

ZONING BOARD OF APPEALS  
GENERAL MINUTES  
March 13, 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, Pat Riley, Mike LaRosa,  
Glenn Szurgot, Patty Errera, Rob Morreale and Sunil Shah

Member(s) Absent: Elizabeth Veatch

A quorum was present.

Also Present: Todd Wenger                      Parth Joshi  
Landscape & Design                      Community Planner  
Planner

**CONSIDERATION OF MINUTES**

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

<b><u>Mtg Date</u></b>	<b><u>Case Number and Name</u></b>
2/28	General Minutes
	Z2401-06 / Verilife Cannabis
	Z2401-07 / NAC 2 d/b/a – Enlightened Cannabis
	Z2401-09 / FloraMedex d/b/a Sunnyside
	Z2401-08 / Schaumburg Honda
	Z2401-05 / Urban Rebels Ink

All ayes.

**MOTION CARRIED**

**PUBLIC HEARING(S)**

- 1) Z2401-09 / FLORAMEDEX, LLC D/B/A SUNNYSIDE / 1739 E. Golf Road – Woodfield Gatherings / Amendment to Existing Special Use for an Adult Use Cannabis Business Establishment - Security Plan
- 2) Z2402-02 / AMENDMENT TO MUNICIPAL CODE / Title 15, Chapter 154 (Zoning) Pertaining to Community, Cultural and Recreational Centers
- 3) Z2402-03 / NATIONAL INDIA HUB FOUNDATION / 930 National Parkway / Special Use for a Community, Cultural and Recreational Center & Parking Variation
- 4) Z2303-07 / QUINDEL PLACE / 35 E. Schaumburg Road / Rezone from R-6 to B-1, Site Plan Approval, Parking Setback Variations, Landscape Variations and Olde Schaumburg Centre Architectural Review

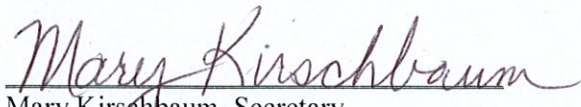
**ADJOURNMENT**

Mr. LaRosa 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 8:02pm.

  
Mary Kirschbaum, Secretary  
Zoning Board of Appeals

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APPROVED

**CALL TO ORDER**

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

**ROLL CALL**

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

Member(s) Absent: Elizabeth Veatch

A quorum was present.

Also Present: Todd Wenger, PLA  
Landscape & Design  
Planner

Sworn in for testimony: Parth Joshi, AICP  
Community Planner  
Matt Ryan, Senior Director  
of Government Affairs  
Cresco Labs  
400 W. Erie Street  
Chicago, IL

Mr. Matt Ryan, Petitioner, stated that Cresco Labs was founded in Chicago in 2013, and they employ approximately 2,800 people across eight states. They have over 70 dispensaries across the country and currently operate ten in Illinois. They are requesting approval to reduce the required armed security during operational hours from two to one and eliminate the requirement of one armed security guard during non-operational hours. The majority of neighboring communities do not require armed guards to be present during operating hours and currently, Schaumburg is the only community that requires 24/7 overnight security. He has worked with the Schaumburg Police Department (PD), which now has 24/7 access to 15 cameras where they can get a live stream, full 360 of the Sunnyside building. The 15 cameras selected include all windows, all entry points and the full radius of the building. The PD also has access to the “fishbowl” camera so they can see the full floor and have camera access to the vault area. In addition to the cameras that the PD has access to, Sunnyside has a total of 79 cameras in and around their facility. They also have trip buttons at every single register which go directly to the PD. They also hooked up a direct-connect to Northwest Central Dispatch. He said they have “age gating,” which means no one gets into the dispensary without ID that is being recorded, put into the system and no one under 21 years of age gets in. Inside the store, products are kept in the vault and only empty packages are available for viewing. There are specific employees with a badge who can work in the vault. Cresco has led the way as far as what the safest protocols are from security systems, from inventory, etc.

Mr. Ryan said that they are in agreement with the PD and are happy to comply. He added that if their request is approved, the Village will still be above all of the State requirements. They are proposing to maintain one armed guard during operating hours. An armed security guard is going to walk the parking lot and the exterior areas every day after business hours. The guard will not leave until all of the premises have been checked. Armed security will be onsite for all deliveries and all transfers of money and anytime product is being moved. He noted that if, at any point, the PD is uncomfortable, they will then reinstate

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what they had and will go back to the drawing board. Mr. Ryan thanked Parth Joshi and his team, adding that they went above and beyond walking Mr. Ryan through this process, as well as the entire IT process, as it made a big difference. He also thanked the PD and said that Deputy Police Chief Dugan has been very instrumental in this process.

Chairman Raimondi asked the Recording Secretary if the public notice requirements were met and she replied, yes.

Mr. Parth Joshi stated that the Petitioner is requesting approval to amend their existing special use for Sunnyside, which was approved in May, 2020. At that time, the Village required two armed guards during business hours and one armed guard during non-business hours. Staff has contacted other communities regarding these protocols, and the Village is the only one that requires armed security 24/7. The Petitioner has worked with the PD and connection has been made with Northwest Central Dispatch. The Petitioner agrees to the seven conditions required by the PD. Mr. Joshi 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.

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare asked if it's correct that this requirement is not specific to this location. Mr. Joshi said it is for all cannabis dispensaries and is a Police Department requirement. Mr. Dolbeare feels that the cited statistics are irrelevant because it was during Covid lockdown. He added that because the subject location is so close to the expressway and its proximity to Woodfield Mall property, it could be easy for criminals to commit a crime and get onto the expressway. He does not support the proposal.

Mr. Riley stated that Sunnyside had 43 calls to the PD, which is more than the other two existing cannabis dispensaries. He said that all three dispensaries remarked that their calls to the PD were "not serious." Mr. Riley said that if the Schaumburg Police pulls up in front of any of the three dispensaries and they are fully armed to go into the store, he feels they take it very seriously. Chairman Raimondi asked Mr. Joshi to address Mr. Riley's comments. Mr. Joshi said that Staff obtained the information about the number of calls from the Police Department. The memo from the PD stated that none of the calls were life threatening or to a point of seriousness that they could not support this request based on their service records. Mr. Joshi added that Cloud 9 is the fourth dispensary that was approved in the summer of 2023 and they were informed that the PD was already in the process of revising their armed-security guard requirements for all cannabis dispensaries. Two of the dispensaries, Z2401-06 / Verilife Cannabis and Z2401-07 / Enlightened Cannabis, received Village Board approval on 3/12/24. Mr. Riley said that his position does not change.

Chairman Raimondi reminded the Board that the Staff Report noted that this can be reversed back to the original requirement of two armed security guards during business hours and one armed security guard during non-business hours.

Mr. LaRosa stated that he has no problem with the proposed request.

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Mr. Szurgot, Mr. Shah and Chairman Raimondi had no questions.

Ms. Errera stated that the cannabis dispensaries have more security than our banks do. She is unaware of an armed security guard at a bank during business and non-business hours. She added that there is no product to “smash and grab” at the cannabis stores because all product is locked in a vault. She feels it is not fair to ask the cannabis stores to do so much more versus other businesses.

Mr. Morreale asked if the vault is similar to a bank vault. Mr. Ryan said, yes and added that every time there is any kind of incident, Cresco conducts a thorough review of what took place and what could be done better.

**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 an Amendment to Existing Special Use for an Adult Use Cannabis Business Establishment - Security Plan for FloraMedex, LLC d/b/a Sunnyside located at 1739 E. Golf Road – Woodfield Gatherings, Case No. Z2401-09, subject to the following conditions:

1. All terms and conditions of Ordinance No. 20-034 not specifically revised herein are hereby reaffirmed by reference.
2. The dispensary shall maintain direct-connect burglar and hold-up alarms to Northwest Central Dispatch.
3. One armed security guard required during business hours only.
4. Armed security shall walk the parking lot and exterior areas of the business after they close to ensure there are no security concerns.
5. Armed security shall not leave until all employees have left the parking lot.
6. Armed security shall confirm there are no people consuming product in the lot(s) before leaving.
7. Armed security shall be on-site for deliveries or transfers of money or product that occur after hours.
8. The Village reserves the right to reinstate the after-hours security requirement of one armed security guard, should the Police Department determine there is a need.
9. The following plans shall be adopted as part of the governing ordinance:
  - a. Project narrative, prepared by FloraMedex, LLC, d/b/a Sunnyside, received by the Community Development Department on January 30, 2024.
  - b. Amended security plan, prepared by FloraMedex, LLC, d/b/a Sunnyside, received by the Community Development Department on January 30, 2024.

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**MOTION CARRIED: vote: 6 – 2 with one member(s) absent**

A poll was taken: Mr. James Dolbeare - No  
Ms. Patricia Errera - Yes  
Mr. Mike LaRosa - Yes  
Mr. Rob Morreale - Yes  
Mr. Harry Raimondi - Yes  
Mr. Pat Riley - No  
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, 3/26/24.*

**ADJOURNMENT**

The meeting was adjourned at 7:29pm.

*Parth Joshi*

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

*Mary Kirschbaum*  
Mary Kirschbaum, Recording Secretary  
Zoning Board of Appeals





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APPROVED

**CALL TO ORDER**

The meeting was called to order by Chairman Harry Raimondi at 7:31pm.

**ROLL CALL**

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

Member(s) Absent: Elizabeth Veatch

A quorum was present.

Also Present: Parth Joshi, AICP  
Community Planner

Sworn in for testimony: Todd Wenger, PLA                      Tom Manzardo  
Landscape & Design                      111 E. Schaumburg Road  
Planner    Schaumburg

Mr. Tom Manzardo, Petitioner, stated that his family has a long history in Schaumburg. His parents built Waterbury Place. In 2007, Mr. & Mrs. Manzardo moved their financial advisor business, Redstone Wealth Advisors into that shopping center. The Manzardos are proposing to build a 4,600 square-foot building, as they have outgrown their 111 E. Schaumburg Road tenant space. There is a driveway between 35 and 105 E. Schaumburg Road which they intend to remove. They have received complaints from the Village that it is very difficult to pull out of because the building fronts the road, along with the landscaping. They would like to direct traffic via Quindel Avenue and Waterbury Place. Their intention is to create an outdoor gathering space with a patio where that existing driveway, is and they will convert the existing barn. They hope to use the space for client events and for Waterbury Place tenants. They are trying to incorporate the existing space of 105 E. Schaumburg Road to 115 E. Schaumburg Road with the proposed new building. Mr. Manzardo stated that it will be a white building with black windows and grey shingles which, is slightly different than what was in the narrative.

Chairman Raimondi asked the Recording Secretary if the public notice requirements were met and she replied, yes.

Mr. Todd Wenger stated that the Petitioner is trying to accomplish a continuation of what his father started and the rest of the businesses in the Waterbury Place shopping center, just east of the subject property. It will be a completion of the rest of that block all the way down to Quindel. The rezone request from R-6 to B-1 is required in order to change the subject property from a residential use to a commercial use. The proposed one-story building will have some dormer windows on top. There will be cementitious, Hardee Board-type siding and the window trim will be an LP siding. There will be shingle siding, as well as nice bracket material in the eave areas of the gable and over the doorways. The brackets lend themselves to this folk craftsman style that is very similar to the Vintage Café next door. All the materials meet the requirements of the Olde Schaumburg Centre (OSC) Historic District Guidelines for materials that would have been used around the turn of the century. Mr. Manzardo said there will be no mullions on the bottom



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and straight mullions up top versus the drawing which shows the crisscross pattern. Mr. Wenger asked if it is correct that instead of the 9 over 1, you will be looking for more of a 3 over 1. Mr. Manzardo said, yes, as it is a lot more aligned with what they have at 105 E. Schaumburg Road. Mr. Wenger said that Staff would support that change. He added that there will be two doors facing south, as well as two doors facing north.

### **Parking/Setback Variations**

Mr. Wenger said the OSC Overlay District requires that only properties along Schaumburg Road and Roselle Road may have a minimum amount of parking lot that is directly adjacent to the street. No more than 15% of the overall width of the lot may be allowed for parking, which also extends to the corner side yard. As a result, Quindel Avenue also becomes another corner side yard. In this case, the 15% also would apply to their side yard, which is their westerly property line. It extends a little bit more than 50% along the section of Quindel Avenue in an effort to keep the building forward throughout the OSC District. It is an environment that is more accommodating and aesthetically pleasing to the pedestrian environment to try to eliminate parking and cars from pedestrian conflicts. Unless you had a wraparound building in the northwest corner, it would be very difficult to achieve this type of code requirement. In Staff's opinion, this does present a hardship for the Petitioner.

Mr. Wenger said that Staff had looked at trying to angle the drive aisle, so it aligns even a little bit better to the south. This parking setback has even squeezed a little bit closer than what is shown on the plans. The Staff Report gives an indication of that dimension. That will come down to just over a 4-foot setback from the curb to the property line. Staff is giving a little leeway to the contractor to make sure they build it within our specifications, so Staff is suggesting that it be allowed down to a 4-foot setback off of the property line to meet that requirement, so the Petitioner has a little more room.

### **Landscape Variation**

The landscape code requires a 20% minimum green space on a commercial lot. In this case, the number is right at 15%. OSC is meant to be dense, walkable and building-forward. Oftentimes, Staff sees densities that achieve a higher number than what we would normally get. In this case, 15% is not out of average with what Staff has seen. The Petitioner has landscaped the property very nicely. The numbers that they achieve even at 15%, exceed the majority of code requirements and meet all of the rest of the requirements. Normally, the buffer between properties is going to be 10' and it dips down to about 7' along the east property line. Within that buffer, it is required to have one tree for every 35 linear feet and the Petitioner does meet that requirement.

Mr. Wenger said that Staff is supportive of the overall project and recommends approval.

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

Chairman Raimondi asked the Board for their comments.

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Mr. Riley stated that he believes that everyone who served on the OSC Commission over the years would be delighted to see the proposed rendering and how well it will fit.

Mr. LaRosa stated that as a former OSC Commission member, he is very impressed with the proposed as it fits right in and is a very nice-looking building.

Mr. Szurgot also stated that it is a very nice-looking building. He asked Mr. Manzardo if he would ever subdivide the proposed floor plan. Mr. Manzardo said that if the world ever changes, he can split it in half, but it is not his intention. Mr. Szurgot asked if the Petitioner would have enough parking if he were to develop the attic. Mr. Wenger said that the attic space will not be able to accommodate a finished floor. Mr. Manzardo said they have no intention to use the attic space, except for storage.

Ms. Errera stated that she loves the building and asked if there will be a sign. Mr. Wenger said that a ground sign is proposed along Schaumburg Road. She asked if there will be a sign on the building and he said, no.

Mr. Morreale stated that the building looks very good and is amazed that the Petitioner was able to get a building with the proposed width to fit on that lot.

Mr. Shah stated that the building looks great to him, too, and he supports Staff's recommendation.

Mr. Dolbeare had no questions.

Chairman Raimondi asked how many employees they will have. Mr. Manzardo hopes to fill all the offices, but they are also considering "hoteling." He added that they are nationwide, licensed in 35 states and have clients all over the country. A lot of their work is done electronically through Microsoft Teams. Their intention is to have 15 single-use offices so business with clients can be conducted privately. Chairman Raimondi said their current seven-space parking surplus could be taken up pretty quickly. Mr. Manzardo said they rarely have clients at the same time. Most of his meetings are on Teams. Chairman Raimondi said that he was on the OSC Commission many years ago. He asked about the existing large tree fronting Schaumburg Road, and Mr. Wenger said that the two honey locus trees fronting Schaumburg Road will remain. He asked the Petitioner if he agrees to all the conditions in the Staff Report and Mr. Manzardo said, yes.

### **PUBLIC HEARING CLOSED**

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

Mr. Szurgot made a motion, seconded by Mr. Riley, to recommend approval of a Rezone from R-6 to B-1, Site Plan Approval, Parking Setback Variations, Landscape Variations and Olde Schaumburg Centre Architectural Review for Quindel Place located at 35 E. Schaumburg Road, Case No. Z2303-07, subject to the following conditions:

1. Prior to the issuance of a Building Permit, the petitioner shall make a Police and Fire Fund contribution of \$0.10 per square foot of new construction or a total of \$460.00 (4,600 gross sq. ft. x \$0.10/sq. ft.).

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2. Prior to the issuance of an Occupancy Permit, the petitioner shall sign an Ingress/Egress Easement Agreement with the Village of Schaumburg which shall be approved by the Village Board and recorded with the Office of the Recorder of Deeds of Cook County, Illinois and allows for the shared use of the access drive across the portion of the petitioner's property for access the adjacent municipal parking lot.
3. Prior to the issuance of an Occupancy Permit, the petitioner shall produce evidence of, or sign a new Utility Easement Agreement with the Village of Schaumburg which shall be approved by the Village Board and recorded with the Office of the Recorder of Deeds of Cook County, Illinois and allows for access to maintain and repair storm water infrastructure along the south of the subject property.
4. Prior to the issuance of a building permit, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
5. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of two years in the amount of 50% percent of the approved construction cost estimate, which includes any landscaping and site lighting. Sample forms of the project security can be found on the village's website or are available upon request.
6. Prior to the issuance of a land development permit, all necessary tree protection fencing and fencing required for the preservation of existing plant materials, must be installed, and inspected by the Community Development Department.
7. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
8. Any soil erosion control measures, in addition to those outlined in the plans and which are deemed necessary by the Engineering Field Inspector, shall be implemented immediately by the Contractor.
9. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department for review and approval illustrating the following:
  - a. Relocate fire hydrant south. Fire hydrant shall also be located between 3' and 7' feet from curb.
  - b. The Fire Department Connection (FDC) should be relocated to south side of building. A concrete path and pad shall be provided to the FDC.
  - c. Show the existing ADA ramps for the pedestrian crossing at Quindel Ave.

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- d. On the demolition plan, show the existing curb of the adjacent parking lot to the east to be removed, as needed to make the connection between parking lots.
- e. Add a plan note that all pavement to be removed adjacent to any curb & gutter removal must be sawcut.
- f. Correctly show the location of where the proposed curb and gutter matches the existing curb and gutter along Quindel Avenue.
- g. The radii on all the parking lot islands need to be maximized, determined by the size of the island. Any curb along a drive aisle must have a 5' minimum radius.
- h. On the proposed plan, show the new curb and gutter and sidewalk along Schaumburg Road in the location where the existing driveway apron was removed.
- i. Since the parking lot grading will have to be revised due to allowable depth of parking lot ponding, be sure to limit maximum pavement slopes to 5%, and create smooth pavement grades for vehicles and pedestrians. The current design had steep grades and abrupt transitions that would be uncomfortable for vehicles transversing the drive aisle.
- j. Provide type of frames and grates that will be used at each structure to verify adequate cover.
- k. Label all proposed contours.
- l. The current design proposes parking lot detention with a maximum depth of 12 inches. The Village Code (§151.13(B)11) only allows 12 inches of ponding if it doesn't overtop any curbs. Since the design doesn't meet this requirement, the surface storage should be limited to 6 inches.
- m. There are callouts on the Utility and Grading Plan for a "Proposed 36" CMP Detention Network" but no details were provided on the system. Please note that the CMP is not an acceptable material for storm sewers/underground detention systems. Additionally, the Village requires underground detention systems to provide 110% of the required volume due to construction anomalies and sediment buildup.
- n. The upstream-most segment of the storm sewer system is allowed to be 10-inch pipe, but the remainder should be at least 12-inches in diameter.
- o. Provide information on any new restrictor installed for the onsite stormwater detention.
- p. Fill in the pertinent details for the Contech Stormceptor detail shown on the Utility Plan.
- q. Provide the newest version of MWRD General Notes on the plans.
- r. Angle proposed parking along Quindel Ave. slightly to reduce angle needed to align with parking lot isle to the south.
- s. Show the 100-year overland flow route on grading plan.

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- t. Raise rim of catch basin at northwest corner of parking lot to level out unnecessary severe grade change of over three feet.
  - u. Replace bike rack detail with "loop" style rack which requires less room and is easier to maintain around.
  - v. Cap water service at corporation, village staff must witness/be present for this operation.
  - w. Please add the following information to this note: "If results of televising show sanitary sewer condition acceptable, applicant shall provide letter from the engineer of record for the project. Letter should state that the engineer has reviewed the videos, and the existing sanitary sewer line is in satisfactory condition for re-use."
  - x. Provide size of watermain service
  - y. Provide intended POC method. I.E. dry connection or pressure connection.
  - z. Pressure Connections must be in a valve vault. 72" vault if main is greater than 8". This may provide conflict at depicted point of connection with sanitary manhole. Please Verify.
  - aa. Provide Valve Vault for water service valves (may be in the same vault as the pressure connection)
  - bb. Provide watermain material, details and specifications, thrust blocking, valve vault
  - cc. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m<sup>2</sup> of pipe surface area.
  - dd. Indicate if sidewalk need to be removed for installation of water service.
  - ee. Valves and Hydrants must be Mueller or Clow only.
  - ff. Provide Village of Schaumburg standard details: Manholes, Catch Basins, Trench Backfill, Watermain Specs, Thrust Blocking, etc.
  - gg. Please include the Village of Schaumburg standard engineering notes.
10. Prior to the issuance of a Land Development Permit, the petitioner shall submit a revised copy of the Photometric Plan to the Community Development Department for review and approval illustrating the following:
- a. Omit the site utility plan border within the photometric plan drawing, as this is confusing.
  - b. Include a title block for the photometric plan.
  - c. Correct the scale shown on the plan.
  - d. The light pole foundation shall be no higher than 4" inches above grade.
  - e. In the luminaire schedule, provide the wattage and lumens for each luminaire.

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- f. In the luminaire schedule, Indicate the photometric (IES) files used in the photometric calculations.
  - g. In the luminaire schedule, indicate the tilt (referenced above horizontal) for all fixtures to verify that fixtures have a zero-degree tilt and so as not to project glare to roadways or neighboring properties.
  - h. In the luminaire fixture schedule, indicate the arm length used for each fixture.
  - i. Provide a manufacture's catalog cut of the proposed pole and luminaire.
  - j. Show the light pole location on the utility and landscape plans to verify there are no conflicts.
  - k. An electrical site plan will be required during final engineering once the photometrics are approved.
11. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Landscape Plans to the Community Development Department for review and approval illustrating the following:
- a. Staff recommends omitting root pruning on trees shown to be removed to save costs.
  - b. Show all off-site trees in parking lot to the south to be removed or protected.
  - c. Show off-site parking lot island plantings and/or relocation on landscape plan.
12. The following plans, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
- a. Engineering Plans, Sheet 1-7, prepared by Polena Engineering, LLC, dated September 9, 2023, received by the Community Development Department on December 12, 2023.
  - b. Landscape Plans, Sheets L1.0 & L1.1, prepared by Staab & Olmstead, dated December 12, 2023, received by the Community Development Department on December 12, 2023.
  - c. Architectural Plans, Sheets 1-8, prepared by Psenka Architects, Inc., dated December 12, 2023, received by the Community Development Department on December 12, 2023.
  - d. MEP Architectural Plans, Sheets 1-9, prepared by WRF Engineers, LLC, dated December 12, 2023, received by the Community Development Department on December 12, 2023.
  - e. Material Samples, Sheet 1 of 1, prepared by Psenka Architects, Inc., received by the Community Development Department on March 7, 2024.

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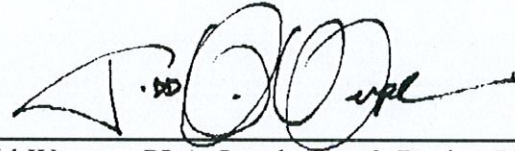
**MOTION CARRIED: vote: 8 – 0 with one member(s) absent**

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 - Yes  
Ms. Elizabeth Veatch - Absent

*The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 3/26/24.*

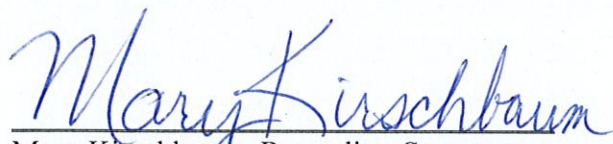
**ADJOURNMENT**

The meeting was adjourned at 8:01pm.



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Todd Wenger, PLA, Landscape & Design Planner  
I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals



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Mary Kirschbaum, Recording Secretary  
Zoning Board of Appeals