

ZONING BOARD OF APPEALS  
GENERAL MINUTES  
October 23, 2024

APPROVED

**CALL TO ORDER**

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

**ROLL CALL**

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

Member(s) Absent:

A quorum was present.

Also Present: Chidochashe Baker Monica Richart  
Community Planner Sustainability Planner

**CONSIDERATION OF MINUTES**

Mr. Riley made a motion, seconded by Mr. LaRosa, to approve the following minutes:

<b><u>Mtg Date</u></b>	<b><u>Case Number and Name</u></b>
10/9	General Minutes
	Z2409-07 / Play N Thrive Club
	Z2405-04 / U.S. Bank

All ayes.

**MOTION CARRIED**

**PUBLIC HEARING(S)**

- 1) Z2407-02/ SHELL GAS STATION / 517 Mall Drive / Site Plan Amendment, Special Use Amendment, Special Use for a Drive-Through Facility, Landscape Variation and Woodfield Regional Center Design Review
- 2) Z2409-06 / FAT ROSIE'S / 870 N. Meacham Road / Site Plan Amendment - Patio Addition, Amendment to Existing Special Use for Type "A" Restaurant and Landscape Variation
- 3) Z2409-04 / PUBLIC STORAGE / 130 Hillcrest Boulevard / Site Plan Amendment and Variation to the Renewable Energy Code
- 4) Z2409-01 / PUBLIC STORAGE / 777 W. Wise Road / Site Plan Amendment and Variation to the Renewable Energy Code
- 5) Z2409-02 / PUBLIC STORAGE / 1200 W. Irving Park Road / Site Plan Amendment and Variation to the Renewable Energy Code
- 6) Z2409-03 / PUBLIC STORAGE / 2400 Palmer Drive / Site Plan Amendment and Variation to the Renewable Energy Code

Chairman Raimondi asked if anyone in the audience had any comments. There were none.

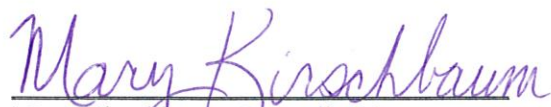
**ADJOURNMENT**

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 7:55pm.

  
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 7:01pm.

**ROLL CALL**

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

Member(s) Absent:

A quorum was present.

Also Present: Monica Richart  
Sustainability Planner

Sworn in for testimony:	Chidochashe Baker	Ron Sorce	Kevin Lewis
	Community Planner	Sorce Architecture	Sorce Architecture
		3030 W. Salt Creek Lane	3030 W. Salt Creek Lane
		Suite 205	Suite 205
		Arlington Heights, IL	Arlington Heights, IL

Mr. Kevin Lewis, Petitioner, stated that they are proposing to remodel the existing Shell Gas Station to incorporate a new Dunkin' Donuts drive-through tenant. They will be eliminating the existing car wash facility. They will be creating a drive-through lane separate from the circulation within the site itself for the gas pumps and reutilizing some of the old drive through escape lane for the existing car-wash lane that used to go out onto Mall Drive. The drive through will exit out onto Mall Drive from behind the building. They are proposing to update some of the landscaping around the perimeter of the site. This includes removing some of the landscaping in the front and enhancing most of the landscaping around the site to give it a better flow into the drive-through lane. They are adding parking stalls to the site. Currently, there are five stalls in front of the building and one ADA stall. The vacuum stalls will be removed and will be replaced by three new parking stalls, one of which will be dedicated for the air pump. They will be adding four employee parking stalls close to the building. They will also be accessing the sidewalk on Mall Drive with the connecting sidewalk. They will be increasing the sidewalk in front of the building to give it more accessibility to the Mall Drive public sidewalk. They will be adding four bike racks adjacent to the entry. They will be increasing the square footage of the convenience store and adding some shelving and coolers. The Dunkin' Donuts tenant space will be a walk-up with no eating facility onsite. To enhance the overall aesthetic of the building, they are going to incorporate a more monumental element on the corner to draw attention to the new Dunkin' Donuts and give the site a new, updated look. Cement board siding material will be used to soften the corner. All walk-in man doors will be removed and in-filled with brick to match the existing brick and a new trash enclosure will be installed to also match the site.

Ms. Chidochashe Baker stated that the subject site currently has a gas station, a convenience store and a drive-through car wash. The Petitioner is proposing no changes to the gas station. The Petitioner is proposing an extension of the convenience store and an addition of a drive-through Dunkin' Donuts. She added that the Petitioner did a good job of explaining the site and landscaping modifications. There will be an addition of a drive-through facility with an 11-car stacking lane, an additional seven parking spaces, an

Z2407-02/ SHELL GAS STATION / 517 Mall Drive / Site Plan Amendment, Special Use Amendment, Special Use for a Drive-Through Facility, Landscape Variation and Woodfield Regional Center Design Review

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addition of bike racks and the closing off of the existing car wash to add a 400 square-foot Type “B” restaurant, Dunkin’ Donuts, and the addition of foundation landscaping to the east and west sides of the property. The Petitioner will be increasing the foundation landscaping from 5” to 7”. The existing dumpster enclosure will be relocated to the west elevation, which does not leave space for additional foundation landscaping. The proposed facade improvements include adding an accent wall that has the Dunkin’ sign on the south elevation facing Higgins Road and on the west elevation facing Mall Drive. The drive-through window is proposed on the north elevation. They propose to in-fill the east and west elevation walls to cover up the existing car wash facility and enclose it. Dunkin’ anticipates having six employees during peak hours and three employees during non-peak hours. The hours of operation will be 5am – 10pm, Monday – Sunday. There is a five-car surplus for parking, and they are proposing to add seven more parking spaces. A parking variation was approved in 2007 that allowed for a variation of six parking spaces. The Petitioner meets the Woodfield Regional Center Design Guidelines in terms of materials, how it is designed, along with additional vehicle and bike parking. Ms. Baker said Staff is supportive of the project and recommends approval.

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

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

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare stated that it behooves the business to have the employees park away from the building so that the guests can park closer to the building. He asked if the ownership of the property has changed and Mr. Source said, no. Mr. Dolbeare added that over the years, that property owner has always taken good care of the property and they seem to be placing that same kind of care into the proposed design.

Ms. Veatch and Mr. LaRosa had no questions

Mr. Riley stated that the proposed design looks very good.

Mr. Szurgot asked if the ingress and egress will have signs that state “right-in, right-out only” off of Higgins Road. Ms. Baker said they already exist on Higgins Road. He asked about the Mall Drive side and Ms. Baker said motorists can turn right or left on Mall Drive.

Ms. Errera asked if a “Shell” sign will also be on the building and Mr. Lewis said no, and that the original signage on the canopy will remain as is.

Mr. Morreale stated the building design looks great, and the proposed design will enhance it even further.

Mr. Shah stated that he frequents that property and wished the Petitioner good luck.



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Chairman Raimondi asked if consideration was taken about maneuverability from the gas pumps to the Dunkin' drive-through because it seems like it could be challenging to get into that car-stacking lane. Ms. Baker said that the Transportation Department reviewed the plans and provided comments which is why employee parking is recommended to be to the east of the convenience store so that there is less maneuverability outside of those four parking spaces and to also allow for more space for additional stacking. He asked if the employee parking stalls will include a sign designating they are for employees. Ms. Baker said that, typically, we don't have signage for employee parking only. Chairman Raimondi asked if the donuts will be made onsite, and Mr. Lewis said he believes that they will be made offsite but is not 100% certain. Chairman Raimondi asked if it's correct that they are not requesting any sign changes other than the one listed which states that they will revise the monument sign. Mr. Lewis said they will remove the car wash sign from the monument sign. Chairman Raimondi asked if the Petitioner agrees to all of the conditions on the Staff Report, and Mr. Lewis said, yes.

**PUBLIC HEARING CLOSED**

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

**MOTION CARRIED**

Mr. LaRosa made a motion, seconded by Mr. Riley, to recommend approval of a Site Plan Amendment, Special Use Amendment, Special Use for a Drive-Through Facility, Landscape Variation and Woodfield Regional Center Design Review for Shell Gas Station located at 517 Mall Drive, Case No. Z2407-02, subject to the following conditions:

1. All terms and conditions of Ordinance Nos. 887 and 07-139, the enabling ordinances for the subject development, not specifically revised herein are hereby reaffirmed by reference.
2. Any change to the approved plans listed below must be brought to the attention of the Director of Community Development before any construction can begin. Ad-hoc field changes are considered a violation of approved plans and could result in the revocation of development permits.
3. 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 2 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.
4. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Civil and Landscape Plans to the Community Development Department to include the following:
  - a. Engineering plans need to be signed and sealed by a licensed professional engineer.
  - b. Note that 0.19 acres of disturbance is less than threshold for volume control / detention, but the new grease trap on Sheet C4 will be considered qualified construction and will require an MWRD permit.
  - c. If fire sprinkler is required, a water service upgrade may be required.
  - d. Include most recent EPW Standard Engineering Notes. Water Supply Piping 3" and larger should be: 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

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- of the zinc applied shall be  $200\text{g/m}^2$  of pipe surface area. All DIP shall be encased; Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
- e. Need to add valve after fire hydrant before the building, preferably around 5ft north of the hydrant.
  - f. All valves and hydrants shall be Mueller or Clow only.
  - g. Provide details for the following: Manholes, Catch Basins, Inlets, Trench Backfill, Watermain Specs, Thrust Blocking, Grease Interceptor, trench bedding, sanitary drop manholes, etc. as necessary.
  - h. Add "No Parking" signage to keep the area free of obstructions where the drive through could potentially back up.
  - i. Move bike rack and sidewalk access to the east and tilt to align with the curb line. The Freeman Maple proposed in the landscape island will need additional room to establish the root system.
  - j. Provide the village's tree protection fence detail in place of that shown on Sheet L-1.1.
  - k. Provide foundation landscaping along the west side of the proposed trash enclosure.
5. Prior to the issuance of a Building Permit, the petitioner shall submit a revised copy of the Building Plans to the Community Development Department to include the following:
- a. Provide layout showing new electrical service equipment and working spaces per NEC Article 110.
  - b. Provide new transformer location with protective bollards or other methods of protection per NEC Article 230.
  - c. Provide Knox Box at main entrance and at entrance that provides access to sprinkler control valves.
  - d. Provide signage to indicate the location of the sprinkler control valves.
6. The existing perimeter masonry fence shall be repaired and maintained in good condition.
7. The row of 4 parking spaces east of the building structure shall be used for employee parking.
8. All ground-mounted mechanical and utility equipment shall have a permanent method of screening in the form of either landscaping or a screen wall, or a combination of the two. If a screen wall is used, it shall be constructed to be consistent with the material of the principal structure.
9. Signage is not being considered as part of this request. Sign permits shall be required for installation of the proposed signage.
10. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
11. Prior to the issuance of a 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

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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.

12. 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.
13. The following plans shall be adopted as part of the governing ordinance:
  - a. Site Plan w/ Area Context, Sheet AS1, prepared by Source Architecture, dated April 17, 2023, last revised September 19, 2024, and received by the Community Development Department on September 20, 2024
  - b. Building Concept, Sheet A1, prepared by Source Architecture, dated April 17, 2023, last revised September 19, 2024, and received by the Community Development Department on September 20, 2024
  - c. Perspective, Sheet A2, prepared by Source Architecture, dated April 17, 2023, last revised September 19, 2024, and received by the Community Development Department on September 20, 2024
  - d. Elevations, Sheet A3, prepared by Source Architecture, dated April 17, 2023, last revised September 19, 2024, and received by the Community Development Department on September 20, 2024
  - e. Elevations, Sheet A4, prepared by Source Architecture, dated April 17, 2023, last revised September 19, 2024, and received by the Community Development Department on September 20, 2024
  - f. Existing Conditions & Landscape Inventory, Sheet L-1.0, prepared by Teska Associates, dated September 18, 2024, and received by the Community Development Department on September 20, 2024
  - g. Landscape Removal & Protection Plan Sheet L-1.1, prepared by Teska Associates, dated September 18, 2024, and received by the Community Development Department on September 20, 2024
  - h. Landscape Planting Plan, Sheet L-1.2, prepared by Teska Associates, dated September 18, 2024, and received by the Community Development Department on September 20, 2024
  - i. Notes & Details, Sheet L-1.3, prepared by Teska Associates, dated September 18, 2024, and received by the Community Development Department on September 20, 2024.
  - j. Cover Sheet, Sheet C1, prepared by Caldwell Engineering Ltd., dated January 17, 2024, revised September 17, 2024, and received by the Community Development Department on September 20, 2024.
  - k. Existing Conditions and Demolition Plan, Sheet C2, prepared by Caldwell Engineering Ltd., dated January 17, 2024, revised September 17, 2024, and received by the Community Development Department on September 20, 2024.

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- l. Geometric Plan, Sheet C3, prepared by Caldwell Engineering Ltd., dated January 17, 2024, revised September 17, 2024, and received by the Community Development Department on September 20, 2024.
- m. Grading and Utility Plan, Sheet C4, prepared by Caldwell Engineering Ltd., dated January 17, 2024, revised September 17, 2024, and received by the Community Development Department on September 20, 2024.
- n. Construction Notes, Sheet C5, prepared by Caldwell Engineering Ltd., dated January 17, 2024, revised September 17, 2024, and received by the Community Development Department on September 20, 2024.
- o. Details, Sheet C6, prepared by Caldwell Engineering Ltd., dated January 17, 2024, revised September 17, 2024, and received by the Community Development Department on September 20, 2024.
- p. Erosion Control Plan, Sheet C7, prepared by Caldwell Engineering Ltd., dated January 17, 2024, revised September 17, 2024, and received by the Community Development Department on September 20, 2024.
- q. Fire Truck Path- 1, Sheet FTP-1, prepared by Caldwell Engineering Ltd., dated January 17, 2024, revised September 17, 2024, and received by the Community Development Department on September 20, 2024.
- r. Fire Truck Path- 2, Sheet FTP-2, prepared by Caldwell Engineering Ltd., dated January 17, 2024, revised September 17, 2024, and received by the Community Development Department on September 20, 2024.
- s. Project Narrative, prepared by Source Architecture, and received by the Community Development Department on September 20, 2024.

**MOTION CARRIED: vote: 9 - 0 with no 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 - Yes

Z2407-02/ SHELL GAS STATION / 517 Mall Drive / Site Plan Amendment, Special Use Amendment, Special Use for a Drive-Through Facility, Landscape Variation and Woodfield Regional Center Design Review

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*The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 11/12/24.*

**ADJOURNMENT**

The meeting was adjourned at 7:22pm.



Chidochashe Baker, AICP, Community Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Zoning Board of Appeals



Mary Kirschbaum, Recording Secretary  
Zoning Board of Appeals



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APPROVED

**CALL TO ORDER**

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

**ROLL CALL**

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

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Monica Richart Sustainability Planner	Chidochashe Baker Community Planner	Michael Weber Michael Weber Architects 2256 W. Walnut Street Chicago
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Hobert Whitworth  
Fat Rosie's  
1256 N. Remington Rd  
Schaumburg

Mr. Michael Weber, Petitioner, stated that they would like to add a three-season room to the south and east side of the existing building to mimic the three-season room to the north. As a result, they are requesting an amendment to the landscape variation on the south and east elevation because they cannot achieve a 10' landscape buffer between the building and the sidewalk.

Ms. Monica Richart stated that the proposed addition is going to mirror the existing veranda-style patio that exists on the north side of the building. The same style and materials will match the existing front façade. The parking analysis included taking into consideration the shared parking agreement with the multi-tenant property to the north. The two properties combined have a surplus of 52 parking spaces. Fat Rosie's alone has a surplus of 28 parking spaces, thus, the proposed addition will not negatively affect the parking for this property. Staff feels that the landscaping will be of a high quality of dense vegetation with a mix of flowering plants and ornamental grasses which will help soften the front of the building and will provide a buffer despite being a smaller size. Ms. Richart said that Staff is supportive of the overall project and recommends approval.

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

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

Chairman Raimondi asked the Board for their comments.

Ms. Veatch had no questions.

Z2409-06 / FAT ROSIE'S / 870 N. Meacham Road / Site Plan Amendment - Patio Addition, Amendment to Existing Special Use for Type "A" Restaurant and Landscape Variation

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Mr. Riley stated that it makes perfect sense.

Mr. LaRosa asked, if approved, will that alleviate the tent that has been in the south parking lot. Mr. Hobart Whitworth, Fat Rosie's, said potentially, and added that if the Village will allow a tent, they will. He continued that if they have to choose, they choose the proposed three-season room addition. Mr. LaRosa asked what would allow them to still have that tent because it was only supposed to be temporary during COVID and seems to have turned into a permanent thing. Ms. Richart said that Fat Rosie's tent permit expires in November, 2024, and they would have to re-apply the following year and it will be reviewed by Staff at that time. He asked whose decision that would be then. She said it would be decided by the Community Development Department. Chairman Raimondi noted that there is an existing patio there with no parking spaces. Mr. Whitworth said that their intent was that the tent would be temporary during COVID and would go away eventually.

Mr. Szurgot, Mr. Morreale and Mr. Dolbeare were concerned about parking if the Petitioner were to apply for a tent, regardless if the three-season room addition were to be approved and built. Ms. Chido Baker stated that up to 10 parking stalls can be used for temporary, seasonal outdoor dining.

A discussion was had about the potential future of another tent being installed on the subject property. Chairman Raimondi reminded the Board members that a tent was not before them for consideration at this public hearing.

Ms. Errera asked how many patrons the new addition will accommodate, and Mr. Weber said approximately 60 people.

Mr. Shah had no questions.

Mr. Dolbeare asked if the canopy will be going up in the winter, and Mr. Weber said yes, it will be up on the north side.

Chairman Raimondi asked if Fat Rosie's has ever received any parking complaints from patrons or neighboring businesses. Mr. Whitworth said no and added that they also have valet parking service Thursday – Sunday. Chairman Raimondi asked if they will have a heater in the three-season room addition and Mr. Whitworth said, yes. Chairman Raimondi asked Mr. Weber if they agree to all the conditions on the Staff Report and Mr. Weber said, yes. Chairman Raimondi asked if the landscape renderings are representative of what will be installed. Mr. Weber said it will be slightly different because they retained a landscape architect to design it similarly to the north side of the building. He added that Fat Rosie's has always prided themselves with landscaping and potted plants.

**PUBLIC HEARING CLOSED**

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

Mr. Dolbeare made a motion, seconded by Ms. Errera, to recommend approval of a Site Plan Amendment - Patio Addition, Amendment to Existing Special Use for Type "A" Restaurant and Landscape Variation for Fat Rosie's located at 870 N. Meacham Road, Case No. Z2409-06, subject to the following conditions:

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1. The terms and conditions of Ordinance 13-004 or other ordinances not specifically revised herein shall be 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 (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
3. There shall be a min. distance of 4' between the egress door at the Southwest corner of the restaurant and the gate that exits out of the new three season room/hacienda onto the sidewalk, per IBC 1010.18 and A117.1 404.2.5(b).
4. Sprinkler protection will be required for the new three seasons room.
5. Additional devices for the fire alarm system shall be provided for the new three seasons room.
6. Per section 154.125 of the code, bike racks shall be conveniently located near the entrance of the building it is serving and should be highly visible from the building entrance from where bicyclists approach. Relocate the "Dia De Los Muertos" Instagram Bench and Figure to the north of the restaurant entrance. The bike rack is to remain at the existing location as shown on the approved plans dated 7/25/2019.
7. Prior to the issuance of a permit, a recorded traffic agreement is required per section 154.121. 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.
8. The proposed landscape renderings have been provisionally accepted for purposes of obtaining zoning entitlements for this development. Prior to the issuance of any permits, the petitioner shall provide a complete overall updated landscape plan for the entire site which meets the requirements of the village code and includes the proposed patio addition.
9. The following plans/exhibits shall be adopted as part of the governing ordinance:
  - a. Site Plan A1.1, prepared by Michael Weber Architects, LLC, dated March 3, 2024, received by the Community Development Department September 11, 2024.
  - b. Proposed Three season Room and Unisex Bathrooms A1.2, prepared by Michael Weber Architects, LLC, dated March 3, 2024, received by the Community Development Department September 11, 2024.
  - c. Proposed Exterior Elevations, Existing Exterior Photos A1.3, prepared by Michael Weber Architects, LLC, dated March 3, 2024, received by the Community Development Department September 11, 2024.
  - d. Proposed Exterior Building Renderings A1.4, prepared by Michael Weber Architects, LLC, dated March 3, 2024, received by the Community Development Department September 11, 2024.
  - e. Plat of Survey, prepared by Vanderstappen Land Surveying Inc., dated June 17, 2024, received by the Community Development Department September 11, 2024.

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- f. Landscape Survey and Design, received by the Community Development Department September 11, 2024.
- g. Windscreen Panel Detail, prepared by Triangle Sign and Awning, received by the Community Development Department September 11, 2024.

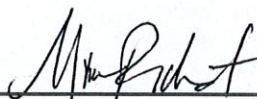
**MOTION CARRIED: vote: 9 - 0 with no member(s) absent**

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 - Yes

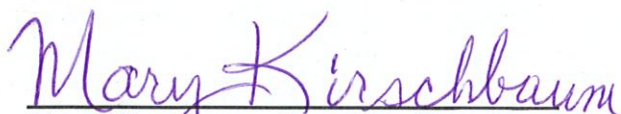
*The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 11/12/24.*

**ADJOURNMENT**

The meeting was adjourned at 7:53pm.



\_\_\_\_\_  
Monica Richart, 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



**Z2409-01 / PUBLIC STORAGE / 777 W. Wise Road / Site Plan Amendment and Variation to the Renewable Energy Code**

**Z2409-02 / PUBLIC STORAGE / 1200 W. Irving Park Road / Site Plan Amendment and Variation to the Renewable Energy Code**

**Z2409-03 / PUBLIC STORAGE / 2400 Palmer Drive / Site Plan Amendment and Variation to the Renewable Energy Code**

**Z2409-04 / PUBLIC STORAGE / 130 Hillcrest Boulevard / Site Plan Amendment and Variation to the Renewable Energy Code**

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**APPROVED**

The following includes a combination of the four Public Storage locations noted above.

**CALL TO ORDER**

The meeting was called to order by Chairman Harry Raimondi at 7:54pm.

**ROLL CALL**

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

Member(s) Absent:

A quorum was present.

Also Present: Monica Richart Sustainability Planner Chidochashe Baker Community Planner

Ms. Monica Richart stated that the four Public Storage case #'s Z2409-01 thru Z2409-04 will not be heard tonight because the Petitioner did not send out their "Notice of Public Hearing." Therefore, Staff is requesting that these four cases be continued to a date certain of 12/11/24.

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to recommend the meeting for these four cases be continued to a date certain of 12/11/24.

**All ayes.**

**MOTION CARRIED**

**MOTION CARRIED: vote: 9 - 0 with no 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 - Yes



**Z2409-01 / PUBLIC STORAGE / 777 W. Wise Road / Site Plan Amendment and Variation to the Renewable Energy Code**

**Z2409-02 / PUBLIC STORAGE / 1200 W. Irving Park Road / Site Plan Amendment and Variation to the Renewable Energy Code**

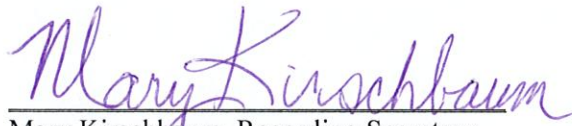
**Z2409-03 / PUBLIC STORAGE / 2400 Palmer Drive / Site Plan Amendment and Variation to the Renewable Energy Code**

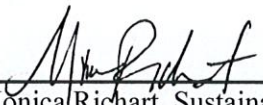
**Z2409-04 / PUBLIC STORAGE / 130 Hillcrest Boulevard / Site Plan Amendment and Variation to the Renewable Energy Code**

Village of Schaumburg  
Zoning Board of Appeals  
October 23, 2024  
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**ADJOURNMENT**

The meeting was adjourned at 7:54pm.

  
\_\_\_\_\_  
Mary Kirschbaum, Recording Secretary  
Zoning Board of Appeals

  
\_\_\_\_\_  
Monica Richart, Sustainability Planner  
I have reviewed the minutes, and they accurately represent  
the actions taken by the Zoning Board of Appeals