



VILLAGE OF SCHAUMBURG
Zoning Board of Appeals
Russ Parker Hall

Wednesday, January 10, 2024
7:00 PM

AGENDA

MINUTES TO BE APPROVED:

1. General Minutes (12/27)
2. Z2308-04 / Almost Home Foundation (12/27)
3. Z2311-03 / CENTENNIAL CENTER OUTLOT (12/27)

CASES TO BE HEARD:

1. Z2312-01 / VETERINARY EMERGENCY GROUP / 1287 E. Higgins Road - Park St. Claire Plaza / Special Use for Animal Hospital

COMMENTS FROM THE PUBLIC:

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.



**General Minutes (12/27)
1/10/2024
Zoning Board of Appeals**

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

Description	Type
▣ Minutes	Minutes

ZONING BOARD OF APPEALS
GENERAL MINUTES
December 27, 2023

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, Pat Riley,
Mike LaRosa, Patty Errera, Rob Morreale and Sunil Shah

Member(s) Absent: Glenn Szurgot

A quorum was present.

Also Present: Ryan Franklin Martha Dooley
Assistant Director Landscape & Sustainability
Planner

CONSIDERATION OF MINUTES

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

<u>Mtg Date</u>	<u>Case Number and Name</u>
11/8	General Minutes Z2310-02 / Unlimited Fun d/b/a Sky Zone
11/22	General Minutes Z2309-05 / Pan-Asian Restaurant Z2306-01 / Fogo De Chao

All ayes.

MOTION CARRIED

PUBLIC HEARING(S)

- 1) Z2308-04 / ALMOST HOME FOUNDATION / 1800 W. Irving Park Road / Site Plan Amendment – Building Addition, Special Use Amendment – Additional Services and Landscape Variations
- 2) Z2311-03 / CENTENNIAL CENTER OUTLOT / 1951 McConnor Parkway / Preliminary and Final Plat Approval, Parking Variation, Minimum Lot Area Variation, Lot Width Variation, Lot Coverage Variation and Woodfield Regional Center Design Review

ADJOURNMENT

Mr. LaRosa made a motion, seconded by Mr. Riley, to close the meeting.

All ayes.

MOTION CARRIED

There being no further business, the meeting was adjourned at 7:51pm.

Mary Kirschbaum, Secretary
Zoning Board of Appeals



Z2308-04 / Almost Home Foundation (12/27)

1/10/2024

Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

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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, Pat Riley, Mike LaRosa, Patty Errera, Rob Morreale and Sunil Shah

Member(s) Absent: Glenn Szurgot

A quorum was present.

Also Present: Ryan Franklin
Assistant Director

Sworn in for testimony: Martha Dooley
Landscape & Sustainability
Planner

Rosemary McNiff
President
Almost Home Foundation
1800 W. Irving Park Road
Schaumburg

Rory Foster
AKL Architectural Services
34121 Route 45, Suite 209
Grayslake, IL

Ms. Rosemary McNiff, Petitioner, stated that they would like to expand their building, which will include a surgical suite. They are a dog and cat rescue that has been in business for 18 years and have saved approximately 1,000 cats and dogs per year. They currently spend approximately \$350,000 per year on medical expenses. Having a surgical suite will allow them to bring a vet in or hire a full-time vet for Almost Home animals only, which will save them approximately 150,000 per year. They will be able to spay and neuter pets.

Ms. Martha Dooley stated that the Petitioner is requesting a building expansion to offer additional services. As proposed, they will remove the north wall, gut the interior of the existing building and construct a 2,500 square-foot addition. The new floor plan illustrates an office, isolation rooms for sick animals, a new surgical room, recovery room, new “meet and greet” room, separate intake and transport rooms, kennel area, a room for bathing dogs, storage spaces, and a designated kitchen. Additionally, there will be a room for reactive dogs who don’t get along with other dogs and need to be separated from the larger kennel space. Almost Home primarily rescues abandoned and stray dogs and cats. They are typically housed in foster homes until they are adopted. However, sometimes there is a two-week timeframe where the Petitioner will house up to 20 dogs using the onsite kennel space. The animals must be fully vetted before they are adopted out. It usually takes place at five to six months old. They are proposing a new surgical and recovery room for a contracted veterinarian. The provided services will include spaying, neutering and vaccinations. They will not be doing any boarding, grooming, daycare or other services for pets that do not live at or were not adopted from the shelter. No services will be provided after an adopted pet is fully vetted. If a pet is

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adopted before they are five or six months old, Almost Home will call the adoptee to schedule the remaining vetting process. Once the vetting process is complete, Almost Home will not provide any after care for the pets. The overall appearance of the building will be modernized by removing the mansard roof and replacing it with a hip-style roof. A new covered entry is proposed on the front of the building and smaller covered entries are proposed on the west elevation. The rooftop mechanical units will be screened using a parapet wall of horizontal siding. The addition includes a portion of a raised roof with clerestory windows that will allow light into the play/training and the kennel rooms. The materials will match the existing building. New, ADA-accessible pedestrian access will be provided from the public sidewalk to the building. They currently have a dog run at the north end of the existing building and will be expanding that area. They will also be removing an existing small metal shed. They will expand the existing dog run on the east side of the building so that dogs will run along the new addition.

Ms. Dooley said that the proposed landscaping around the foundation and the bufferyard does not meet code. The Petitioner is requesting to reduce the foundation landscaping on the west side of the building, as well as waive the foundation landscape requirement on the east side of the building. On the west side of the building, Staff feels it makes sense to continue the foundation landscaping as already existing so that the parking lot is not negatively impacted by additional landscaping on that side of the building. On the east side of the building, they are proposing a dog run which will have an aggregate surface. Because it is a dog run, any shrubbery that were to be planted would be destroyed as the dogs would dig around the plants and relieve themselves on the plants. Additionally, an aggregate surface is not an optimal growing condition for plant material. Along the north bufferyard, the requirement is that it be 15' wide, has to have a 6' solid screen and should provide three trees and nine shrubs. There is a chain link fence on the subject parcel with evergreen plantings along the north side of the fence. These evergreens were installed by the adjacent property owner but appear to be planted on the Petitioner's parcel. As such, the solid screen is created using landscaping rather than a fence. Staff feels that if the Petitioner were to install any shrubs on the inside of the fence, the same would happen to those shrubs what would happen in the dog run because the dogs do use that area, as well. The Petitioner has the required 6' solid screen with the adjacent property's landscaping, they have two existing trees and no shrubs. Along the west bufferyard, the asphalt parking lot goes to the east limit of the adjacent Palooza Pizza parking lot where there is no landscape buffer. During the winter, the contractors for Palooza Pizza use that green space to store snow. If trees were to be planted within that area of the bufferyard, Staff feels that they would be damaged by the constant snow removal and snow storage. This is narrower than 10' and not an ideal growing condition for trees. Along the east bufferyard, ten trees are required and two are provided. This is an aggregate surface. Additionally, there is an overhead utility line that runs from the south property line along the east property line and then angles over to the building. There isn't enough space between the overhead line and the sidewalk to even plant an ornamental tree that would be below the wires because the canopy on that would be too wide and would obstruct the sidewalk. With the reduction of the bufferyards and foundation landscaping, the overall plant quantity is reduced. The landscape requirements are based on the square feet provided--- not required. Per code, they would be required to only provide a little over 7,000 square-feet of landscaping but they are providing over 18,000 square-feet as they have a lot of green space. The green space required is 20% and they are providing 52.30%. There is one surplus parking space. Ms. Dooley said that Staff is supportive of the Petitioner's requests and is recommending approval.

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

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Mr. Dolbear stated that the plans look good.

Ms. Veatch stated that as a long-time volunteer at a pet rescue she is very familiar with this type of facility and added that it looks like a good plan. She said that it seems like they should have at least two toilet rooms, but the plans only show one and recommended that it be reviewed by the Village.

Mr. Riley stated that the plans look good and the front façade modifications will be a nice improvement. He asked if they will be relocating the dumpster. Mr. Rory Foster, AKL Architectural Services, stated that the dumpster will be pushed back a little bit based on the building configuration.

Mr. LaRosa asked if the electrical and gas are coming off the existing building or if there will there be new service to the addition. Mr. Foster said that there will be new service.

Ms. Errera stated that the plans look very nice. She asked if the pets will be relocated during the construction process. Ms. McNiff said that during the construction process, they will have to go foster-based only. They have a partnership with Southpaw Grooming if an urgent situation arises if a pet is returned.

Mr. Morreale said that the building plans look great. He asked how Almost Home obtains the money for running this facility. Ms. McNiff said it is all fundraising and it is 100% volunteer-based, including the board members. They have been saving up for six years with fundraising and grant work for this project. Mr. Morreale asked if it's correct that Almost Home Foundation owns the subject building and property, and Ms. McNiff said, yes.

Mr. Shah wished the Petitioner good luck.

Chairman Raimondi stated that it is a shame that a couple of trees cannot be installed in the aforementioned snow storage area because there is nothing between Almost Home and Palooza Pizza. He hopes that there might be a way the snowplows can avoid dumping snow on Almost Home's property. Ms. Dooley stated that the very narrow space will cause the tree roots to lift underneath the asphalt and push it up. He asked if any plantings are proposed in the front of the building. Ms. McNiff said no because they have replaced the trees a few times because they keep dying. He asked if a berm would be possible. Ms. McNiff said they have a berm one that goes all the way around the sign. Ms. Dooley said that berming involves grading and how the sheet flow is off the parking lot. Because this is an older property, sometimes elevating the earth in one area and causing it to sheet flow onto a paved area may not work out well.

Ms. McNiff thanked Ms. Dooley for all of her help.

PUBLIC HEARING CLOSED

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

Mr. LaRosa made a motion, seconded by Mr. Riley, to recommend approval of a Site Plan Amendment – Building Addition, Special Use Amendment – Additional Services and Landscape Variations for Almost Home Foundation located at 1800 W. Irving Park Road, Case No. Z2308-04, subject to the following conditions:

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1. All terms and conditions of Ordinance No. 14-004 not specifically revised herein are hereby reaffirmed by reference.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village board, commission or official, shall become null and void if no building permit is issued within the one-year requirement. The Village may extend the development approvals granted herein for periods of up to one year upon the written request of the owner of the subject property or his authorized agent.
3. Prior to the issuance of a building permit, the petitioner shall make a cash contribution to the Police and Fire Fund in the amount of \$25.13 which is equivalent to \$0.10 per gross square foot of the 2,513 square foot building addition.
4. Prior to the issuance of a land development permit, the petitioner shall revise the landscape plans to include the following:
 - a. Sheet L-3
 1. Rename the Proposed Shrub Table to Proposed Plant List.
 2. Daylilies are not shrubs and cannot count toward the shrub requirement.
 3. Shrub S12 are Viburnum shrubs which are deciduous. Modify the plant list to correct this.
 4. Recalculate the quantity of shrubs and perennials.
 - b. Modify the Proposed Tree Table as follows:
 1. Trees T1 and T3 are on adjacent parcels and cannot be counted toward the required quantity of trees on the subject parcel. Remove them from the tree list.
 2. Trees T5 through T21 are not Beech Trees. Provide accurate tree names.
 3. Tree T4 is a Techny Arborvitae, not a Serbian Spruce. Correct the tree table.
 4. Recalculate the quantity of trees.
 - c. Revise the plan to include the following:
 1. S8 is 3 Yews, *Taxus* spp.
 2. S4 is 4 Stella D'Oro Daylily, *Hemerocallis* 'Stella D'Oro'.
 3. S5 is 4 Stella D'Oro Daylily, *Hemerocallis* 'Stella D'Oro'.
 4. T4 is 1 Techny Arborvitae, *Thuja occidentalis* 'Techny'.
 5. S6 is 3 Yews, *Taxus* spp.
 6. S10 is *Sedum* 'Autumn Joy'; verify the plant quantity.

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7. S12 is Korean spice Viburnum, *Viburnum carlesii*.
 8. Remove the S14 plant label.
 9. Delete the tag for the Metal Shed south of the building.
 10. The plant types and quantity of plants illustrated around the monument sign are incorrect. Staff believes there are 4 Boxwood, 2 Spirea, and 1 Dwarf Lilac in the planting. Verify the plant types and re-label the plants around the sign.
5. Prior to the issuance of a Land Development Permit, the engineering plans shall be revised to include the following:
- a. Illustrate the location of the water main connection to the building.
 - b. The existing sanitary sewer must be televised to verify condition for re-use. Television logs shall be provided to the Village of Schaumburg. If results of televising show the sanitary sewer condition acceptable, the applicant shall provide a letter from the engineer of record for the project stating that the engineer has reviewed the videos, and the existing sanitary sewer line is in satisfactory condition for re-use.
 - c. Verify the location of the existing storm sewer. If the storm sewer is outside the existing easement (as depicted on the plan), a ten-foot (10') Village utility easement over the storm sewer shall be required.
 - d. Provide a detail or cut sheet of the proposed bike rack.
6. The following plans shall be adopted with the enabling ordinance:
- a. Title Page, Sheet PA-1, prepared by AKL Architectural Services, dated September 22, 2023, and received by the Community Development Department on November 10, 2023.
 - b. Site Plan, Sheet PA-2, prepared by AKL Architectural Services, dated September 22, 2023, and received by the Community Development Department on November 10, 2023.
 - c. Foundation Construction Plan, Sheet PA-3, prepared by AKL Architectural Services, dated September 22, 2023, and received by the Community Development Department on November 10, 2023.
 - d. First Floor Demolition Plan, Sheet PA-4, prepared by AKL Architectural Services, dated September 22, 2023, and received by the Community Development Department on November 10, 2023.
 - e. First Floor Construction Plan, Sheet PA-5, prepared by AKL Architectural Services, dated September 22, 2023, and received by the Community Development Department on November 10, 2023.
 - f. Low and High Roof Construction Plan, Sheet PA-6, prepared by AKL Architectural Services, dated September 22, 2023, and received by the Community Development Department on November 10, 2023.

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- g. Building Elevations, Sheets PA-7 and PA-8, prepared by AKL Architectural Services, dated September 25, 2023, and received by the Community Development Department on November 10, 2023.
- h. Typical Building Sections, Sheet PA-9, prepared by AKL Architectural Services, dated September 22, 2023, and received by the Community Development Department on November 10, 2023.
- i. Color Elevations, prepared by AKL Architectural Services, dated September 25, 2023, and received by the Community Development Department on November 10, 2023.
- j. Existing Landscape Plan, Sheet L-1, prepared by AKL Architectural Services, dated September 22, 2023, and received by the Community Development Department on November 10, 2023.
- k. Proposed Landscape Plan, Sheet L-3, prepared by AKL Architectural Services, dated September 22, 2023, and received by the Community Development Department on November 10, 2023.
- l. Cover Sheet, Sheet C-1.0, prepared by Engineering Resource Associates, dated June 21, 2023, revised on October 20, 2023, and received by the Community Development Department on November 10, 2023.
- m. General Notes, Sheet C-2.1, prepared by Engineering Resource Associates, dated June 21, 2023, revised on October 20, 2023, and received by the Community Development Department on November 10, 2023.
- n. Existing Conditions and Demolition Plan, Sheet C-3.1, prepared by Engineering Resource Associates, dated June 21, 2023, revised on October 20, 2023, and received by the Community Development Department on November 10, 2023.
- o. Geometry and Utility Plan, Sheet C-4.1, prepared by Engineering Resource Associates, dated June 21, 2023, revised on October 20, 2023, and received by the Community Development Department on November 10, 2023.
- p. Grading and Erosion Control Plan, Sheet C-5.1, prepared by Engineering Resource Associates, dated June 21, 2023, revised on October 20, 2023, and received by the Community Development Department on November 10, 2023.
- q. Details, Sheets C-6.1, C-6.2, C-6.3, prepared by Engineering Resource Associates, dated June 21, 2023, revised on October 20, 2023, and received by the Community Development Department on November 10, 2023.
- r. ALTA/A.S.C.M. Land Title Survey, prepared by Nekola Survey, Inc., dated August 14, 2013, received by the Community Development Department on November 10, 2023.

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Zoning Board of Appeals
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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 - Absent
 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, 1/9/24.

ADJOURNMENT

The meeting was adjourned at 7:26pm.

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, Recording Secretary
Zoning Board of Appeals



Z2311-03 / CENTENNIAL CENTER OUTLOT (12/27)

1/10/2024

Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

Description	Type
▣ Minutes	Minutes

Z2311-03 / CENTENNIAL CENTER OUTLOT / 1951 McConnor Parkway / Preliminary and Final Plat Approval, Parking Variation, Minimum Lot Area Variation, Lot Width Variation, Lot Coverage Variation and Woodfield Regional Center Design Review

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Zoning Board of Appeals
December 27, 2023
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CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7:27pm.

ROLL CALL

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

Member(s) Absent: Glenn Szurgot

A quorum was present.

Also Present:

Sworn in for testimony:	Ryan Franklin Assistant Director	Steven Kranenborg V3 Companies 7325 Janes Avenue Woodridge, IL
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Mr. Steven Kranenborg, representing the Petitioner, stated that they are proposing to subdivide the existing property located at 1951 McConnor Parkway, which is on the same lot as the Centennial Center Office building at 1900 E. Golf Road. Parking, utilities and the like will be shared between what will then become three separate lots.

Mr. Ryan Franklin stated that the Petitioner is proposing to subdivide a new parcel where the existing Post Office is located. Staff had initially worked with the Petitioner on the Z2306-01 / Fogo De Chao project (received Village Board approval on 12/12/23). Going forward, Fogo De Chao will be referred to as "Fogo." The original Fogo project was planned to include both subdivisions, but the timing did not work out. This Z2311-03 / Centennial Center Outlot (going forward, "Centennial") case is being presented at this public hearing as a separate request. The subdivision is proposed as a part of a larger real estate transaction. The creation of the new lot requires some variations which are similar to the variations Fogo received. He said that the B-3 District requires a minimum lot area of 5 acres, and this parcel is .30 acres. The lot width minimum requirement is 300, and the subject lot width does not meet that. The lot coverage variation is also required due to the large building footprint on a small lot.

Parking Variation

The Post Office building is required to have 34 parking spaces, and part of this request is to reduce the required parking for the new parcel from 34 down to zero. The Fogo Staff Report included a request to reduce the overall parking spaces for Centennial Office Building to account for the spaces lost for the new Fogo restaurant. However, the previous petition did not request the approval of a parking variation to reduce the parking spaces on the new lot created for Fogo. Staff initially thought the requested parking variation to reduce the parking from 132 parking spaces to zero could be included in this request, as indicated by the requested actions in this report. However, in discussion with legal counsel, it was determined that parking variation should not be included in this request as it is related to a different property.

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As a result, Fogo will request a parking variation when they return to the ZBA for a valet parking approval. The only parking variation being considered with this petition is to reduce the 34 required parking spaces for the Post Office parcel down to zero.

The Petitioner has submitted a Declaration of Easements, Covenants and Restrictions that will govern all of the parcels. It includes language on shared parking, cross access and maintenance of utilities and landscaping. Fogo's attorney is revising the aforementioned Declaration to include this newly created Centennial lot, and it has been included as one of the conditions of approval. Mr. Franklin noted that the parking study included in the Board members' packets is the same parking study that was provided in the Fogo case. The parking study shows that there is adequate parking at peak times to support the uses. Mr. Franklin said that Staff is supportive of the request and is recommending approval.

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

Ms. Veatch asked what the advantage is of having "these tiny little lots" for just the building when they are going to have to contribute to the overall shared parking anyway. Mr. Franklin said the Petitioner's justification includes a narrative in the application indicating that it is part of a real estate transaction. There is new ownership as part of the 1900 E. Golf Road and as part of the real estate transaction, they are providing this newly created lot to the previous owner. So, if this is not subdivided, the owner would not be able to convey this property to the seller as a part of the overall real estate purchase agreement. There is a similar real estate reason with respect to creating the lot for Fogo and then having a company that will maintain ownership of that new lot for the purpose of leasing it to Fogo. Staff does not foresee any additional lots being created at this site.

Mr. Riley stated that he is concerned about the parking spaces going from 34 to zero. He anticipates that one day the Board will not be happy with inadequate parking and stressed that the parking situation continues to bother him.

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

Ms. Errera asked for clarification about the parking configuration. Mr. Kranenborg said that Lot 1 consists of the existing office building and the entire parking lot surrounding it. The nearly 1,000 parking spaces that are to the north and to the northeast around the Post Office building are all one single lot. He added that the entire parking field is part of the shared parking agreement between the office building, the Post Office and Fogo.

Mr. Dolbear stated that his understanding that the previous property owner has extended leases, and he is trying to retain the revenue strength for that extended use with the sale of the property. They are also utilizing the economy of scale so they can control the property with respect to the parking lot, snow removal, and maintenance. They have full control, and it's less expensive to maintain the property without having multiple contracts.

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Chairman Raimondi stated that this is an unusual request and an oddly configured lot. He asked if it is correct that the lot is pretty much “curb-to-curb.” Mr. Franklin said approximately and added that there is an exhibit that shows the lot coverage and property boundaries. Mr. Kranenborg said it includes all the surrounding sidewalks and everything surrounding the building. It’s pretty much just out to the driveways. Chairman Raimondi is concerned if another restaurant would like to occupy the southern part, it could not be very large. He hopes that there will not be any more cases like this and stressed that the ZBA is trying to protect the integrity of the community.

PUBLIC HEARING CLOSED

Mr. LaRosa made a motion, seconded by Mr. Dolbeare, to close the hearing. **MOTION CARRIED**

Mr. Morreale made a motion, seconded by Mr. Riley, to recommend approval of a Preliminary and Final Plat Approval, Parking Variation, Minimum Lot Area Variation, Lot Width Variation, Lot Coverage Variation and Woodfield Regional Center Design Review for Centennial Center Outlot located at 1951 McConnor Parkway, Case No. Z2311-03, subject to the following conditions:

1. The terms and conditions of Ordinance 23-104 or other ordinances not specifically revised herein shall be hereby reaffirmed by reference.
2. Declaration of Covenants, Easements and Restrictions shall be provided for review and approval prior to recording.
3. A draft of a revised shared parking agreement with 1800 E. Golf must be submitted for review and approval prior to the issuance of a land development permit. This agreement shall be recorded and placed on file with the Cook County Clerk.
4. A recorded Traffic Agreement shall be on record at the village prior to issuance of a permit.
5. Parking calculations should be based on the net floor area not gross floor area. Provide an updated parking study to reflect the net floor area of each building.
6. The following plans shall be adopted as part of the governing ordinance:
 - a. Final Plat of Subdivision, prepared by V3, dated November 1, 2023, and received by the Community Development Department on November 27, 2023.
 - b. Variation Justification, received by the Community Development Department on November 27, 2023.
 - c. Parking Study, prepared by V3, dated July 28, 2023, received by the Community Development Department on October 16, 2023.
 - d. Lot Coverage Exhibit, prepared by V3, dated December 19, 2023, received by the Community Development Department on December 19, 2023

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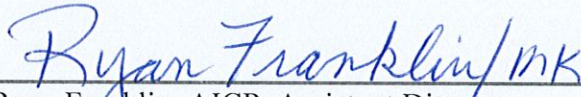
MOTION CARRIED: vote: 8 - 0 with one member(s) absent

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 - Absent
 Ms. Elizabeth Veatch - Yes

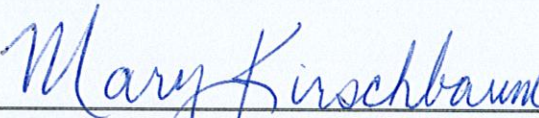
The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 1/9/24.

ADJOURNMENT

The meeting was adjourned at 7:50pm.



Ryan Franklin, AICP, Assistant Director
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



**Z2312-01 / VETERINARY EMERGENCY GROUP / 1287 E. Higgins Road - Park St. Claire Plaza / Special Use for Animal Hospital
1/10/2024
Zoning Board of Appeals**

Presenter: Chidochashe Baker, AICP , Community Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests special use approval for an Animal Hospital for Veterinary Emergency Group, to be located at 1287 E Higgins Rd, within the Park St. Claire Plaza shopping center. Veterinary Emergency Group (VEG) is a 24-hour emergency veterinary hospital for household domestic animals such as dogs, cats, rabbits, and small reptiles (no farm animals).

Recommended Action:

Staff has reviewed the requested special use and is supportive of the petitioner’s request. Therefore, staff recommends approval of a Special Use for an Animal Hospital for Veterinary Emergency Group, located at 1287 E. Higgins Road in the Park St. Claire Plaza shopping center, Case No. Z2312-01, subject to the conditions listed in the PRG report.

ATTACHMENTS:

Description	Type
▣ PRG Report	Exhibit
▣ Location Map	Exhibit
▣ Application	Exhibit
▣ Business Narrative	Exhibit
▣ Survey/Site Plan	Exhibit
▣ Plans	Exhibit

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: January 10, 2024

DATE PREPARED: December 29, 2023

CASE NUMBER: Z2312-01

TITLE: Z2312-01 / VETERINARY EMERGENCY GROUP / 1287 E. Higgins Road / Special Use for Animal Hospital

BACKGROUND INFORMATION

Petitioner: Veterinary Emergency Group, LLC

Address of Petitioner: 44 Broadway
White Plains, NY 10601

Status of Petitioner: Proposed Tenant

Owner of Parcel: HSG Schaumburg, LLC

Address of Owner: 225 W. Hubbard Street, Suite 501
Chicago, IL 60654

Existing Zoning: B-2 General Business District

Existing Land Use: General Commercial

Requested Action:

- Special Use for an Animal Hospital and Veterinary Clinic [Title 15, Chapter 154, Section 154.173(B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]

ANALYSIS

Summary:

The petitioner requests special use approval for an Animal Hospital for Veterinary Emergency Group, to be located at 1287 E Higgins Rd, within the Park St. Claire Plaza shopping center. Veterinary Emergency Group (VEG) is a 24-hour emergency veterinary hospital for household domestic animals such as dogs, cats, rabbits, and small reptiles (no farm animals). VEG will not offer boarding or kennel services.

VEG proposes to offer daytime and after-hours veterinary services for various domestic animal patients and their owner. VEG offers an open concept service that allows the pet and owner to stay together while at the hospital. Customers will enter the space through the front door into a vestibule then enter a second set of double doors to get to the reception desk.



TO: ZONING BOARD OF APPEALS
HEARING DATE: January 10, 2024
DATE PREPARED: December 29, 2023
CASE NUMBER: Z2312-01

TITLE: Z2312-01 / VETERINARY EMERGENCY GROUP / 1287 E. Higgins Road / Special Use for Animal Hospital
Page 2 of 4

The floor plan shows an open concept reception area with customer seating, various sized cages, employee workstations, and 3 patient assessment areas. The plan also shows 5 private exam rooms, a pharmacy, an ex-ray room, surgery, staff meeting and break room, and a laundry/storage and utility room. VEG proposes to offer the following noise, odor and waste mitigation implements:

- **Noise:** The maximum noise level within the main areas of the hospital is anticipated to be 90 decibels. VEG proposes to install strategically placed sound insulating panels throughout the hospital to help absorb up to 95% of the sound generated by the veterinary hospital use.
- **Odor:** VEG will utilize an HVAC system that uses an exhaust system and outside air to provide positive/negative pressure and ventilation within the veterinary hospital. Positive pressure systems will be used to push air from one space to another (supplying more air in a space than is taken away) in rooms such as the surgery rooms where sterility must be maintained. Negative pressure systems will be used to pull air out and away from a space. The systems together will result in particulates, including odors, to be exhausted to the exterior of the building.
- **Waste:** Any animal waste that occurs within the hospital will be collected by staff and deposited into closed waste disposal containers. VEG will dispose of medical waste according to industry standards with a third-party contractor that provides regular pick-up services. Trash facilities within the building are located on-site and will be accessible directly from the hospital.

Veterinary Emergency Group anticipates having a total of 16 to 20 staff members with 5 to 8 staff members expected on site at a time. The Animal Hospital is proposed to be a 24-hour operation Mondays through Sundays with peak hours between 6:00 pm and 10:00 pm. Even though the animal hospital is proposed to be open 24-hours, it is not anticipated to generate noise at the rear of the building.

In the past, the Village Board has granted special use approval for similar animal clinic and hospitals throughout the Village. In December 1973 Olde Towne Animal Hospital was granted a special use for the construction of an animal hospital (Ordinance No. 1038). In 1993 Schaumburg Veterinary Hospital was granted a special use and site plan approval for a veterinary clinic (Case No. Z9303-09). In 2002, Wise Road Animal Hospital was granted a special use approval for an animal hospital (Case No. Z0205-03). In 2009, Spring Valley Veterinary (formerly Olde Towne Animal Hospital) was granted a special use amendment to expand the existing animal hospital and veterinary clinic (Case No. Z0908-05). In 2012, Golf Rose Animal Hospital was granted a special use and site plan approval for the construction of an animal hospital (Case No. Z1212-02). Staff is supportive of the special use request.

Zoning History:

The existing shopping center was approved in 1994 with a Byerly's Finer Foods grocery store as an anchor tenant in the subject location (Case No. Z9411-07; Ord. No. 95-06). The store changed to a Dominick's Finer Foods grocery store in 1997 which prompted a sign variation (Case No. Z9703-04; Ord. No. 97-32) and a special use for a restaurant in 1998 (Case No. Z9807-07; Ord. No. 98-101). In 2011 the Starbucks store that was accessory to the Dominick's added another wall sign, prompting a sign variation (Case No. Z1011-06; Ord. No. 11-004). In 2015 Art Van Furniture took over the vacant Dominick's store (Case No. SP1510-01; Ord. No. 15-132), requested a sign variation in 2016 (Case No. Z1607-06; Ord. No. 16-083) and a Minor Amendment for façade changes (Case No. MA1606-04). In 2022, a Site Plan Amendment for building modifications and sign variation was approved to split Art Van Furniture to accommodate Kohls and a few other small tenant spaces (Case No. Z2205-04; Ord. No. 22-056).

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Surrounding Zoning and Land Uses:

North: B-3 Planned Office Business (Chase Bank)
 South: R-7 Residential (Single Family Residential)
 East: R-4 Residential (Single Family Residential)
 West: B-2 General Business (International Fresh Market)

Compatibility with Surrounding Land Uses:

The proposed animal hospital and clinic is compatible with adjacent properties which include retail, service, business, and residential uses. There is an existing solid fence at the back of the property that provides screening between the proposed use and the residential uses to the south. The Park St. Claire Plaza shopping center consists of various retail and commercial service uses. The proposed animal hospital is compatible with majority of the uses in the shopping center especially an existing Pet Store located at 1249 Higgins Road. Similar to the proposed, other previously approved animal hospitals in the village have been located in retail and service shopping centers.

Comprehensive Plan Designation:

The subject property is designated in the village’s Comprehensive Plan under the Future Land Use Classifications section as “Community Commercial.” This designation includes uses that support the neighboring residential areas and may include gas stations, grocers, retailers, etc. These uses are typically located within a neighborhood center and are aligned along collector or arterial streets. The proposed animal hospital fits within the community commercial use category as it would operate similar to other retail and service uses that support the neighboring residential.

Parking:

Parking for the proposed Animal hospital is calculated at the same rate as other businesses in the shopping center (retail/service). There are two existing restaurants located on an out-lot that is adjacent to the shopping center. Both the shopping center and out lot share the same parking lot which provides a total of 681 spaces. The parking calculation for the proposed and existing businesses is as follows:

Use / Square Footage	GFA	NFA	Parking Rate	Required Parking
VEG Animal Hospital	5,994 sq. ft.	5,395 sq. ft.	4 spaces per 1,000 sq ft NFA	22 spaces
Retail		96,466 sq. ft.	4 spaces per 1,000 sq ft NFA	386 Spaces
Type C Restaurants	6,659 sq. ft.	5,320 sq. ft.	12 spaces per 1,000 sq ft NFA	33 Spaces
General Service	934 sq. ft.	841 sq. ft.	4 spaces per 1,000 sq ft NFA	3 Spaces
Parking Required				444 spaces
Parking Provided				681 spaces
Past Variances (Z0001-02)				22 spaces
Parking Surplus				196 spaces

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RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Special Use for an Animal Hospital for Veterinary Emergency Group, located at 1287 E. Higgins Road – Park St. Claire Plaza Shopping Center, Case No. Z2312-01, subject to the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
2. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
3. The business must stay in substantial conformance with the submitted business narrative. Boarding and kennel services for animals is not permitted.
4. The following plans shall be adopted as part of the governing ordinance:
 - a. Business narrative, received by the Community Development Department on December 4, 2023.
 - b. Proposed floor plan and elevation packet, received by the Community Development Department on December 4, 2023.

pc: Petitioner
Owner



 Subject Property

Z2312-01

**Veterinary Emergency Group
Special Use for Animal Hospital**



1287 E Higgins Road

Prepared By:
Village of Schaumburg
Community Development Department



VILLAGE OF SCHAUMBURG



Community Development Department
APPLICATION FOR DEVELOPMENT REVIEW
101 Schaumburg Ct., Schaumburg, IL 60193-1899
(Phone) 847.923.4430
(Email) PRGSubmittals@Schaumburg.com

SECTION I: DEVELOPMENT INFORMATION

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

2. BACKGROUND INFORMATION: *(All correspondence will be e-mailed to the applicant)*

- a. Applicant: Veterinary Emergency Group, LLC
 Corporation: Veterinary Emergency Group, LLC
 Address: 44 S. Broadway
 City: White Plains State: NY Zip: 10601
 Telephone: (914) 435-7820
(Number at which applicant can be reached during business hours)
 E-mail Address: laurencarnevale@veg.vet
- b. Relationship of Applicant to Property: tenant
- c. Current Owner of Property: HSG Schaumburg, LLC
 Address: 225 W. Hubbard Street, Suite 501
 City: Chicago State: IL Zip: 60654
 Telephone: (847) 612-2935
 E-mail Address: gpalmer@hubbardstreetgroup.com

3. APPROVALS REQUESTED

- Site Plan Approval
- Rezoning
 - (1) Parcel A: _____ acres from _____ to _____
 - (2) Parcel B: _____ acres from _____ to _____
- Special Use

Variation(s)
 Other: _____

4. SUMMARY OF REQUESTED ACTIONS:

Applicant seeks a Special Use to establish an animal hospital in a B2 - General Business zoning district.

5. PROJECT STAFF:

Developer: N/A Phone: _____
Attorney: Meg George and Matthew Allee, Akerman, LLP Phone: (312) 870-8029
Engineer: Devon Arnold, Kimley-Horn Phone: (571) 842-1794
Architect: Melanie Friedman, FMD Architects Phone: (330) 836-2343
Landscape Architect: N/A Phone: _____

6. DESCRIPTION OF SITE:

a. Location (address): 1287 E. Higgins Road, Schaumburg, Illinois 60173
b. PIN Number (14 digit): 07-13-306-005-0000

7. VARIATIONS:

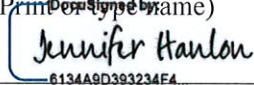
List and justify any requested variation(s) from the (a) Zoning Ordinance and (b) Subdivision and Land Development Ordinance (attach additional pages if necessary):

N/A

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: Jennifer Hanlon, Director of Real Estate, Veterinary Emergency Group

(Print or type name)

6134A9D383234F4

(Applicant's Signature)
Date: 11/22/2023

Current Owner of Property:
Graham Palmer, Manager, HSG Schaumburg, LLC

(Print or type name)
GRAHAM PALMER
BEB7B88C69A24D2...

(Property Owner's Signature)
Date: 11/22/2023



VETERINARY EMERGENCY GROUP

BUSINESS NARRATIVE

1287 E. Higgins Road, Schaumburg, Illinois

Overview

Veterinary Emergency Group (VEG), a national 24-hour emergency veterinary hospital company, is pursuing opening a hospital at 1287 East Higgins Road in Schaumburg, Illinois (the "Property"). The Property is located at the southwest corner of East Higgins Road and North Meacham Road within an existing commercial/retail shopping center and is located in a B-2 General Business zoning district. As such, VEG seeks Special Use approval to open and operate a 24-hour emergency veterinary hospital at the Property.

Hours and Staffing

The Applicant is excited to bring a 24-hour veterinary clinic operation to the Village of Schaumburg. The intensity of the use is appropriate to serve the residents of Schaumburg and their pets that may require emergency after-hours veterinary care. Veterinary patients include household domestic animals such as dogs, cats, rabbits, and small reptiles (not farm animals). Furthermore, VEG does not offer boarding or kennel services.

This proposed VEG location is anticipated to have 16 to 20 total staff members. Staff is on site 24 hours a day and typically five (5) to eight (8) staff members are on site at a time. The busiest time is anticipated to be between 6:00 p.m. and 10:00 p.m. local standard time, when approximately two (2) to three (3) patients would be seen per hour. As a result, the traffic impact to the surrounding area will be minimal.

Noise, Odor & Waste Mitigation

Noise Mitigation. VEG will implement noise mitigation measures to ensure that the veterinary hospital use will not have any adverse noise impacts on the surrounding area. VEG hospitals are all designed to address the need for extra noise insulation, and each location is individually evaluated with a soundproofing plan of action. Nonetheless, based on VEG's experience in treating its patients, most sick and injured pets do not make significant, if any, noise when arriving or being treated at the veterinary hospital.

The maximum noise level within the main areas of the hospital is anticipated to be 90 decibels. However, this maximum (worst-case) noise level will rarely if ever occur, since it assumes that the veterinary hospital would be at maximum capacity entirely with barking dogs – which is extremely unlikely to occur. VEG treats animals other than just dogs and most animals need to be sedated to perform proper care. Despite this, the Applicant will install sound insulating panels that have a minimum Noise Reducing Coefficient ("NRC") rating of 0.95. Strategically placing

sound insulating panels throughout the hospital space will help to absorb up to 95% of the sound generated by the veterinary hospital use.

Odor Mitigation. The proposed veterinary hospital use will not have any adverse impacts with respect to odor. VEG will utilize an HVAC system that uses an exhaust system and outside air to provide positive/negative pressure and ventilation within the veterinary hospital. Positive pressure systems will be used to push air from one space to another (e.g. supplying more air in a space than is taken away, such as in surgery rooms where sterility must be maintained). Negative pressure systems will be used to pull air out and away from a space (e.g. using exhaust fans to pull air away from bathrooms). The systems together will result in particulates, including odors, to be exhausted to the exterior of the building.

All floor and wall finish materials will be washable and impervious, comprised of porcelain and ceramic tile with industrial-grade grout. VEG will adhere to standard veterinary cleaning practices, including mopping floors and cleaning, disinfecting, and sterilizing all used equipment and apparatuses on a frequent basis. Thus, the proposed use will not have any adverse impacts with respect to odor.

Waste Mitigation. The proposed veterinary hospital use will also not have any adverse impacts with respect to waste. Any animal waste that occurs within the hospital will be collected by staff and deposited into closed waste disposal containers. VEG will dispose of medical waste according to industry standards with a third party contractor that provides regular pick-up services. Trash facilities within the building are located on-site and will be accessible directly from the hospital.

ALTA/NSPS LAND TITLE SURVEY

LEGEND & ABBREVIATIONS

UTILITY POLE	MANHOLE	P.O.C. POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	DEGREES
UTILITY FEDESTAL	STORM STRUCTURE (OPEN)	FEET/MINUTES
TRAFFIC SIGNAL	CURB INLET	INCHES/SECONDS
SIGNAL BOX	VALVE VAULT	S.F. SQUARE FEET
GAS VALVE	FLARED END SECTION	(R) RECORD BEARING/DISTANCE
WATER VALVE	WATER LINE	TF TOP OF FOUNDATION
ELECTRIC METER	TELEPHONE/CATV LINE	FF FINISHED FLOOR
FIRE HYDRANT	GAS LINE	TP TOP OF PIPE
AUTO SPRINKLER	ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
MONITORING WELL	OVERHEAD WIRES	P.U.E. PUBLIC UTILITY EASEMENT
GROUND LIGHT	STM-STORM SEWER	D.E. DRAINAGE EASEMENT
BOLLARD	SAN-SANITARY SEWER	L ARC LENGTH
B/BOX	CHAIN LINK FENCE	R RADIUS LENGTH
SIGN	STOCKADE FENCE	C CHORD LENGTH
FLAG POLE	GUARD RAIL	CH CHORD BEARING
	CONCRETE SURFACE	CMP CORRUGATED METAL PIPE

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	363
ADA	8
TOTAL	371

VICINITY MAP



RECORD DESCRIPTION

PARCEL 1:
 LOT 4 IN PARK ST. CLAIRE PLAZA RESUBDIVISION NO. 1, BEING A SUBDIVISION OF LOT 2 IN PARK ST. CLAIRE PLAZA, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1995 AS DOCUMENT 95288758 AND RE-RECORDED MAY 02, 1995 AS DOCUMENT 95441456, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS CREATED BY THE OPERATION AND EASEMENT AGREEMENT DATED APRIL 14, 1993 AND RECORDED MAY 10, 1993 AS DOCUMENT 93351020 AND BY DEED DATED JULY 3, 1995 AND RECORDED JULY 7, 1995 AS DOCUMENT 95441461, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING:

- (A) NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AND PARKING OF VEHICLES AND PEDESTRIANS OVER AND ACROSS PARKING, DRIVEWAY AND SIDEWALK AREA AS MORE FULLY DESCRIBED IN ARTICLE 2.1 OF SAID AGREEMENT;
- (B) NON-EXCLUSIVE PERPETUAL EASEMENTS FOR UTILITY LINES, IN, TO, OVER, UNDER, ALONG AND ACROSS PORTIONS OF THE COMMON AREA AS MORE FULLY DESCRIBED IN ARTICLE 2.2 OF SAID AGREEMENT;
- (C) NON-EXCLUSIVE EASEMENT FOR MAINTENANCE AND REPLACEMENT OF FOOTINGS, FOUNDATIONS, COLUMNS OR WALLS INADVERTENTLY CONSTRUCTED BEYOND A COMMON BOUNDARY LINE AS MORE FULLY DESCRIBED IN ARTICLE 2.3 OF SAID AGREEMENT.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1069040-PHX1, DATED MAY 13, 2021.

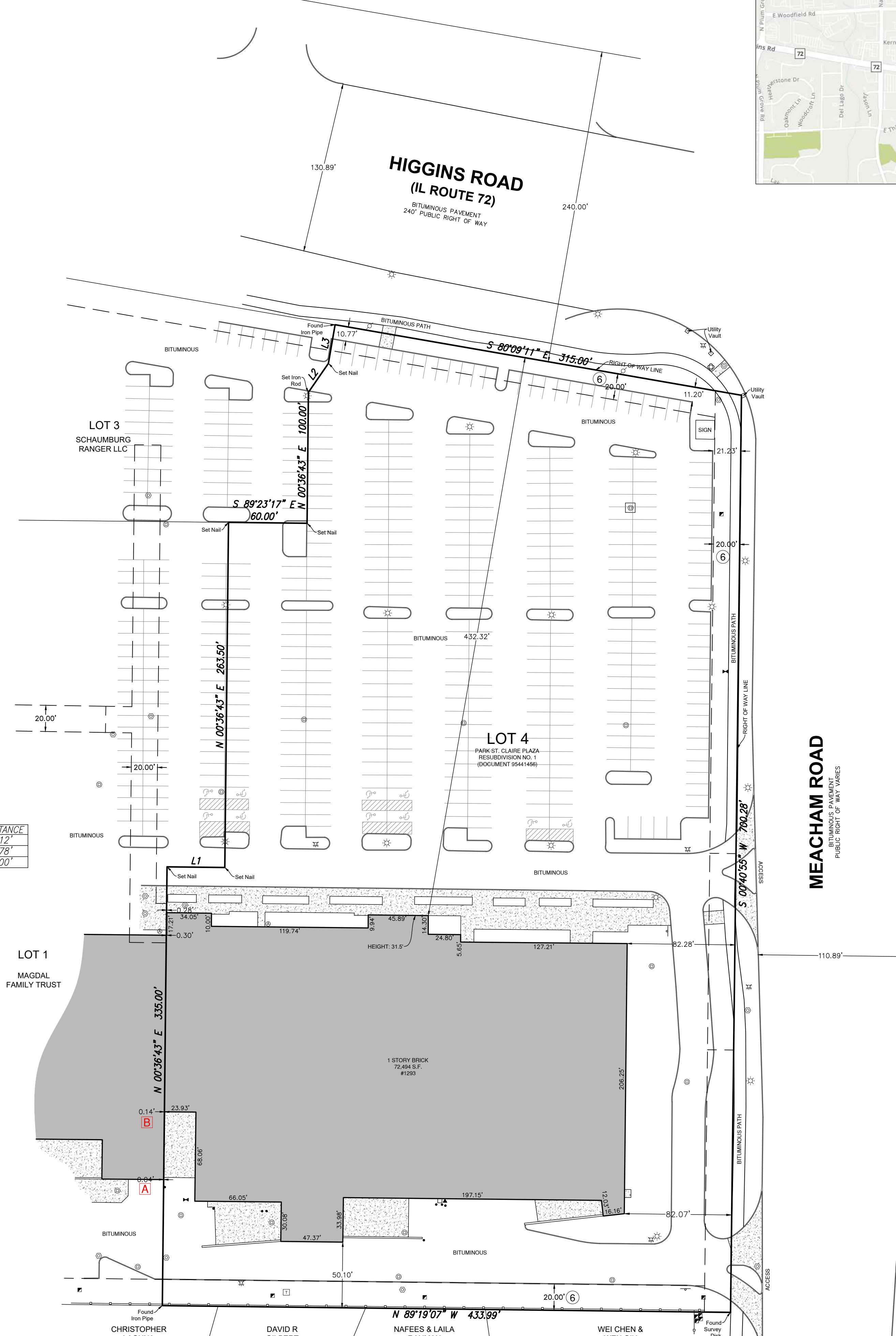
SIGNIFICANT OBSERVATIONS

- A** BUILDING LIES 0.04' EAST OF THE WEST PROPERTY LINE.
- B** BUILDING LIES 0.14' EAST OF THE WEST PROPERTY LINE.

MISCELLANEOUS NOTES

- MN1** ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN2** THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN3** ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN4** ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF HIGGINS ROAD TO BE SOUTH 80 DEGREES 09 MINUTES 11 SECONDS EAST.
- MN5** AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN6** AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 1293 HIGGINS ROAD.
- MN7** THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM HIGGINS ROAD WHICH IS GOVERNED BY THE VILLAGE OF SCHAUMBURG.
- MN8** IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN9** IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

LINE	BEARING	DISTANCE
L1	S 89°23'17" E	44.12'
L2	N 34°36'58" E	26.78'
L3	N 09°50'49" E	30.00'



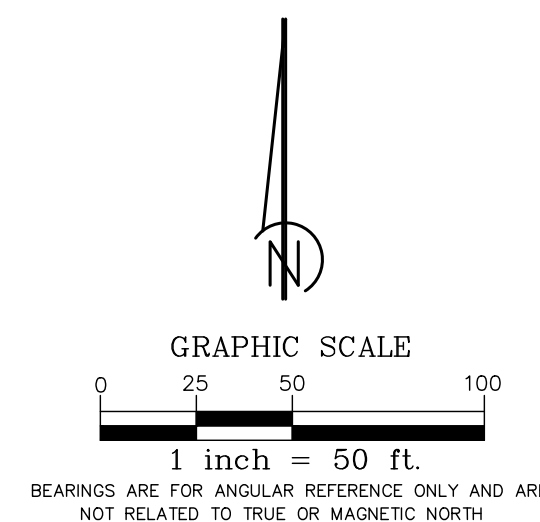
SCHEDULE B

- 4** TERMS, PROVISIONS AND CONDITIONS OF OPERATION AND EASEMENT AGREEMENT DATED APRIL 14, 1993 AND RECORDED MAY 10, 1993 AS DOCUMENT 93351020, AS AFFECTED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF APPROVING PARTY DESIGNATION DATED JULY 6, 1995 AND RECORDED JULY 7, 1995 AS DOCUMENT 95441462 FOR COMMON USE AND OPERATION OF THE LAND IN SCHEDULE "A" AND OTHER PROPERTY, BY ESTABLISHING CERTAIN COVENANTS AND RESTRICTIONS AND AGREEMENTS AND GRANTING RECIPROCAL EASEMENTS THROUGH THE RESPECTIVE TRACTS. FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT DATED SEPTEMBER 3, 2015 AND RECORDED SEPTEMBER 18, 2015 AS DOCUMENT NUMBER 1526133004. ASSIGNMENT AND ASSUMPTION OF APPROVING PARTY DESIGNATION DATED SEPTEMBER 3, 2015 AND RECORDED SEPTEMBER 18, 2015 AS DOCUMENT NUMBER 1526133005 MADE BY AND BETWEEN INLAND 1293 HIGGINS ROAD, L.L.C. AND ARCHIE A. VAN ELSLANDER, TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1982, AS AMENDED. (FOR FURTHER PARTICULARS, SEE DOCUMENT)
- 5** DECLARATION OF ROADWAY ACCESS RESTRICTIONS DATED FEBRUARY 17, 1995 AND RECORDED FEBRUARY 22, 1995 AS DOCUMENT 95120441 BY AND BETWEEN DAYTON HUDSON CORPORATION AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 108303-05 AND THE TERMS AND PROVISIONS THEREOF. (FOR FURTHER PARTICULARS, SEE DOCUMENT)
- 6** PUBLIC UTILITIES, DRAINAGE AND ACCESS EASEMENTS CREATED BY THE PLAT OF PARK ST. CLAIRE PLAZA RECORDED FEBRUARY 24, 1995 AS DOCUMENT 95129403 AND AS SHOWN ON PLAT OF PARK ST. CLAIRE PLAZA RESUBDIVISION NO. 1 RECORDED MAY 2, 1995 AS DOCUMENT 95288758 AND RE-RECORDED MAY 02, 1995 AS DOCUMENT 95441456. (AFFECTS THE NORTH, EAST AND SOUTH 20 FEET OF THE LAND)
- 7** TERMS, PROVISIONS AND CONDITIONS OF DECLARATION OF USE RESTRICTIONS AND PERCENTAGE ALLOCATION DATED APRIL 28, 1995 AND RECORDED MAY 2, 1995 AS DOCUMENT 95288738 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 9, 1989 AND KNOWN AS TRUST NUMBER 108303-05 AND KHS LAND PARTNERSHIP.
- 8** TERMS, PROVISIONS AND CONDITIONS OF DECLARATION OF PERCENTAGE ALLOCATIONS DATED JULY 6, 1995 AND RECORDED JULY 7, 1995 AS DOCUMENT 95441457 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 9, 1989 AND KNOWN AS TRUST NUMBER 108303-05 AND KHS LAND PARTNERSHIP.
- 9** ACCESS TO AND FROM ILLINOIS ROUTE NO. 72 (HIGGINS ROAD) FROM LOTS 1, 2, 3 AND 4 IN THIS RESUBDIVISION SHALL BE LIMITED TO THE EXISTING RIGHT-IN, RIGHT-OUT COMMERCIAL ACCESS DRIVEWAY LOCATED AT THE NORTH-WEST CORNER OF LOT 3 SHOWN THEREON, AND SHOWN ON THE PLAT OF PARK ST. CLAIRE PLAZA RESUBDIVISION NO. 1 RECORDED MAY 2, 1995 AS 95288758 AND RE-RECORDED MAY 02, 1995 AS DOCUMENT 95441456. (AFFECTS LAND AND OTHER PROPERTY)
- 10** COVENANTS AND AGREEMENTS DATED DECEMBER 11, 1995 AND RECORDED JANUARY 8, 1996 AS DOCUMENT 96014429 BETWEEN RYAN CONSTRUCTION COMPANY OF MINNESOTA, INC. AND BERTUCCI'S RESTAURANT CORP., A MASSACHUSETTS CORPORATION REGARDING THE APPROVAL OF PLANS TO BUILD A RESTAURANT AND MAINTENANCE OF A TRASH DUMPSTER TO BE BUILT ON LOT 3 ADJOINING THE INSURED PARCEL. THESE MATTERS ARE BINDING UPON THE TENANTS, SUCCESSORS AND ASSIGNS OF LOTS 3 AND 4.
- 11** TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE USE RESTRICTION AGREEMENT DATED MAY 29, 2015 AND RECORDED SEPTEMBER 18, 2015, AS DOCUMENT NUMBER 1526133006 MADE BY AND BETWEEN ARCHIE A. VAN ELSLANDER, TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1982, AND DOMINICK'S FINER FOODS, LLC.

LAND AREA:

290,109.13 SF± OR 6.66 ACRES±

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 1703100191, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 07/07/2021 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



SURVEYOR'S CERTIFICATE

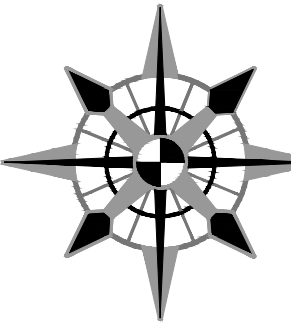
TO: LAKESIDE BANK; HSG SCHAUMBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 2, 2021.

JAMES L. HARPOLE, PLS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3190
 IN THE STATE OF ILLINOIS, EXPIRES 11-30-2022



JLH LAND SURVEYING INC.
 Illinois Professional Design Firm No. 184.007120
 910 Geneva Street, Shorewood, Illinois 60404
 815.729.4000 www.jlhsurvey.com



SURVEY PREPARED FOR:
 HUBBARD STREET GROUP
 225 W. HUBBARD ST., SUITE 401
 CHICAGO, IL 60654
 PHONE: 847.542.5413

BY	REVISIONS	DATE

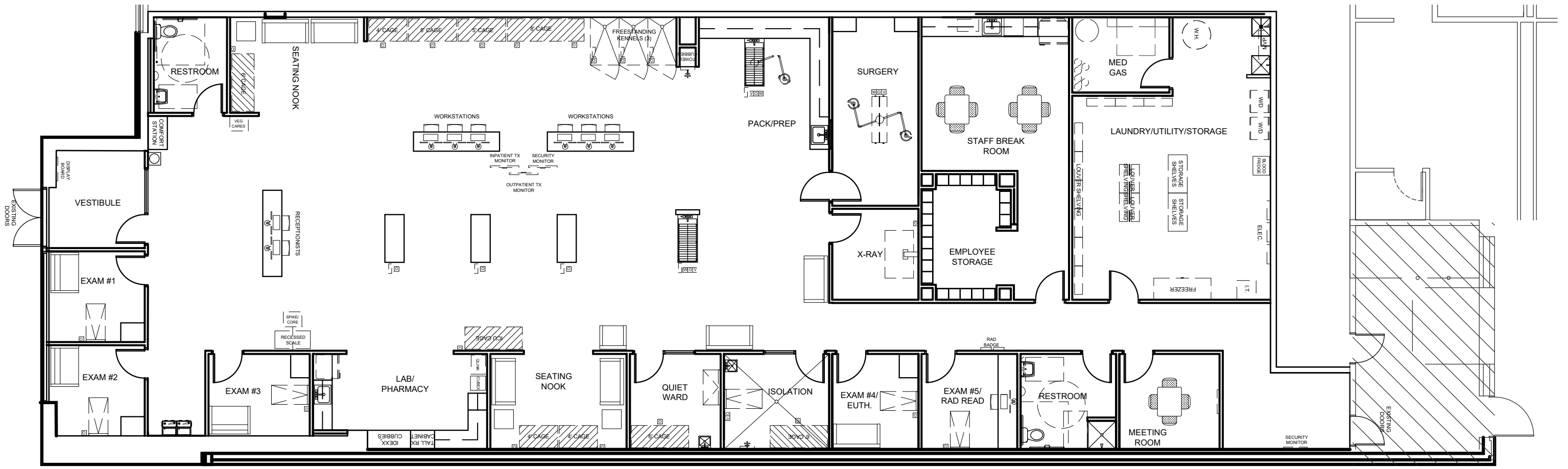
ALTA/NSPS LAND TITLE SURVEY
 1293 E. HIGGINS ROAD
 SCHAUMBURG, IL

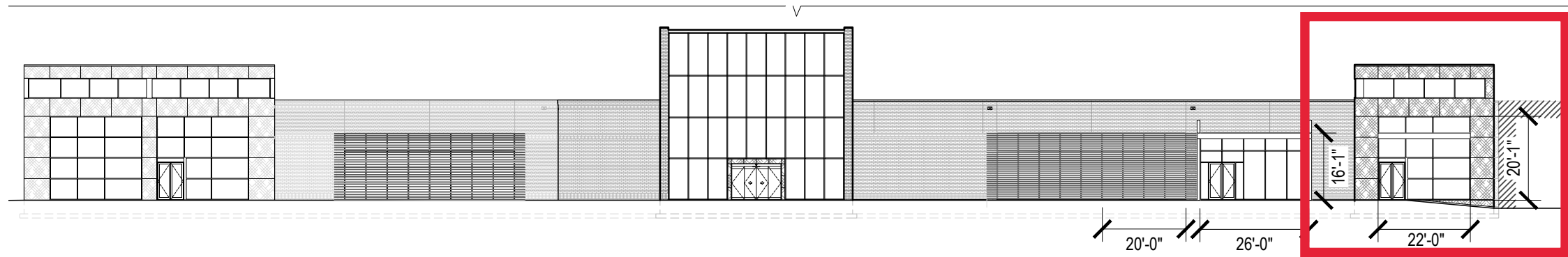
PROJ MGR: JLH
 DRAWN BY: JG
 CHECK BY: JLH
 FIELD DATE: 07/02/21
 SCALE: 1"=50'
 SHEET
1 OF 1
 21-990-100



**VETERINARY
EMERGENCY
GROUP**

ZONING PACKAGE | 1293 E Higgins Rd, Schaumburg, IL 60173





Existing Elevation



Google Street View

Note:
 All existing exterior is to remain.
 No exterior modifications are being proposed.



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EXISTING ELEVATIONS