, Suite F, Case No. Z2407-01, subject to the following conditions:

1. All activities shall occur completely within the enclosed building, except the arrival and departure of automobiles. The petitioner can store up to 2 vehicles in the parking behind the tenant space at the west side of the building. The vehicles must be located at least 200 feet from the southern property line.

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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 Saturday from 10 am to 6 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/exhibits shall be adopted as part of the governing ordinance:
  - a. Business Narrative, received by the Community Development Department on July 17, 2024.
  - b. Floor Plan, received by the Community Development Department on July 17, 2024.
  - c. Plat of Survey, received by the Community Development Department on July 17, 2024.
  - d. Tenant Roster, received by the Community Development Department on July 22, 2024

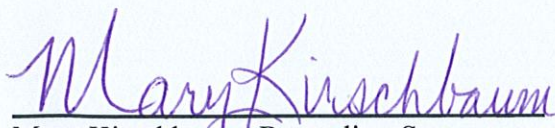
**MOTION CARRIED: vote: 7 - 0 with two member(s) absent**

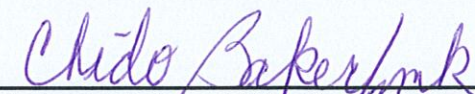
A poll was taken: Mr. James Dolbeare - Yes  
Ms. Patricia Errera - Yes  
Mr. Mike LaRosa - Yes  
Mr. Rob Morreale - Yes  
Mr. Harry Raimondi - Yes  
Mr. Pat Riley - Absent  
Mr. Sunil Shah - Absent  
Mr. Glenn Szurgot - Yes  
Ms. Elizabeth Veatch - Yes

*The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 8/27/24.*

**ADJOURNMENT**

The meeting was adjourned at 7:08pm.

  
Mary Kirschbaum, Recording Secretary  
Zoning Board of Appeals

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