AGENDA

Zoning Board of Appeals

Wednesday, May 13, 2026
7:00 PM
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

Zoning Board of Appeals

MINUTES TO BE APPROVED

General Minutes (4/22)

Z2512-01 / N. Family School (4/22)

Z2603-04 / Woodfield Mall (4/22)

Z2511-04 / The District at Veridian (4/22)

Z2603-02 / Vanam Indian Vegeterian (4/22 - Continuation)

CASES TO BE HEARD

Z2603-03 / NIAZEE SCHOOL OF OSTEOPATHIC MEDICINE / 1300 Woodfield Road / Special Use for a Medical College

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

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 Village Manager's Office at 847.923.4705, preferably no later than five days before the meeting.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

General Minutes (4/22)
05/13/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 4-22-26.docx

ZONING BOARD OF APPEALS
GENERAL MINUTES
April 22, 2026

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, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar

Member(s) Absent:

A quorum was present.

Also Present:	Todd Wenger	Parth Joshi	Ian Salzman
	Senior Planner	Planning Manager	Associate Planner

CONSIDERATION OF MINUTES
Mr. Szurgot made a motion, seconded by Mr. Morreale, to approve the following minutes, as presented:

Mtg Date	Case Number and Name
3/11	General Minutes
	Z2601-06 / Duly Health and Care

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)
1) Z2511-04 / THE DISTRICT AT VERIDIAN / West of Meacham Road, South of Algonquin Road and North of Progress Parkway / Amendment to Shopping Center Signage Plan

2) Z2603-04 / WOODFIELD MALL / 5 Woodfield Mall / Amendment to Approved Shopping Center Signage Plan

3) Z2512-01 / N. FAMILY SCHOOL / 1996 N. Roselle Road / Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review

4) Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

ADJOURNAMENT
Mr. Szurgot made a motion, seconded by Mr. Dolbeare, to close the meeting.
All ayes **MOTION CARRIED**

There being no further business, the meeting was adjourned at 8:35pm.

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2512-01 / N. Family School (4/22)
05/13/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2512-01 N. Family School Mts 4-22-26.docx

Z2512-01 / N. FAMILY SCHOOL / 1996 N. Roselle Road / Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review

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, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar
Member(s) Absent:	

A quorum was present.

Also Present:	Todd Wenger Senior Planner	Ian Salzman Associate Planner
Sworn in for testimony:	Parth Joshi Planning Manager	Meaghan O'Connor 1695 Twelve Mile Road Berkley, MI

Ms. Meaghan O'Connor, Petitioner, stated that her employer is the developer and landlord and N. Family School will be the tenant. They partner with tenants who are looking to expand and then help them develop. N. Family is a very exciting early childhood education operator based out of the UK. They are currently focusing on the Chicago suburbs, and she said that Schaumburg has an opportunity to be one of the early adopters. N. Family is a premier operator and focuses on high-end offerings. They are very established and very well known in the UK for being a great employer. The subject site is east of the Holiday Inn and just north of Lurie Children's Hospital Out Patient Center. She noted the blue color scheme might seem a little jarring for the elevation color but feels it fits in pretty nicely here and it is a branding color for the tenant. Referring to the site plan, there is an existing parking lot, which was designed for a restaurant outlot for the hotel.

Some of their constraints include the following:

- The east side of the hotel is technically part of the Petitioner's parcel.
- They had to work around the fire lane.
- They have some intense grading on the east side of the property, going up toward Roselle Road as it is very steep.
- There is an existing 40' easement on the southern lot line. That 40' utility easement does not have many utilities in there. Anything that could have or would have been put in there would have already been done with Lurie's development. They are asking for that to be vacated to just 10', so the removal of 30' of that, that's part of the application here today.

Ms. O'Connor stated some additional noteworthy details as follows:

- The building will be oriented internally facing, meaning it will face toward the Holiday Inn.
- The playground will be in the rear of the building and will be fenced in.
- Parking will be in the front of the building, and a side parking lot will be for staff parking.
- The playground will be designed by a specialty firm, and the playground drawings are only an assumption of what it might be.
- They will be able to accommodate no more than 173 students.
- If filled to capacity, they will be required to have 28 teachers. They anticipate having 2 to 3 administrative staff members, and chefs will prepare meals a few hours before lunch and leave after cleaning up.
- N Studio and N Lab are 2 spaces shown on the floor plan that are dedicated for "specials." They may consist of an art, language, culinary or physical education class. Classrooms are dedicated specifically for indoor activities that are beyond what the classroom is ideally suited to hold.
- N. Family's curriculum is very robust. They like to expose the students to many different topics all in the vision of wellness and holistic learning.
- They have a larger-than-average staff room. N. Family strives to ensure that their staff members are comfortable and well cared for.
- They will have a coffee area in front so parents can feel that there is space for them, as well.
- They encourage parents to attend with their child during the first week. This allows the parents and the children to adjust to a daycare setting and for the parents to this new concept.
- The general age range is 6 weeks up to preschool.
- The proposed hours of operation will be 6am – 6pm.
- General peak drop-off and pick-up times are 7am – 9am and 3pm - 5pm.

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

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

Mr. Joshi stated that the subject property is located at the northwest corner of Roselle Road and Hillcrest Boulevard. The lot is approximately 1.41 acres, and the Petitioner is proposing to develop the property with a 13,500 square-foot building in addition to an approximate 5,000 square-foot outdoor playground. The building is oriented east/west. Staff worked closely with the developer to get the orientation as the plans depict. The main entrance will be facing internally to the site and the rear of the building will be facing Roselle Road. All parents are required to bring their child into the facility, therefore, no pick-up or drop-off signage is required.

The plat of vacation request is from a previous, long-ago easement that was originally put in place for stormwater facilities. Originally, that plat was dedicated to the Village. Staff, in conjunction with the Engineering and Public Works Department, reviewed the plat of vacation and confirm the easement is now on private property, and there are no plans for public improvements.

Foundation landscaping variation is requested for all four sides of the building. On the east side, the Petitioner is proposing to reduce the foundation landscaping from 10' to zero feet. It is primarily due to the playground placement and a need for a continuous sidewalk on the east side of the building for accessibility, safety and emergency evacuation. On the remaining three sides, the variation has been requested because of site constraints and to comply with the minimum sidewalk requirements adjacent to the building. On the north side of the building, the Petitioner is requesting that landscaping be reduced to 7'9". Mr. Joshi mentioned the petitioner is providing 38% of greenspace which exceeds the required 20%.

Mr. Joshi said that a trash enclosure will be located near to where the additional parking will be constructed. In terms of building design, there will be two prominent gable features, and the proposed materials are a combination of brick, along with board siding. They are proposing a nice glazing feature in the front elevation, along with windows on all four sides to provide additional sun light into the facility, as well as providing some bump-outs to create additional geometry. The proposed architecture of the building complies with the Woodfield Regional Center Design Guidelines.

Forty-seven parking spaces are required, and 46 spaces will be provided. The deficit of one parking space equates to a 2% parking variation. The zoning code includes provisions for staff to administratively approve parking variations of up to 20%. Since there is an existing shared parking agreement with the hotel and the submitted traffic impact study shows nominal-to-no increase in traffic generation from the proposed development, the parking variation will be administratively approved.

Mr. Joshi said that Staff is supportive of the overall project and recommends approval, subject to the conditions on the Staff Report.

Chairman Raimondi asked the Board for their comments.

Ms. Errera stated that she really likes the concept. She commented that the corner of Roselle Road and Hillcrest Boulevard is very busy and asked if taller bushes will be installed by the playground. Ms. O'Connor referred to the landscape plans and stated that there are a lot of trees planned for the edge of that property. Their tenant had the same concern about noise and general interactions with traffic. She noted that Roselle Road is about 15' higher, the road is above the site and kind of dips down. Sound typically goes up. She said they originally had the playground in the front of the building so that there was a little more of a buffer, but Staff requested that the playground be located in the rear of the building.

Mr. Mytych, Mr. Bhagwakar and Mr. Dolbeare had no questions

Ms. Veatch stated that her only concern is the playground facing the roadway. She knows there is a guardrail on Roselle Road, but it does not extend to the intersection. She feels it should be extended about 18' to 20' further. She knows it is quite a distance, but given that it slopes down, if a vehicle were to leave the roadway, it would give more momentum for it to go straight into the playground, and the fence would not make a difference. It is good that it is not a privacy fence because at least you can see something coming. A privacy fence would be worst because you wouldn't have time to react. She asked if there were any discussions about bollards or guardrails. Mr. Joshi said they have not discussed that level of detail in terms of security. When they looked at having the playground interior to the site, the main entrance in that case was on the east side facing Roselle Road which then changed the orientation for that parking along Roselle Road. When Staff was reviewing the streetscape when the Lurie's project was coming in, Staff did not want a building to have its rear face Roselle Road. Staff worked closely on the Lurie's project to have that façade face the other side and have an internal entrance point off of Arbor Glen Boulevard to not have parking and maintain that architectural streetscape off of Roselle Road. Similarly, in this case, Staff and the Petitioner went back and forth with the orientation. That's why the location of the playground is proposed where it is currently. There were no discussions about security measures for the playground. Ms. Veatch said she would feel much better if a guard rail protection was extended at the roadway, somewhere between that roadway and the fence line. She is fine with everything else and added that it looks very nice.

Ms. O'Connor said there is a partial guardrail on Roselle Road, but Ms. Veatch said it stops a little short from the intersection and the intersection is where an occurrence would likely happen. Mr. Joshi said Roselle Road is owned by Cook County. Ms. Veatch suggested that a request should be made to Cook County to extend that guardrail or install a barrier on the subject property. Ms. O'Connor said that they would be willing to install a barrier, but the question is where it would go. She said if it is a condition of approval, they will install a bollard on their property. Mr. Joshi said that Staff can investigate any measures that can prevent a vehicle from entering the site.

Mr. Riley asked what the "N." stands for in the school's name. Ms. O'Connor said it stands for "nursery." Mr. Riley asked how tall the playground fence will be. Ms. O'Connor believes it will be 6' tall. He said, his concern, unfortunately, is if it will be tall enough to keep people who might wander over to the playground from being able to reach over and give the children some candy. He asked if Ms. O'Connor is agreeable to all of the conditions on the Staff Report and she said, yes.

Mr. Morreale stated that it seems like the parking might be a little tight when you consider 28 spaces for the teachers, 2 to 3 administrative staff and the chefs. He would feel better if the playground fence would be a privacy fence since the subject property is very close to a hotel with people coming in and out. Ms. O'Connor said that communities typically prefer the iron-type fence, but she said from a safety perspective, her clients understand that privacy may be the better route.

Mr. Szurgot stated that he agrees with Ms. Veatch's concerns about the guardrail. He referred to the plans depicting the overview of the property which shows a green line that goes into the hotel parking lot and asked if that takes away from any of the hotel parking. Mr. Joshi said, no, it's just the way the property was platted.

Chairman Raimondi stated that he gets concerned when he sees zero landscaping but is pleased that noted that the Petitioner is going above and beyond with plantings. He also agrees with Ms. Veatch about a barrier as added protection for the playground and the property. He suggested that it be part of the motion. He asked if it's correct that the traffic will be through the Holiday Inn property. Ms. O'Connor said the entrance off of that drive is the shared entrance with the Holiday Inn. Parents will drive through that portion of the property to get to the school. She said that typically, hotel parking lots are fully parked at night and are pretty vacant in the daytime. She doesn't anticipate a traffic conflict because of the proposed window of drop-off time and pick-up time.

Mr. Dolbeare noted that the traffic light at Roselle Road and Hillcrest Boulevard is a full stop and there is no right turn on red permitted. He also shares Ms. Veatch's concern. He suggested some possible reasons why Cook County might have ended the guardrail where they did.

Ms. Veatch stated that she would like Staff to thoroughly look at the guardrail extension or barrier, as it a very minor cost in the grand scheme of things.

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

Ms. Errera made a motion, seconded by Mr. Mytych, to recommend approval of a Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review for N. Family School located at 1996 N. Roselle Road, Case No. Z2512-01 subject to the following conditions:

1. Prior to the issuance of a building permit, the petitioner shall submit the Police and Fire Fund developer contribution of $1,304. This amount is based on $0.10 per gross square foot of the building.
2. A Land Development Permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, which including landscaping and site lighting. Sample forms of the security project are available upon request. The fee for the land development permit is based on the current village fee schedule. A separate building permit is also required. Separate plans and permit applications should be provided.
3. 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.
4. A MWRD/WMO permit will be required. Please note that village code differs from the WMO.
5. The engineer should prepare and sign a detailed Estimate of Probable Construction Cost (EOPC) of all site work including lighting and landscaping in unit price format.
6. A cook county permit will be required for the sidewalk connection on the east side of the building.

7. No signage is being approved with this request as it is for reference purposes only. Separate sign permits will be required.
8. All roof top mechanical units shall be screened from view.
9. Evaluate vehicular impact risks to the proposed playground fence area from adjacent roadways. If required, install vehicle crash protection outside of the playground fence, prior to the issuance of a land development permit.
10. Prior to the issuance of a Certificate of Occupancy, provide a completed/executed Traffic Agreement.
11. Prior to the issuance of a Land Development Permit, provide proof of a Cook County permit for the sidewalk connection to the bikepath along Roselle Road.
12. The proposed plans 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.
13. Provide fire flow test data on the existing water service that is being re-used to verify that it meets the demand of the new building (including hydrants and fire sprinkler).
14. Provide clarification on which drainage structures are curb inlets vs. open lid catch basins located in the pavement during final engineering.
15. Adjust parking lot minimum illuminance value to the required 0.6 footcandles.
16. An Illinois Environmental Protection Agency (IEPA) National Pollutant Discharge Elimination System (NPDES) ILR10 Construction Permit will be required for the project since it proposes to disturb greater than one (1) acre.
17. Based on our review of the proposed development, the following MWRD permit documents will be required:
    a. MWRD WMO permit application (Schedules A, B, and C)
    b. Schedule D-Legacy
    c. Schedule P
    d. Schedule R
    e. Fee Payment Voucher Form
18. MWRD policy requires a 2-ft offset from the bottom of volume control to the seasonally high groundwater elevation (SHGWE), as determined by a licensed geotechnical engineer.
19. MWRD only credits volume control storage above the underdrain invert at 50% (the other 50% may be counted toward detention). This may change what elevation is listed as the volume control HWL in the plans/calculations.
20. Prior to the issuance of a Land Development Permit, the Engineering Plans shall be revised to include the following:
    a. Provide fire hydrant at island near main entrance.
    b. Provide FDC at main entrance. If the FDC is located within landscaping, a concrete path and pad shall be provided to the FDC.

c. Shift the ramp, sidewalk and crosswalk that connects to the hotel to better align with the sidewalk in front of the daycare. Crosswalk should use diagonal striping

d. Modify the parking lot island located north of the proposed building to accommodate the fire truck. Provide an updated truck turning template to illustrate a template that doesn't impact this island.

e. Revise the total number of stalls in the east row parking spaces west side of the building from 6 to 9 spaces.

f. Revise the total number of parking spaces provided from 43 to 46 in the parking summary table.

g. Include a Drainage Exhibit and Maintenance & Monitoring Exhibit in Village and MWRD submittal.

h. Provide details (inflow/outflow pipe sizes/inverts, restrictor diameter/invert, etc.) for the outlet control structure (OCS) that is proposed for the underground detention facility.

i. Verify all roof drainage will be conveyed to the west, as the architectural plans indicate multiple discharge points.

j. Include the shop drawings for the StormTrap in the final engineering plans.

k. Stormwater conveyance (storm sewers/overland flow route) calculations should be included with the final design. These calculations should account for the offsite areas that drain through the project site.

l. A soil erosion sediment control (SESC) plan should be provided in the engineering plans along with the Illinois Urban Manual (IUM) construction details for each of the SESC features.

m. Provide an established flushing schedule for the long lead length on existing hydrant located at the northwest corner of the lot and south of the existing hotel.

n. Verify connection from the proposed fire hydrant to the building is an 8" service line.

o. Include standard Village hydrant detail and engineering notes.

p. Include the following in the standard notes -
"All water main pipe 4" and larger shall be ductile iron pipe Class 52 conforming to ANSI A21.51 with cement lining unless otherwise approved by the Village Engineer. 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^2 of pipe surface area. All water service lines 3" and smaller shall be Type K copper, unless otherwise noted. Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5."

21. Prior to the issuance of a Land Development Permit, the photometric plan shall be revised to include the following:

a. Revise north property line calculation points to a single row of points along the property line.

b. Add rows for the north, east, and south property line values to the lighting levels table to verify that the maximum illumination at the property lines is in accordance with Village Ordinance 151.10.2 (A).

c. Light poles shall be located at least 3.0 feet from back of curb. Label pole setback on plans.

d. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.

22. Prior to the issuance of a Land Development Permit, the landscape plans shall be revised to include the following:
    a. The legend on sheet L1.0 indicates that areas of the project are to be seeded. Note #5 on sheet L1.0 still indicates that disturbed areas will be seeded. There are also grass seed mixes identified on sheet L2.0 and references to seeding on sheet L3.0. Please verify.
    b. The Landscape Requirements states that 'not less than 30% of the shrubs provided are to be evergreen' whereas the landscape schedule indicates that only 21% of the shrubs are evergreen. The landscape schedule indicates that 238 shrubs are provided of that amount 55 are evergreen. 72 evergreen shrubs are needed to meet the 30% requirement.
23. Prior to the issuance of a Land Development Permit, the traffic impact study shall be revised to include the following:
    a. The signalized intersection of Roselle Road and Hillcrest Boulevard needs to be included in the study boundary for the Traffic Impact Study.
    b. Include a crash analysis section in Traffic Impact Study.
    c. Page 20 – references "residential development". Please update and verify number the trip generation is applicable to the proposed project.
24. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. ALTA and Topographic Survey, Sheet 1 of 1, prepared by V3 Engineering, dated April 22, 2025, and received by the Community Development on December 22, 2025
    b. Project Narrative, prepared by Eig14t Development, received by the Community Development on January 5, 2026.
    c. Variance Justification, prepared by Eig14t Development, received by the Community Development on January 5, 2026.
    d. Title Sheet, Sheet C0.0, prepared by V3 Engineering, dated December 12, 2025, and received by the Community Development on February 23, 2026.
    e. MWRD General Notes and Routing Map, Sheet C1.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
    f. Demolition Plan, Sheet C2.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
    g. Layout and Paving Plan, Sheet C3.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
    h. Grading Plan, Sheet C4.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

i. Erosion Control Plan and Erosion Control Details, Sheet C4.1, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

j. Utility Plan, Sheet C5.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

k. Landscape Plan, Sheet L1.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

l. Tree Preservation Plan, Sheet L1.1, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

m. Landscape Details, Sheet L2.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

n. Landscape Specifications, Sheet L3.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

o. Photometric Plan, Sheet P1.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

p. Fire Truck Exhibit, Sheet 1 of 1, prepared by V3 Engineering, received by the Community Development on February 23, 2026.

q. Floor Plan, Sheet A.000, prepared by Krieger Klatt Architects, dated February 20, 2026, and received by the Community Development on February 23, 2026.

r. Exterior Elevations, Sheet A.200.1, prepared by Krieger Klatt Architects, dated February 20, 2026, and received by the Community Development on February 23, 2026.

s. Exterior Elevations, Sheet A.200.2, prepared by Krieger Klatt Architects, dated February 20, 2026, and received by the Community Development on February 23, 2026.

t. 3D Views, Sheet G.041, prepared by Krieger Klatt Architects, dated February 20, 2026, and received by the Community Development on February 23, 2026.

u. Plat of Easement and Vacation, Sheet 1 of 1, prepared by V3 Engineering, dated December 11, 2025, and received by the Community Development on February 23, 2026.

v. Trach Enclosure Details, Sheet AS.101, prepared by Krieger Klatt, received by the Community Development on February 23, 2026.

w. Trex Fence Cut Sheet, prepared by Trex Seclusions, received by the Community Development on February 23, 2026.

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

A poll was taken: Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - 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, 5/12/26.

ADJOURNMENT
The meeting was adjourned at 8:34pm.

Parth Joshi

Parth Joshi, AICP, Planning Manager
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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-04 / Woodfield Mall (4/22)
05/13/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2603-04 Woodfield Mall Mts 4-22-26.docx

Z2603-04 / WOODFIELD MALL / 5 Woodfield Mall / Amendment to Approved Shopping Center Signage Plan

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:36pm.

ROLL CALL
Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar

Member(s) Absent:

A quorum was present.

Also Present:	Todd Wenger Senior Planner	Parth Joshi Planning Manager
Sworn in for testimony:	Ian Salzman Associate Planner	Charles Zhao Top Channel Letters 3420 S. Morgan Street Chicago, IL

Mr. Charles Zhao, Petitioner, stated that they are representing Chubby Cattle restaurant, and are requesting an amendment to the previously approved shopping center signage for Woodfield Mall. They would like to install new exterior wall signage for Chubby Cattle restaurant which is expected to open in the summer of 2026.

Mr. Ian Salzman stated that the Petitioner is requesting an amendment to the approved shopping center signage plan from 2015. This is the third amendment to that. The signage plan allows one exterior wall sign for tenants that have an exterior entrance. This one does not have an exterior entrance. It has two doors that are emergency exits. Customers would enter the restaurant from inside the mall. So, under the signage plan, this sign would not be allowed, which is why the Petitioner is requesting a variation.

There was a code amendment in August 2015, to allow signage plans for shopping centers like Woodfield Mall. Subsequently, there were 2 amendments for the dining pavilion area and some updates to the Chicago Improv Comedy Club sign. The proposed sign will be 188 square feet in total. It will have individual channel letters which are internally illuminated with white LED's. The façade is brass colored aluminum panels with black aluminum framing. This façade would be reviewed separately from the sign permit as a minor amendment at a later date. The sign will be connected to the wall with a brass-colored raceway. Staff feels that the colors are all cohesive. For amendments to the signage plan, there are 13 standards of review which are listed on the Staff Report. The most relevant standards include the following:

- The proposed signage will not diminish the use or enjoyment of the shopping center. One of the measures of that is how distracting it is to vehicles. There are 2 views in the members' packet from Perimeter Drive and Frontage Road labeled "McConnor Parkway." The view from Golf Road is completely obstructed. Staff feels that no distraction will be experienced by any vehicular traffic.

- The proposed sign provides consistent and cohesive signage with illumination, materials (mainly aluminum) for this sign and colors which are compatible with the shopping center and other exterior signage around the mall.

- It accounts for the maximum permitted area for signage, which is 200 square feet or 20% of the wall frontage. In this case, the 200 square feet is the lesser of the 2 and complies with the requirements.

Mr. Salzman said that for those reasons, Staff is supportive of this overall signage plan 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.

Mr. Mytych asked the Petitioner if he agrees with the conditions on the Staff Report, and Mr. Zhao said yes.

Mr. Baghwakar asked if it's correct that they will have 2 entrances inside the mall but no entrance from outside. Mr. Salzman said there will be one entrance from the inside and 2 emergency exits that lead outside. The main entrance can only be accessed from inside the mall.

Mr. Dolbeare and Mr. Szurgot had no questions.

Ms. Veatch stated that it is a very attractive sign, but her initial thought was why does this restaurant get to have a sign and other restaurants don't. Mr. Salzman said that Chubby Cattle is expected to attract many people and will be able to accommodate 160 patrons. The purpose of the proposed sign is to direct them to the correct location. He explained that the subject tenant space is immediately adjacent to an exterior wall, as opposed to other restaurants that are located in the center of the mall. Ms. Veatch said that makes her feel more confident because other restaurants would not ask for the same thing because they would not have this situation.

Mr. Riley stated that anything like this helps people identify a specific business which is a good idea.

Mr. Morreale agreed with Mr. Riley. It's a restaurant inside the mall but not in the dining pavilion. It's closed off like Texas de Brazill or P.F. Chang's with no exterior. It's a great idea.

Ms. Errera asked if the exterior wall façade will have Chubby Cattle's branding on it, and Mr. Zhao said, yes.

Chairman Raimondi asked how many more potential signage requests like this one might the ZBA receive from Petitioners. Mr. Salzman said that Staff will look into that and will inform the Chairman with their findings. He asked what type of food Chubby Cattle serves, and Mr. Zhao said Wagyu beef.

Mr. Dolbeare stated that Ms. Veatch has demonstrated that the Petitioner does have a hardship, which would avoid establishing a precedence.

Ms. Veatch asked if there will be any vinyl graphics on the exit doors, and Mr. Zhao said, no.

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

Mr. Dolbeare made a motion, seconded by Mr. Riley, to recommend approval of an Amendment to Approved Shopping Center Signage Plan for Woodfield Mall located at 5 Woodfield Mall, Case No. Z2603-04 subject to the following conditions:

1. All terms and conditions of Ordinance No. 15-091, Ordinance 17-109, and Ordinance 20-037 not specifically revised herein are hereby reaffirmed by reference.
2. A sign permit will be required for installation of the signs.
3. A building permit will be required for the façade modifications.
4. Signs shall not flash or flicker.
5. The following plans shall be adopted as part of the ordinance:
    a. Cover Page, Page 1 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.
    b. Property Owner Approval Letter, Page 2 of 10, received by the Community Development Department on April 8, 2026.
    c. Sign Location, Page 3 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.
    d. Sign Size, Page 4 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.
    e. Sign Rendering (Day View), Page 5 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.
    f. Sign Rendering (Night View), Page 6 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.
    g. Sign Specifications, Page 7 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.
    h. Distant Views, Pages 8 to 10, prepared by Top Channel Letters, received by the Community Development Department on April 15, 2026.

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

A poll was taken: Mr. Dhitu Bhagwakar - Yes

Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - 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, 5/12/26.

ADJOURNMENT
The meeting was adjourned at 7:53pm.

_____
Ian Salzman, AICP, Associate 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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2511-04 / The District at Veridian (4/22)
05/13/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2511-04 District at Veridian Mts 4-22-26.docx

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:00pm.

ROLL CALL
Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar

Member(s) Absent:

A quorum was present.

Also Present:	Parth Joshi Planning Manager	Ian Salzman Associate Planner
Sworn in for testimony:	Todd Wenger, PLA, ASLA Senior Planner	Teresa Bateman Director of Development UrbanStreet Group 2250 Progress Parkway Schaumburg

Ms. Teresa Bateman, Petitioner, stated that the intent of the proposed amendment is to provide their retail tenants with a clear, consistent set of guidelines that uphold the quality standards across the Veridian community within the 90 North District. She agrees with the conditions on the Staff Report. These amendments to the approved signage plan introduce a level of flexibility, allowing tenants to adequately promote their business within the walkable, pedestrian-orientated environment. The signage and enhancements will give visibility at the street level while remaining cohesive with the overall character of the development. Referring to the "Master Site Plan" (included in the submitted plans), Veridian retailers are organized into two classifications - outlot and inline retailers. Outlot retailers include both those located around the perimeter of the development, as well as the stand-alone buildings that are nestled within the site, which are identified in pink color. The inline retailers, shown in blue, are located along the primary street corridors within the four-block District. These spaces are designed to support national and local tenants within the engaging pedestrian experience.

The program is set up in the following 5 sign tiers:

1) Primary Signage
2) Auxiliary Signage
3) Operational Signage
4) Temporary Construction Graphics
5) Parking Garage Wall Signage

Each tier serves a distinct purpose and plays a role in the overall experience supporting visibility, navigation and cohesive environment. Together, these layers work in tandem to create a positive experience from the moment the visitors enter the community.

Primary Signage

Primary signage provides the most visible and recognizable identity for each retailer. These bold and often recognizable signs give their retailers the eye-catching promotion that distinguishes them by name. Inline tenants are permitted to have one primary sign per street frontage. The outlot retailers are permitted one sign per roadway frontage, plus an additional sign facing the parking areas (if not along the street). Select tenants may have an additional opportunity when located at key pedestrian walkways. They have categorized these signs into 4 primary types and styles.

1) Wall and Façade Signs
2) Awning Signs
3) Canopy Signs
4) Vertical Blade Signs

Each is designed with defined sign parameters to maintain consistency while allowing brand expression. Illumination is a key attribute to these signs, but they will not allow exposed neon or LED tubing within the Veridian community. Overall, this category balances visibility with control ensuring signage is impactful without overwhelming the pedestrian environment.

Auxiliary Signage

While primary signage establishes identity, Auxiliary Signage has the detail, character and the interaction at the pedestrian level. Each tenant may select up to 4 of the Auxiliary Signage types, which range in options from the pedestrian sidewalk blades, valance styles, window signs, window graphics, medallion, plaque, entry floor or menu boards. This flexibility allows tenants to tailor their storefronts in ways that reflect their brand while enhancing the overall streetscape at the pedestrian level.

Operational Signage

Operational Signage will provide addresses, hours of operation and back-of-house information based on the tenants' needs or what code requires. These signs will provide the tenant with a full set of packages and parameters for their space. For example, the "Lenn's Store" shown in the packet, combines a hypothetical image of Primary, Auxiliary, and Operational Signage. These sign elements create the full-layered effect engaging the retail signage that supports both the visibility and the pedestrian walkability.

Temporary Construction Graphics

Construction enclosures are a necessary tenant build-out situation. However, without guidance, they can detract from the environment. These types of Temporary Construction signs are an industry standard for both new and existing spaces. This graphic assists in safety and security precautions along with adding beauty and concealing the construction activities behind it. Their proposal allows for the high quality, branded graphics to be a privacy enclosure for up to 6 months with an option to renew if needed. For the

unleased spaces under ownership control, only community-branded graphics may be applied to complete the streetscape presence while courting space occupants. This ensures that even during construction, the site maintains a polished appearance while giving tenants an opportunity to promote their upcoming opening.

Parking Garage Wall Signage

Garage and wall directional signage is the last tier. The parking structure is a highly visible and heavily traveled main entry point into the community. Strategically placed signage featuring both the 90 North District and Veridian branding, helps clearly signal arrival into the community. These elements are intentionally located to maximize the visibility, while reinforcing their relationship between the broader district and the Veridian development.

In closing, Ms. Bateman said that to ensure long-term consistency, all tenant signage will undergo an internal owner review process prior to permit submittal. This step allows the Petitioner to maintain the quality, character and vision for the development while still accommodating creativity. No third-party signage will be allowed and only Veridian-focused or soon-to-be tenant graphics will be approved. As presented tonight and within our submittal package, our retail and garage sign package features appropriately scaled community guidelines and identifiers that contribute to the overall cohesive streetscape throughout the Veridian mixed-use development.

Mr. Todd Wenger thanked Ms. Bateman for her presentation and stated that he will discuss the distinctions between what is being requested by the Petitioner and what the Village code will allow. The requested action at this public hearing is the second amendment to their shopping center signage plan. The first approval of this was the large, monumental ground signs with addressed in Ordinance 20-064. That was essentially vehicular-oriented around the perimeter of the site. The second approval was Ordinance 25-062 which addressed some of the streetscape elements—e.g., banners, way-finding signage, etc. The subject proposal is providing the commercial tenants with the branding package, as well as the Block One parking garage signage.

There are 2 types of commercial properties that will exist on the subject property. The outlots, as identified in pink on the plans, are around the perimeter and are the stand-alone buildings. This is very similar to outlots that we would have in our current shopping center sign code. The second type includes inline tenants. The inline tenants will essentially resemble existing shopping centers in town. In this case, they will be along Veridian Boulevard shown in blue on the plans.

Primary Signage

Primary signs include wall, façade, awning, canopy and vertical blade signs. These are all common signs found in our sign code with the exception of the blade sign, which is currently only allowed in the Olde Schaumburg Centre. Staff believes that it is an important sign type to include in this package, as did the Petitioner, given the level of streetscape presence that it brings to the pedestrian environment.

Typically, in an outlot shopping center, you would have one sign for each roadway frontage, plus one for being an outlot. We've already agreed, through the first approval of this sign plan, that this qualifies as a shopping center. What Staff tried to do is incorporate a way to give the additional signage that would

normally be afforded a traditional shopping center outlot. In this case, they get one sign per public street and one sign facing the parking, if not along a public street. In almost all scenarios, as proposed with the site plan, this will result in exactly the same square footage and location of signage that we currently allow. Essentially, the Petitioner is proposing 3 signs spread among 400 square feet total, which have been molded into a format that fits their particular development.

In terms of the inline tenant signage, our sign code currently allows large wall signs for inline tenants. We typically allow 20% for individual channel letters for the façade, and if it is a box sign, 10% of that square footage. In this case, Staff is using a measurement that is more proportionate to the size of the unit that is being recommended. It is 75% of the store's width for the inline tenant, times 2 feet, with a 200 square-foot maximum. The lettering and items of information are very similar to our current sign code. For the size of the blade sign, Staff uses a similar measurement. There is only a 100 square-foot maximum for an outlot blade sign. Items of information and lettering height are similar. For the inline tenants, a 72 square-foot blade sign is allowed, with similar items of information and lettering height. This is a little different than our code allows. All in all, the square footage remains essentially the same for both of these.

So, when looking at primary signage calculations, it generally results in less main square footage for the inline tenants. The 20% rule that we use now would equate to nearly a 200 square-foot sign for most of the larger or wider tenants being proposed at the Veridian development. However, using the 75% x 2-foot rule that is being proposed by the Petitioner will generally result in less main signage on the building and more proportionate signage for the width of the tenant space. Only a handful of the larger anchored tenants would qualify for the maximum 200 square feet as allowed in our existing code and as proposed by the Petitioner.

That being said, the additional Auxiliary Signage will result in some additional signage, but the combination of the two still typically results in slightly less overall square footage than would result with our current primary signage code. Most of the outlots will be granted 400 square feet, which is exactly the same as what an outlot in a shopping center that is on the corner, under our current code would be allowed today.

Auxiliary Signage includes blade signs which are small, wall-projecting signs. Canopy signs, window signs with an inside lit graphic, applied window graphics, medallions which are an additional identifier and plaques, as well as entry floor and restaurant menu boards are also considered Auxiliary Signage. Inline tenants may select no more than 4 from this group and most of those can be anywhere from 4 square feet to 10 square feet. So, selecting 4 of the largest would only result in 40 square feet of additional window signage at a pedestrian level, for the most part. It may be as small as 16 square feet. So, combined with the proposed primary signage, that's how we end up with overall square footage. It's generally less than what our code would allow today, but it's much more proportionate to the width of the proposed tenant. Outlots may select from 4 of the Auxiliary Signage types in addition to their canopy sign, window graphics, plaques and entry floor, which as proposed, are all exempt from our current sign code. Mr. Wenger stated that he also suggests that restaurant and menu boards, which were not included in the ZBA members' packets, also be allowed as an additional element. Auxiliary signs are much smaller when used in combination and are less than code allows. Canopy signs, window graphics, plaques or entry and restaurant menu boards are all exempt under our current code, based on the maximum sizes that the Petitioner is proposing. Whereas the blade, suspended, projecting, window and medallion signs would not, and they would fall under our current code.

All Operational Signage is exempt under our current code. Staff has no issues with any Operational Signage and understand the need for them. Most of them are required by our code.

Temporary Construction Graphics

Temporary Construction Graphics applies to 2 types of temporary construction. Before a space is tenanted or leased, the building ownership (UrbanStreet Group) may elect to install generic graphics to otherwise enhance the blank streetscape. There is no tenant; it's just a blank generic box inside. It doesn't make an inviting streetscape where you could have residents in the floors above and vacant storefront. It's important to be able to allow this type of temporary construction graphic to enhance the streetscape and make these spaces more inviting until a tenant is known. After a tenant is known, they will build out that space and they may need to build out the façade. It will serve as protection for pedestrian movement and the walled-up area will have graphics. It will create interesting streetscape. Additionally, you don't want people looking in when you have unattended tools, copper pipes and the like. This is not unlike what we see inside neighboring malls.

Parking Garage

There are 4 types of Garage Signs. This is a pedestrian-oriented environment and directs folks from the east side of the parking garage at the outlots along Meacham Road. It will help people navigate through the parking garage, which has a walking area all the way through to the Veridian. There is a 16 square-foot directional sign that talks about Veridian Boulevard, which is not mentioned in our code. Staff included it under the approval of tonight's public hearing. The Veridian logo and "Thank you for Visiting" sign is on the west side of that same walkway. There is some overall Veridian branding that is at the top towers of the parking garage and 90 North logos are proposed on the north and south ends, as well as the east side to designate the overall 90 North branding that the Village has employed throughout this entire district, north of 90 and south of Algonquin Road.

Under the proposed District's amended shopping center signage plan, there is a variety of place-making. Both directional, branding and tenant signage are included. The place-making signage is essential to creating an upscale, cohesive streetscape for pedestrians and motorists. The directional signage is necessary to provide information, way-finding mechanisms for folks to navigate around the District. The Tenant Signage is necessary for the brand identification to be able to move into this area and have a viable shopping area. Mr. Wenger said that Staff is recommending approval of this project, subject to the conditions on the Staff Report.

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

Chairman Raimondi asked the Board for their comments.

Ms. Veatch and Mr. Riley had no questions.

Ms. Errera stated that it was a great presentation.

Mr. Morreale asked if blade signs are typically located on a corner storefront. Ms. Bateman said, yes, adding that a blade sign may be the best effort a retailer has for exposure. She added that a blade sign cannot go above a tenant space.

Mr. Szurgot suggested that the Petitioner may want a blade sign at approximately 9 or 10 feet instead of the proposed 8-foot height in order to deter young people from reaching it. Mr. Wenger said the first-floor tenants in the Veridian District Block 1, specifically, have a first-floor ceiling height of 20'. First floor tenants have zero to 20' to work with in their space. Therefore, blade signs cannot be taller than 20' but could easily be 10' off the ground. These cannot project above the first-floor as Staff doesn't want that light getting into the residential tenants above.

Mr. Mytych stated that he likes that the Petitioner is making reasonable requests to their amendment.

Mr. Baghwaker asked if the retail tenants can select their own sign contractor. Ms. Bateman said that they can select their own contractor. However, they would be required to adhere to the ownership's review and approval process, along with the Village's requirements and the permit process.

Mr. Dolbeare stated that the proposed is quite creative. The Petitioner is complying with the spirit of the sign law and the existing ordinance. We are just codifying that within this amendment. He added that the Petitioner and Staff knocked it out of the park.

Chairman Raimondi stated that it is very interesting to look at all these signs at one time. It has been a long time since the ZBA has had anything of this nature. He mentioned that the "Thank you for visiting" sign in the parking garage is unique. Ms. Bateman said it will be going from Veridian Boulevard through the parking garage. They want the sign to convey a message to their guests that says, "Hey, come back." He said he doesn't recall seeing that before and added that it is unique. He concluded that everything looks good.

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 Mr. Mytych, to recommend approval of an Amendment to Shopping Center Signage Plan for The District at Veridian located West of Meacham Road, South of Algonquin Road and North of Progress Parkway, Case No. Z2511-04 subject to the following conditions:

1. All conditions of Ordinance No. 20-064 and 25-062 shall remain in full force and effect unless otherwise altered herein.
2. The petitioner shall clarify that the use of exposed neon or LED tubes shall be prohibited and that the means of illumination shall be concealed on all Primary Signage types.
3. Sign permits are required for the construction of all Primary and Auxiliary tenant signage, according to the retail signage program guidelines approved herein, with the following exceptions:
    a. Type 3 - Valance signs which are less than four sq. ft. in size shall be exempt and not require a village sign permit.

b. Type 5 - Window Graphics covering 25% or less of each "window", as defined by Village Code, shall be exempt and not require a village sign permit.

c. Type 7 - Plaques that are under four sq. ft. in size shall be exempt and not require a village sign permit.

d. Type 8 - Entry Floor signs which are confined to the width of the entry door(s) with lettering which is not more than 18" in height shall be exempt and not require a village sign permit.

e. Type 9 - Restaurant and Menu Board signs which are interior to a tenant space shall be exempt and not require a village sign permit.

4. The Temporary Construction Graphics signage section shall be revised to include the following changes:

   a. All Temporary Construction Graphics shall require a village permit.

   b. No Temporary Construction Graphics verbiage and/or logos shall be placed higher than 12' above-finished-floor (AFF).

   c. Temporary Construction Graphics shall be restricted to allow only building owner and tenant related signage, no 3rd party advertisement will be allowed.

   d. Temporary Construction Graphics related to building owner branding shall not have a duration restriction and shall have open-ended timeframes as long as it is well maintained. Construction Graphics related to tenant build-out construction shall have a duration restriction of 20 weeks before requiring a permit renewal.

5. The petitioner shall revise the Retail Sign Program submission to incorporate the conditions/changes as required herein and resubmit a clean copy for staff use in reviewing future sign permits for The District.

6. The Parking Garage signage shall be revised to refer to all channel lettering as "internally illuminated" meaning the face of the channel letter allows light to shine through the translucent surface.

7. The following plans shall be adopted as part of the ordinance:

   a. Veridian Retail Signage Program Submission, Sheets 1-27, prepared by Urban Street Group, dated February 25, 2026, and received by the Community Development Department on March 24, 2026.

   b. Project Narrative, Sheet 1 of 1, received by the Community Development Department on November 28, 2025.

   c. Project Justification, Sheet 1 of 1, received by the Community Development Department on November 28, 2025.

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

A poll was taken: Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - 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, 5/12/26.

ADJOURNMENT
The meeting was adjourned at 7:35pm.

Todd Wegner, PLA, ASLA, Senior 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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-02 / Vanam Indian Vegeterian (4/22 - Continuation)
05/13/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Z2603-02 Vanam Continuation Mts 4-22-26.docx

Village of Schaumburg
Zoning Board of Appeals
April 22, 2026

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 8:34pm.

ROLL CALL
Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar

Member(s) Absent:

A quorum was present.

Also Present:	Todd Wenger	Parth Joshi	Ian Salzman
	Senior Planner	Planning Manager	Associate Planner

Chairman Raimondi stated that Staff is requesting that this case be continued to a date certain of 5/13 due to public notice issues.

Ms. Errera made and motion and seconded by Mr. Mytych that this case be continued to a date certain of 5/13.
All ayes **MOTION CARRIED**

ADJOURNMENT
The meeting was adjourned at 8:35pm.

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-03 / NIAZEE SCHOOL OF OSTEOPATHIC MEDICINE / 1300 Woodfield Road / Special Use for a Medical College

05/13/26
Zoning Board of Appeals

Presenter: Todd Wenger, PLA, ASLA, Senior Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests Special Use Approval for Niazee College of Osteopathic Medicine (NCOM), proposed to be located at Woodfield Corners office center - 1300 E. Woodfield Road. The existing office building, located at the northwest intersection of Meacham Road and Woodfield Road, is a seven-story building within the B-3, Planned Office Business District. Educational uses (vocational schools, technical schools, colleges, universities, etc.) are not automatically permitted and require Special Use Approval.

Recommended Action:

Staff has reviewed the petitioner's request and is supportive of the project. Therefore, staff recommends **approval** of a Special Use for Niazee College of Osteopathic Medicine (NCOM), proposed to be located at 1300 E. Woodfield Road, Case No. Z2603-03, subject to the conditions listed in the Staff Report.

ATTACHMENTS:
- Z2603-03 Niazee College of Osteopathy_Final Report.doc
- Z2603-03 Niazee College of Osteopathy_Location Map.pdf
- Z2603-03 Niazee College of Osteopathy_Project Narrative.pdf
- Z2603-03 Niazee College of Osteopathy_Floor Plans Showing Use Types.pdf
- REDACTED Z2603-03 Niazee School Application.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS PREPARED BY: Todd Wenger, PLA, ASLA
Senior Planner

HEARING DATE: May 13, 2026
DATE PREPARED: May 5, 2026 CASE NUMBER: Z2603-03

TITLE: NIAZEE SCHOOL OF OSTEOPATHIC MEDICINE / 1300 Woodfield Road / Special Use for a Medical College

BACKGROUND INFORMATION

Petitioner:	Mr. Bradley Durkin
Address of Petitioner:	Burnham Nationwide 111 West Washington, Suite 450 Chicago, IL 60602
Status of Petitioner:	Agent for Owner
Owner of Parcel:	Rabia Institute of Medical Sciences/NCOM
Address of Owner:	1300 E. Woodfield Road, Suite 650 Schaumburg, IL 60173
Existing Zoning:	B-3, Planned Office Business District
Existing Land Use:	Office

Requested Actions:

- Special Use Approval for College [Title 15, Chapter 154, Section 154.174(B) of the Zoning Ordinance]

ANALYSIS

Summary:
The petitioner requests Special Use Approval for Niazee College of Osteopathic Medicine (NCOM), proposed to be located at Woodfield Corners office center - 1300 E. Woodfield Road. The existing office building, located at the northwest intersection of Meacham Road and Woodfield Road, is a seven-story building within the B-3, Planned Office Business District. Educational uses (vocational schools, technical schools, colleges, universities, etc.) are not automatically permitted and require Special Use Approval.

The owner of the building, Rabia Institute of Medical Sciences (RIMS), is seeking approval to open a not-for-profit college of osteopathic medicine. NCOM's curriculum is designed to provide a modern, hands-on medical education based on osteopathic principles. It emphasizes professionalism, resilience, nutrition, community involvement, and service in underserved areas. Students begin clinical experiences early and work in a variety of Illinois and Midwest communities to apply what they learn.

The focus on primary care and other high-demand fields supports local healthcare needs. The curriculum also highlights teamwork among different healthcare professionals and prepares students to use telemedicine and other evolving tools. Graduates will be ready to work in coordinated, team-based settings, helping improve the quality of patient care.

The proposed Schaumburg campus will be comprised of offices, lecture classrooms, anatomy lab, library, locker rooms, fitness center, student lounge, etc. NCOM will start with 129 students and 21 teachers and staff in their first year. They anticipate expanding the college over the next several years by approximately 129 students each year (x4 years = 516 students) and up to approximately 113 teachers and staff. This expansion will be facilitated by the existing office tenants moving out of their currently occupied floors (all of floor #3, with minor areas on floors 1 & 2). At full expansion, the college would slightly exceed parking requirements by 34 parking spaces or less than 8% of the total parking provided.

Parking Calculations:
Parking is calculated as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed College: Teachers & Staff = 113 Students = 516	 1 space/employee 2 spaces/each 3 students	 113 spaces 344 spaces
Total Parking Required		457 spaces
Total Parking Provided		423 spaces
Previous Variation Granted		10 spaces
Total Deficit		24 spaces

Based on the proposed college staff/student counts, 457 parking spaces are required. The site has 423 existing parking spaces for a deficit of 34 spaces. Along with the previous ten space variation granted, an additional 24 space variation is needed. The total 34 space variation represents less than ten percent of the total available parking and can therefore be approved at a staff level.

The petitioner has stated that NCOM's 1st and 2nd year students will be on campus each weekday in staggered classes, whereas the 3rd and 4th year students are in rotations at medical facilities during the week and on campus quarterly for Friday-Sunday sessions. The petitioner estimates that this will equate to approximately only 50% of the student population being on campus at any given time. Given the college's proposed expansion, available parking, and estimated student population, staff is confident that there will be ample parking on site.

Zoning History:
In 1984 the Southwick Office Center was approved (Z8407-07; Ord. No. 2405) which included rezoning from B-4 and M-1 to B-3, site plan approval, and height and parking variations. An administrative amendment (MA1005-02) was granted in 2010 for landscape modifications. Later, in 2018 another administrative amendment (MA1807-02) was granted for a patio addition.

Surrounding Zoning and Land Uses:

North: B-3 Planned Business/Office (Multi-tenant building; Panera Restaurant and Duly Health)

South: B-3 Planned Business/Office (Woodfield Financial Tower/Chicago Prime Italian Restaurant)

East: B-3 Planned Business/Office (Schaumburg Towers)

West: B-3 Planned Business/Office (Parkway Corporate Place)

Compatibility with Surrounding Land Uses:

The proposed educational use will be compatible with the surrounding office and restaurant uses.

Comprehensive Plan Designation:

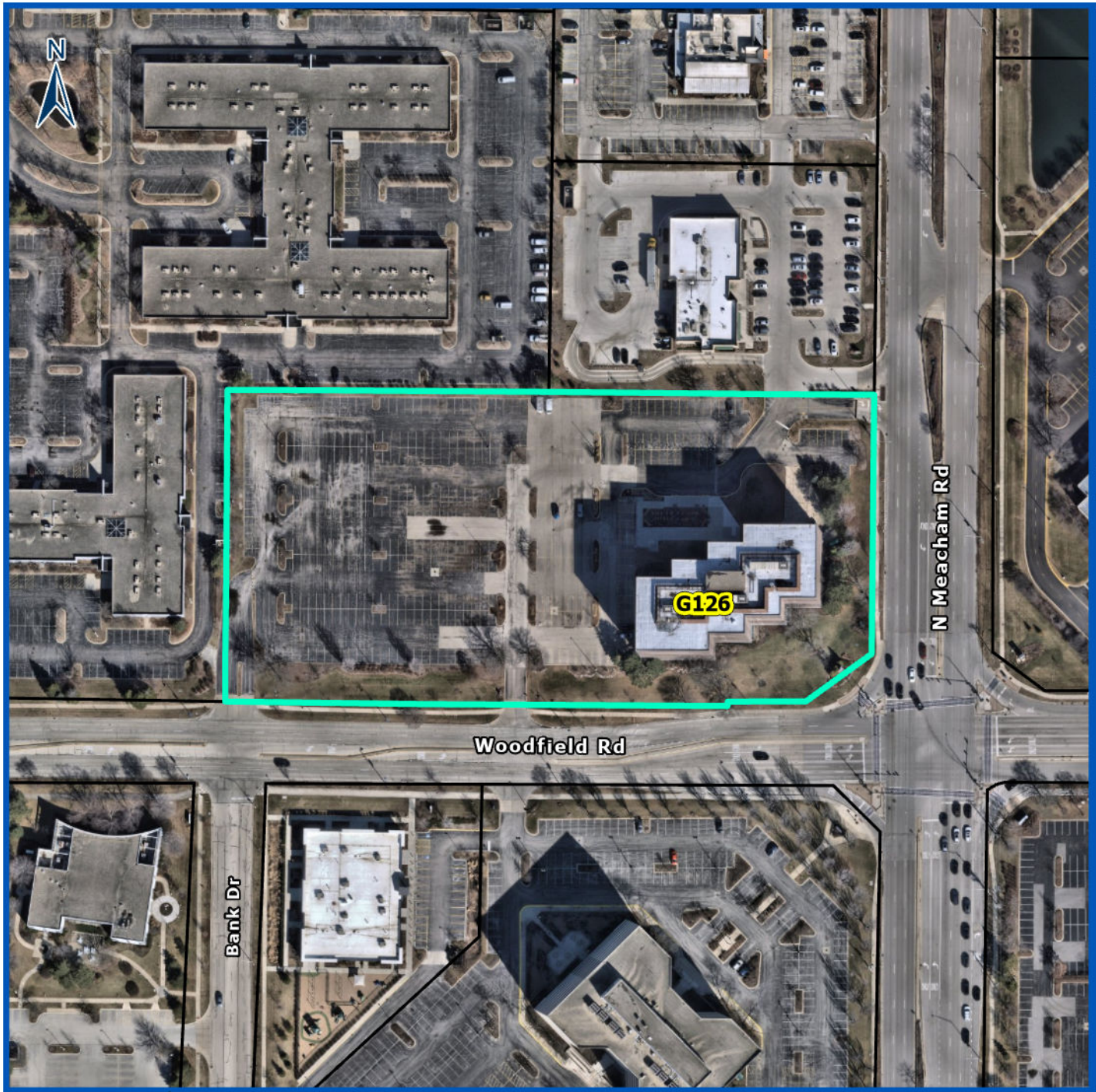
The subject parcel is designated as "Office" in the village's Comprehensive Plan. The Office land use designation includes professional and medical office uses as well as hotels, restaurants, and service businesses that support office center activity. Staff believes that the proposed medical education use fits within the Office land use designation and will be a strong tenant in this nearly vacant building.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the project. Therefore, staff recommends **approval** of a Special Use for Niazee College of Osteopathic Medicine (NCOM), proposed to be located at 1300 E. Woodfield Road, Case No. Z2603-03, subject to the following conditions:

1. The Special Use shall be substantially in accord with the Business Description and Floor Plans received by the Community Development Department on February 11, 2026.
2. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
   a. Floor Plans Showing Use Types; Sheets 1-10; prepared by Baker Barios Architects, dated October 16, 2025, received by the Community Development Department April 2, 2026.
   b. Business Narrative; Pages 1-3; prepared by Niazee College of Osteopathic Medicine, received by the Community Development Department April 2, 2026.

Pc: Petitioner





Subject Property

Z2603-03

NIAZEE SCHOOL OF OSTEOPATHIC MEDICINE

Special Use for a Medical College

0 80 160
Feet

VILLAGE OF SCHAUMBURG

1300 Woodfield Road

Prepared By:
Village of Schaumburg
Community Development Department

Niazee College of Osteopathic Medicine

Project Narrative

The proposed NCOM is aiming to distinguish itself as an osteopathic medical school by placing a strong emphasis on serving economically and medically underserved areas in urban, suburban, and rural communities, particularly in Chicagoland, Illinois, and the Midwest. Unlike many other osteopathic medical schools that focus on only one healthcare system type, the proposed NCOM is purposefully intended to address the growing shortage of healthcare providers in economically and medically underserved urban, suburban, and rural areas. Given its unique geographic location in proximity to all three of these geographically designated areas, through its integrated curriculum, community based clinical training, and institutional mission and values, the proposed NCOM is committed to producing osteopathic physicians who are highly skilled and heavily invested in improving healthcare access and outcomes in the heterogenous medically underserved areas within Chicagoland, Illinois, and the Midwest.

A new private, independent, not-for-profit osteopathic medical school in the northwest suburbs of Chicago linking the urban, suburban, and rural underserved areas provides a critical opportunity to address the growing physician shortage in multiple medically underserved areas of Chicagoland, Illinois, and the Midwest. Even with ten existing allopathic/osteopathic medical schools in the state, the physician shortages across the region's urban, suburban, and rural landscapes persist. Tripp Umbach, the nation's leading academic medicine consulting firm, has extensively studied workforce trends and found that private, independent, not-for-profit osteopathic medical schools play a unique and essential role in strengthening the healthcare infrastructure of states with large medically underserved populations. Evidence from neighboring Missouri's three successful independent, private, not-for-profit DO programs demonstrates that when osteopathic medical education is made more accessible, aligned with a mission of serving underserved areas, and dedicated to community-based clinical training, graduates are significantly more likely to practice in those regions, particularly in primary care and in underserved areas. Chicagoland, Illinois, and the entire Midwest requires a similar approach to ensure enduring healthcare sustainability for its aging population and worsening physician shortages within urban, suburban, and rural areas.

Further emphasizing the NCOM initiative's significance, NCOM intends to focus on recruiting promising students from economically and medically underserved areas and first-generation college students who have a commitment to serving their communities. One of the proposed NCOM defining features is its integrated longitudinal, community-based clinical training model, which integrates osteopathic principles, structural competency, nutrition, professionalism, and resiliency with exposure to these very economically and medically underserved areas from the first semester of osteopathic medical education. The integrated curriculum is purposefully designed to provide students with hands-on clinical experience in medically underserved healthcare settings, ensuring that they develop the skills necessary to practice effectively in these environments. By

incorporating medically underserved healthcare delivery, telemedicine training, structural competency education, and community-based clinical experiences, the proposed NCOM endeavors to prepare its graduates to navigate the many challenges faced by medically underserved populations, such as limited access to specialty care, geographic barriers, food deserts, inadequate funding, and healthcare disparities.

To best support this mission, the proposed NCOM has secured over 2280 core clinical rotations in heterogenous urban, suburban, and rural and community-based healthcare settings, far exceeding accreditation requirements. This establishes immersive, real-world experiences in medically underserved populations of multiple types, working alongside experienced physicians in primary care, emergency medicine, other core specialties and both medical and surgical subspecialties. Additionally, the program's focus on creating residency pathways and graduate medical education (GME) support in these diverse medically underserved areas reinforces its commitment to retaining physicians in these areas beyond their osteopathic medical school training.

The proposed NCOM will also differentiate itself through facilities that simulate real-world healthcare environments. The planned simulation center, equipped with high- and low-fidelity manikins, task trainers, hospital-based simulation rooms, and standardized patient/OSCE training spaces, allows students to develop critical clinical skills in scenarios that reflect under-resourced healthcare challenges. Telemedicine training, virtual anatomy and imaging resources further enhance the educational experience, ensuring that graduates are well-prepared for modern, technology-driven healthcare delivery in resource limited and underserved areas.

The proposed NCOM actively encourages and engages a community-driven approach to medical education, engaging with local and regional healthcare organizations, rural hospitals and clinics, as well as community leadership to ensure its clinical training aligns with regional healthcare needs. The institution has secured several letters of support from community and healthcare entities and 7 signed clinical affiliation agreements, demonstrating strong community backing and a shared commitment to improving the health outcomes of the region.

In conclusion, the proposed NCOM stands out as a mission and values-driven College of Osteopathic Medicine dedicated to serving medically underserved communities. By combining an integrated curriculum, extensive community based clinical training in multiple types of medically underserved areas, and robust community partnerships, the proposed NCOM is not only addressing the physician shortage in medically underserved areas but also educating a new generation of osteopathic physicians who are strongly committed to practicing in and serving medically underserved areas. Through this approach, the proposed NCOM is well positioned to become a leader in osteopathic medical education in the medically underserved areas of Chicagoland, Illinois, and the Midwest.

The proposed NCOM was granted Applicant Status from the COCA on March 4, 2024. The proposed NCOM is applying for Candidate Status in the Winter of 2025. The proposed NCOM intends to apply for Pre-Accreditation Status shortly after receiving Candidate Status (April 2026) and will pursue full accreditation within five years of achieving Pre-Accreditation Status.

- Number of students: 120
- Number of teachers & staff: 21
- Hours of operation - Monday - Sunday: 6am-12M

NIAZEE COLLEGE OF OSTEOPATHIC MEDICINE

SCHAUMBURG, IL

SD REV 3

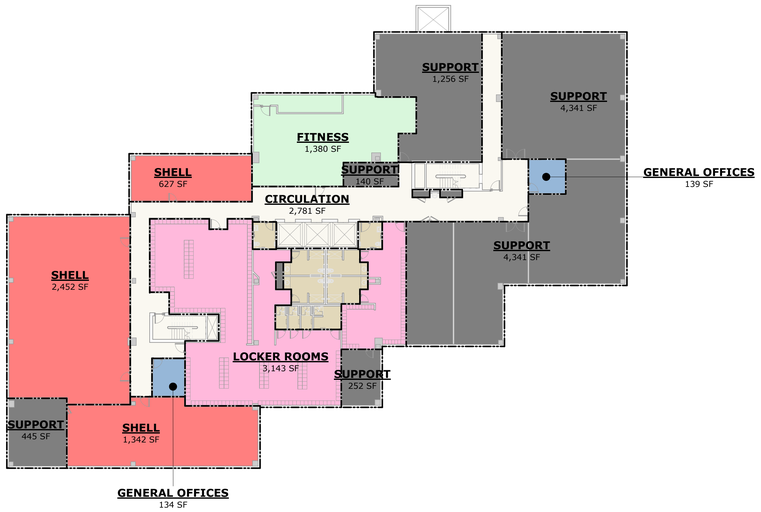
2025.10.16

SHEET INDEX

SHEET	TITLE
GENERAL	
G000	COVER SHEET
G010	GROSS AREA PLANS - PHASE 1
ARCHITECTURE	
A100	PHASE 1 - FLOOR PLAN - BASEMENT LEVEL
A101	PHASE 1 - FLOOR PLAN - LEVEL 01
A102	PHASE 1 - FLOOR PLAN - LEVEL 02
A103	PHASE 1 - FLOOR PLAN - LEVEL 03
A104	PHASE 1 - FLOOR PLAN - LEVEL 04
A105	PHASE 1 - FLOOR PLAN - LEVEL 05
A106	PHASE 1 - FLOOR PLAN - LEVEL 06
A107	PHASE 1 - FLOOR PLAN - LEVEL 07



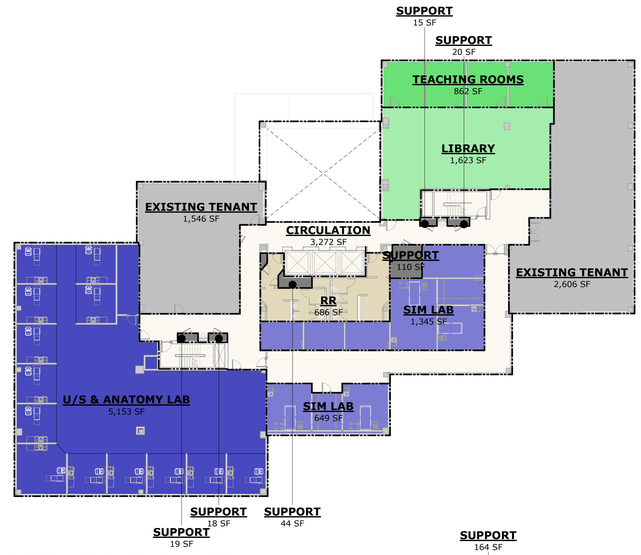
NOT FOR CONSTRUCTION



GROSS AREA PLAN - LEVEL U1



GROSS AREA PLAN - LEVEL 01



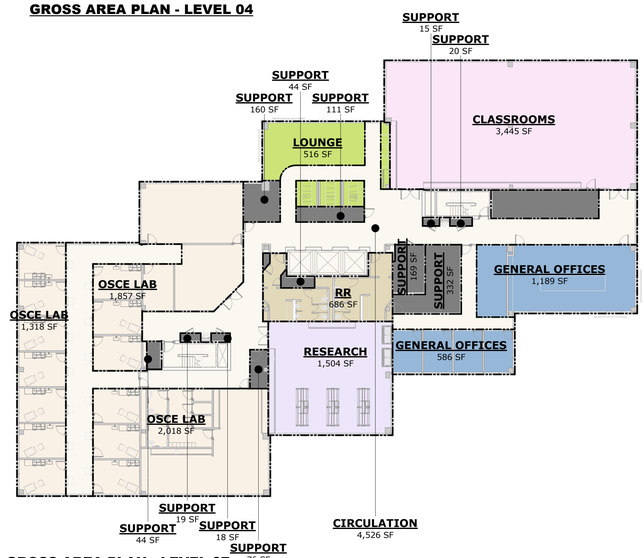
GROSS AREA PLAN - LEVEL 02

GROSS AREA PLAN - LEVEL 03

GROSS AREA PLAN - LEVEL 04

GROSS AREA PLAN - LEVEL 5

GROSS AREA PLAN - LEVEL 06



GROSS AREA PLAN - LEVEL 07

GROSS AREA

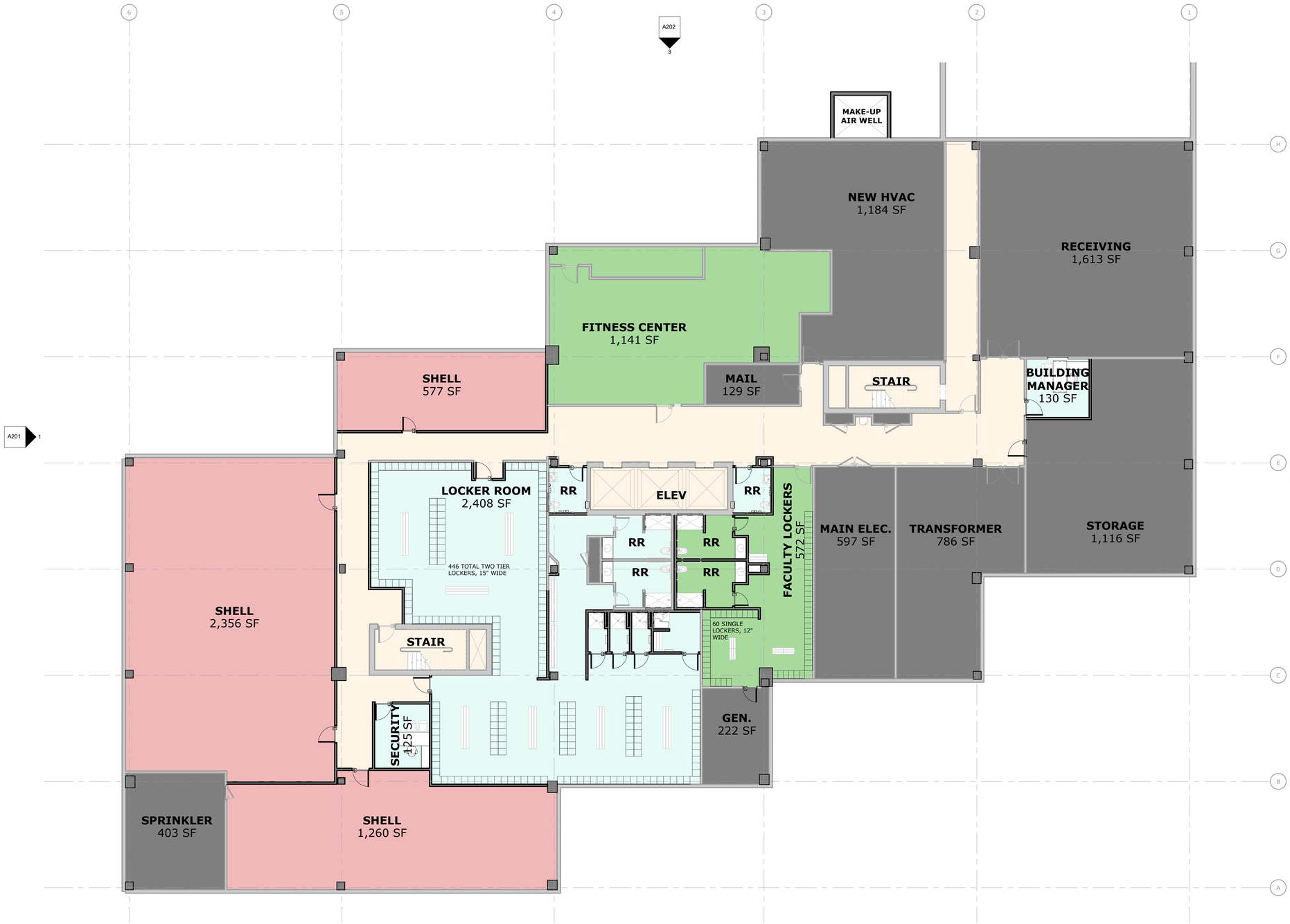
NAME	AREA
CIRCULATION	31,171 SF
CLASSROOMS	12,025 SF
EXECUTIVE SUITES	2,752 SF
EXISTING TENANT	31,648 SF
FITNESS	1,380 SF
GENERAL OFFICES	17,702 SF
H&P REASONING LAB	2,932 SF
LIBRARY	1,623 SF
LOBBY	1,436 SF
LOCKER ROOMS	3,143 SF
LOUNGE	3,309 SF

GROSS AREA

NAME	AREA
MOTHERS ROOMS	268 SF
OMM LAB	4,167 SF
OSCE LAB	5,193 SF
RESEARCH	1,504 SF
RR	5,728 SF
SHELL	3,969 SF
SIM LAB	1,994 SF
SUPPORT	13,252 SF
TEACHING ROOMS	2,471 SF
U/S & ANATOMY LAB	5,153 SF
TOTAL CONDITIONED GROSS	152,822 SF

GROSS AREA LEGEND

CIRCULATION · EXISTING TENANT · LIBRARY · MEDIA LAB · RESEARCH · SUPPORT
CLASSROOMS · FITNESS · LOBBY · MOTHERS · RR · TEACHING ROOMS
CULINARY LAB · GENERAL OFFICES · LOCKER ROOMS · OMM LAB · SHELL · U/S & ANATOMY LAB
EXECUTIVE SUITES · H&P REASONING LAB · LOUNGE · OSCE LAB · SIM LAB



WALL AND DOOR COLOR LEGEND

LIGHT GRAY INDICATES EXISTING CONSTRUCTION

DARK GRAY INDICATES NEW CONSTRUCTION

COLOR LEGEND

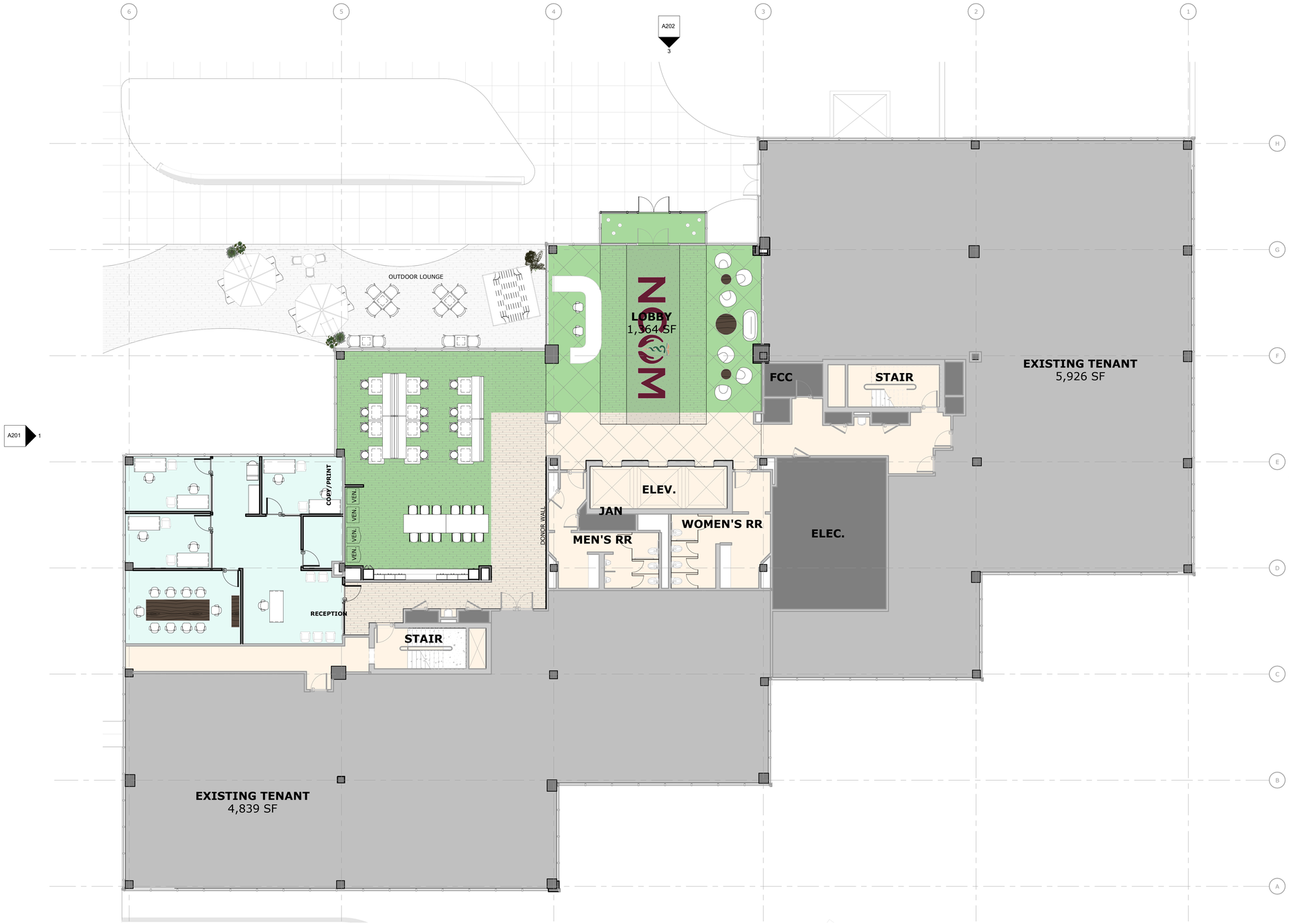
- CIRCULATION
- CLASSROOMS
- COMMON AREAS
- EVENT SPACE
- EXECUTIVE SUITE
- EXISTING TENANT
- FLEX USE
- FUTURE
- GENERAL OFFICES
- LABS
- MEDICAL
- RESEARCH
- SUPPORT
- U/S & ANATOMY

FACULTY DESKS

PHASE 1

LEVEL U1:	02
LEVEL 01:	09
LEVEL 02:	03
LEVEL 03:	00
LEVEL 04:	92
LEVEL 05:	00
LEVEL 06:	22
LEVEL 07:	06
TOTAL:	**135**

OVERVIEW OF WORK ON THIS LEVEL:
- ADDING FACULTY LOCKER ROOMS AND STUDENT LOCKER ROOMS COMPLETE WITH SHOWERS AND NEW OR RENOVATED RESTROOMS.
- ADDING TWO NEW RESTROOMS IN FACULTY LOCKER ROOM.
- ADDING TWO NEW SINGLE USER RESTROOMS OFF OF THE MAIN CORRIDOR.
- ADDING BUILDING MANAGER OFFICE.
- CONVERTING AN EXISTING STORAGE ROOM TO A MECHANICAL ROOM AND ADDING AN AIR WELL
- UPDATING FINISHES IN EXISTING CORRIDOR



WALL AND DOOR COLOR LEGEND

LIGHT GRAY INDICATES EXISTING CONSTRUCTION

DARK GRAY INDICATES NEW CONSTRUCTION

COLOR LEGEND

- CIRCULATION
- CLASSROOMS
- COMMON AREAS
- EVENT SPACE
- EXECUTIVE SUITE
- EXISTING TENANT
- FLEX USE
- FUTURE
- GENERAL OFFICES
- LABS
- MEDICAL
- RESEARCH
- SUPPORT
- U/S & ANATOMY

FACULTY DESKS

PHASE 1

LEVEL U1:	02
LEVEL 01:	09
LEVEL 02:	03
LEVEL 03:	00
LEVEL 04:	92
LEVEL 05:	00
LEVEL 06:	22
LEVEL 07:	06
TOTAL:	**135**

OVERVIEW OF WORK ON THIS LEVEL:
- REWORKING EXISTING OFFICE SUITE TO BETTER ACCOMMODATE CLIENT'S PROGRAM REQUIREMENTS
- REMOVING EXISTING ROTATING ENTRY DOOR TO CREATE NEW VESTIBULE
- UPDATING FINISHES IN LOBBY, EXISTING TENANT LOUNGE, AND EXISTING CORRIDORS.
-

2
A201



WALL AND DOOR COLOR LEGEND

LIGHT GRAY INDICATES EXISTING CONSTRUCTION

DARK GRAY INDICATES NEW CONSTRUCTION

COLOR LEGEND

- CIRCULATION
- CLASSROOMS
- COMMON AREAS
- EVENT SPACE
- EXECUTIVE SUITE
- EXISTING TENANT
- FLEX USE
- FUTURE
- GENERAL OFFICES
- LABS
- MEDICAL
- RESEARCH
- SUPPORT
- U/S & ANATOMY

FACULTY DESKS

PHASE 1

LEVEL U1:	02
LEVEL 01:	09
LEVEL 02:	03
LEVEL 03:	00
LEVEL 04:	92
LEVEL 05:	00
LEVEL 06:	22
LEVEL 07:	06
TOTAL:	**135**

OVERVIEW OF WORK ON THIS LEVEL:
- REWORKING EXISTING TENANT SUITES INTO ULTRASOUND & ANATOMY CLASSROOM, SIM LAB, AND LIBRARY PER CLIENT'S PROGRAM REQUIREMENTS
- UPDATING FINISHES IN EXISTING CORRIDOR



ENTIRETY OF LEVEL 3 IS EXISTING TO REMAIN. IT IS STILL OCCUPIED BY EXISTING TENANTS.

NCOM Niazee College of Osteopathic Medicine

SD REV 3
PROJ. #250082.00

NCOM | NIAZEE COLLEGE OF OSTEOPATHIC MEDICINE
2025.10.16

PHASE 1 - FLOOR PLAN - LEVEL 03

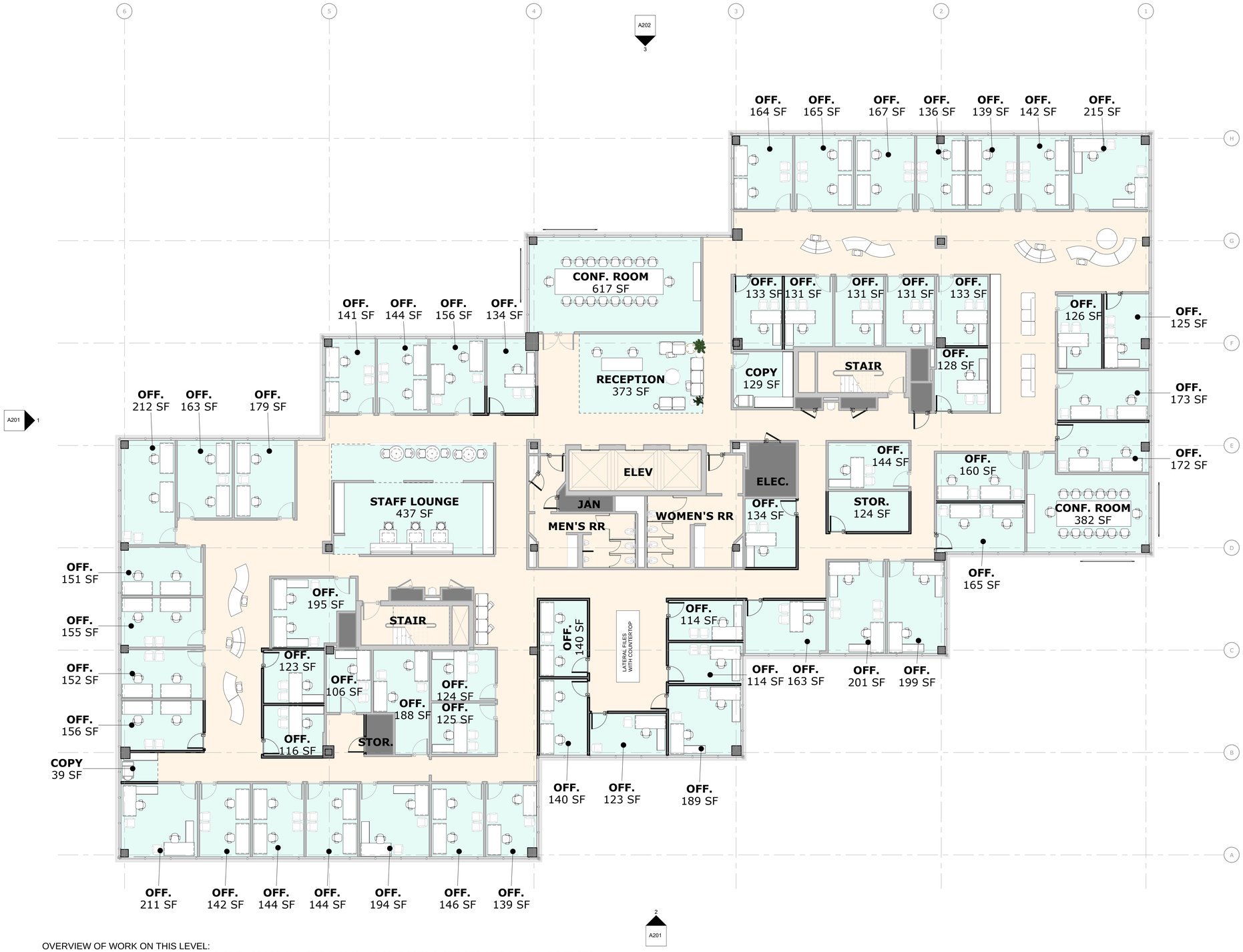
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SCALE: 1/8"=12"
0 4 8 20 32'

A103

Baker Barrios
The shape of things to come.
AA000298 | LC26000427

NOT FOR CONSTRUCTION



WALL AND DOOR COLOR LEGEND

LIGHT GRAY INDICATES EXISTING CONSTRUCTION

DARK GRAY INDICATES NEW CONSTRUCTION

COLOR LEGEND

- CIRCULATION
- CLASSROOMS
- COMMON AREAS
- EVENT SPACE
- EXECUTIVE SUITE
- EXISTING TENANT
- FLEX USE
- FUTURE
- GENERAL OFFICES
- LABS
- MEDICAL
- RESEARCH
- SUPPORT
- U/S & ANATOMY

FACULTY DESKS

PHASE 1

LEVEL U1:	02
LEVEL 01:	09
LEVEL 02:	03
LEVEL 03:	00
LEVEL 04:	92
LEVEL 05:	00
LEVEL 06:	22
LEVEL 07:	06
TOTAL:	**135**

OVERVIEW OF WORK ON THIS LEVEL:
- ADDING NEW OFFICES BY ENCLOSING OPEN SPACE AND BY DIVIDING LARGE EXISTING OFFICES INTO MULTIPLE OFFICES
- UPDATING EXISTING FINISHES

NCOM Niazee College of Osteopathic Medicine

SD REV 3
PROJ. #250082.00

NCOM | NIAZEE COLLEGE OF OSTEOPATHIC MEDICINE
2025.10.16

PHASE 1 - FLOOR PLAN - LEVEL 04

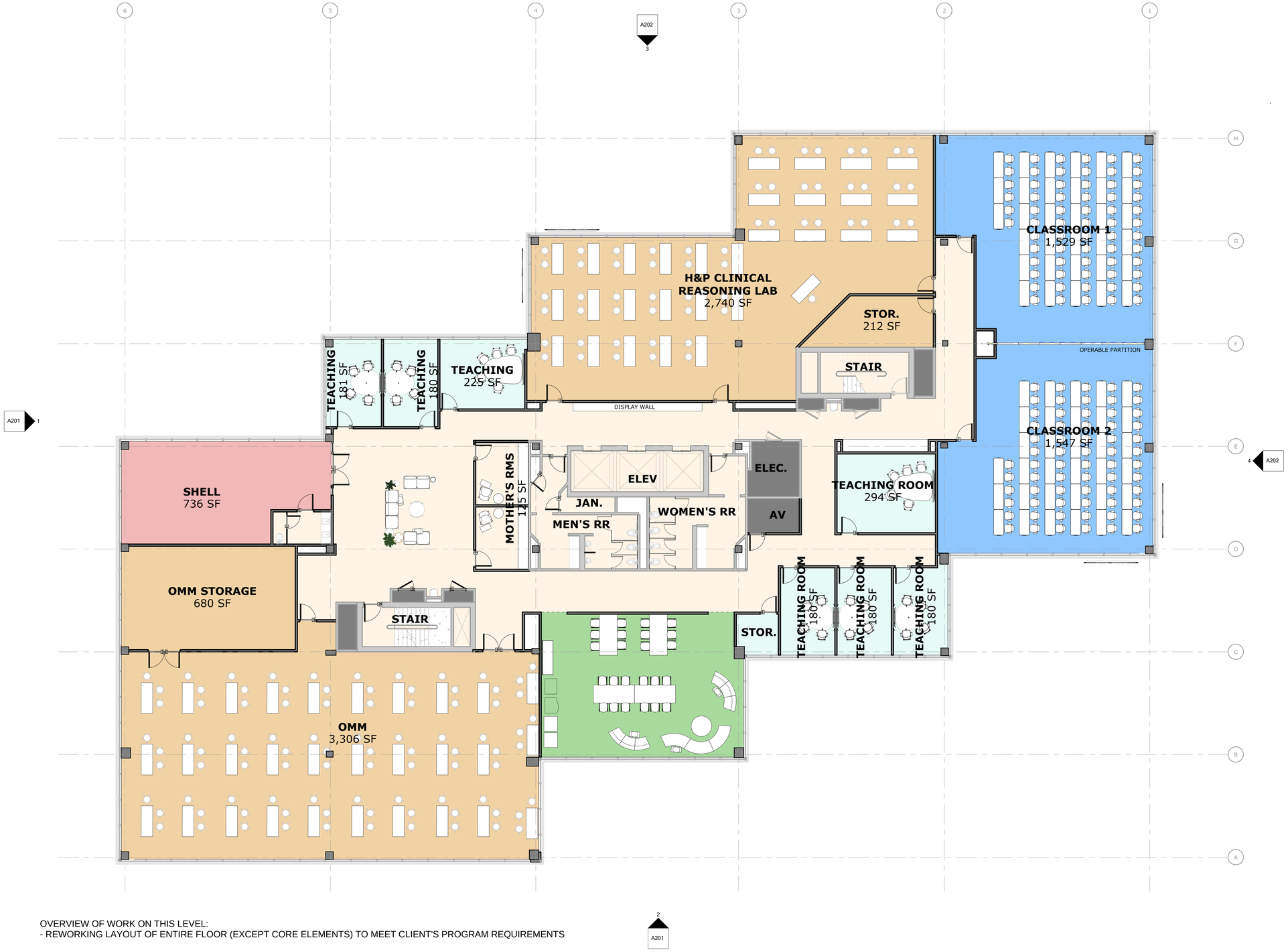
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SCALE: 1/8"=12"
0 4 8 20 32'

A104

Baker Barrios
The shape of things to come.
AA000298I + LC26000427

NOT FOR CONSTRUCTION



WALL AND DOOR COLOR LEGEND

LIGHT GRAY INDICATES EXISTING CONSTRUCTION

DARK GRAY INDICATES NEW CONSTRUCTION

COLOR LEGEND

- CIRCULATION
- CLASSROOMS
- COMMON AREAS
- EVENT SPACE
- EXECUTIVE SUITE
- EXISTING TENANT
- FLEX USE
- FUTURE
- GENERAL OFFICES
- LABS
- MEDICAL
- RESEARCH
- SUPPORT
- U/S & ANATOMY

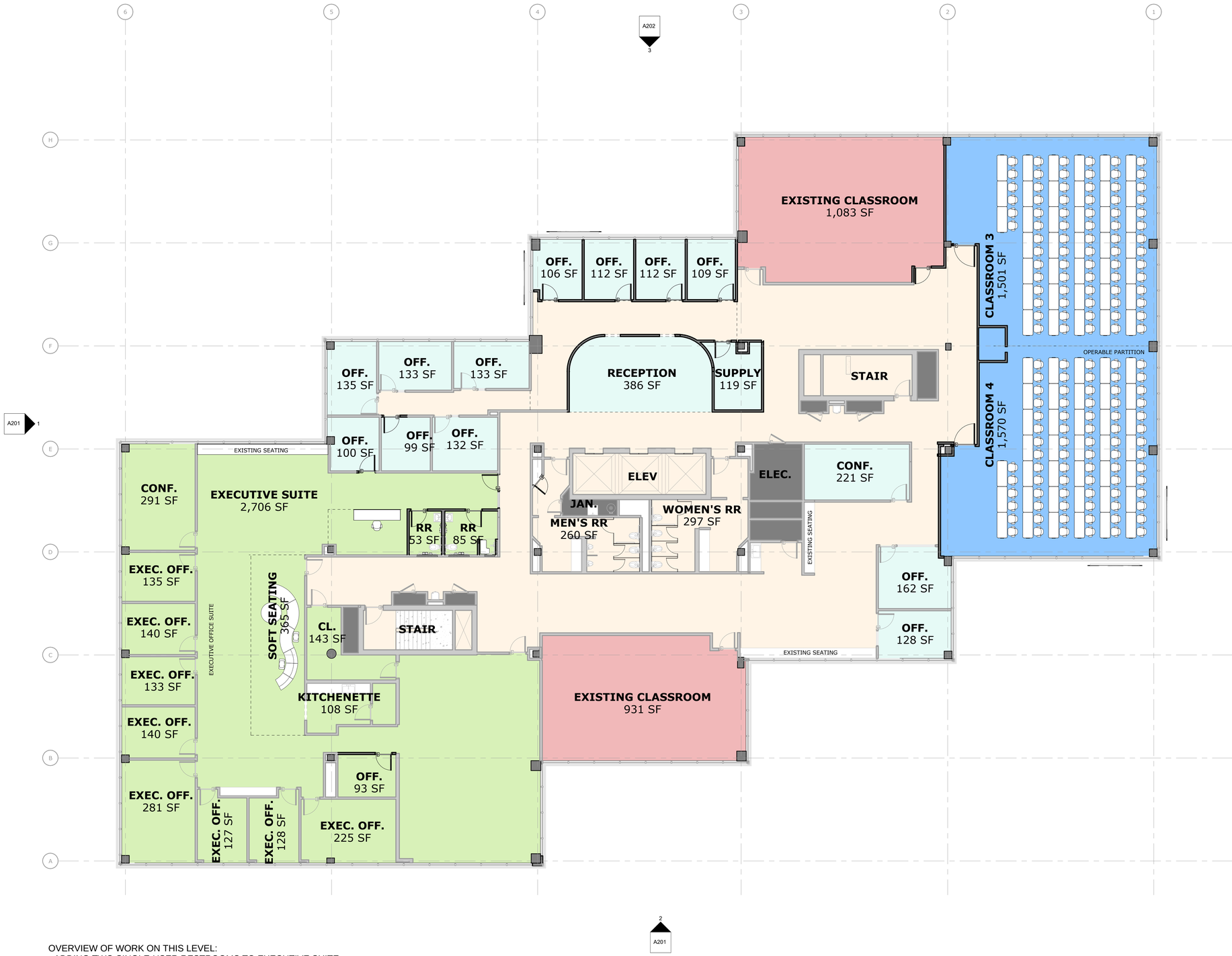
FACULTY DESKS

PHASE 1

LEVEL U1:	02
LEVEL 01:	09
LEVEL 02:	03
LEVEL 03:	00
LEVEL 04:	92
LEVEL 05:	00
LEVEL 06:	22
LEVEL 07:	06
TOTAL:	**135**

OVERVIEW OF WORK ON THIS LEVEL:
- REWORKING LAYOUT OF ENTIRE FLOOR (EXCEPT CORE ELEMENTS) TO MEET CLIENT'S PROGRAM REQUIREMENTS

2
A201



WALL AND DOOR COLOR LEGEND

LIGHT GRAY INDICATES EXISTING CONSTRUCTION

DARK GRAY INDICATES NEW CONSTRUCTION

COLOR LEGEND

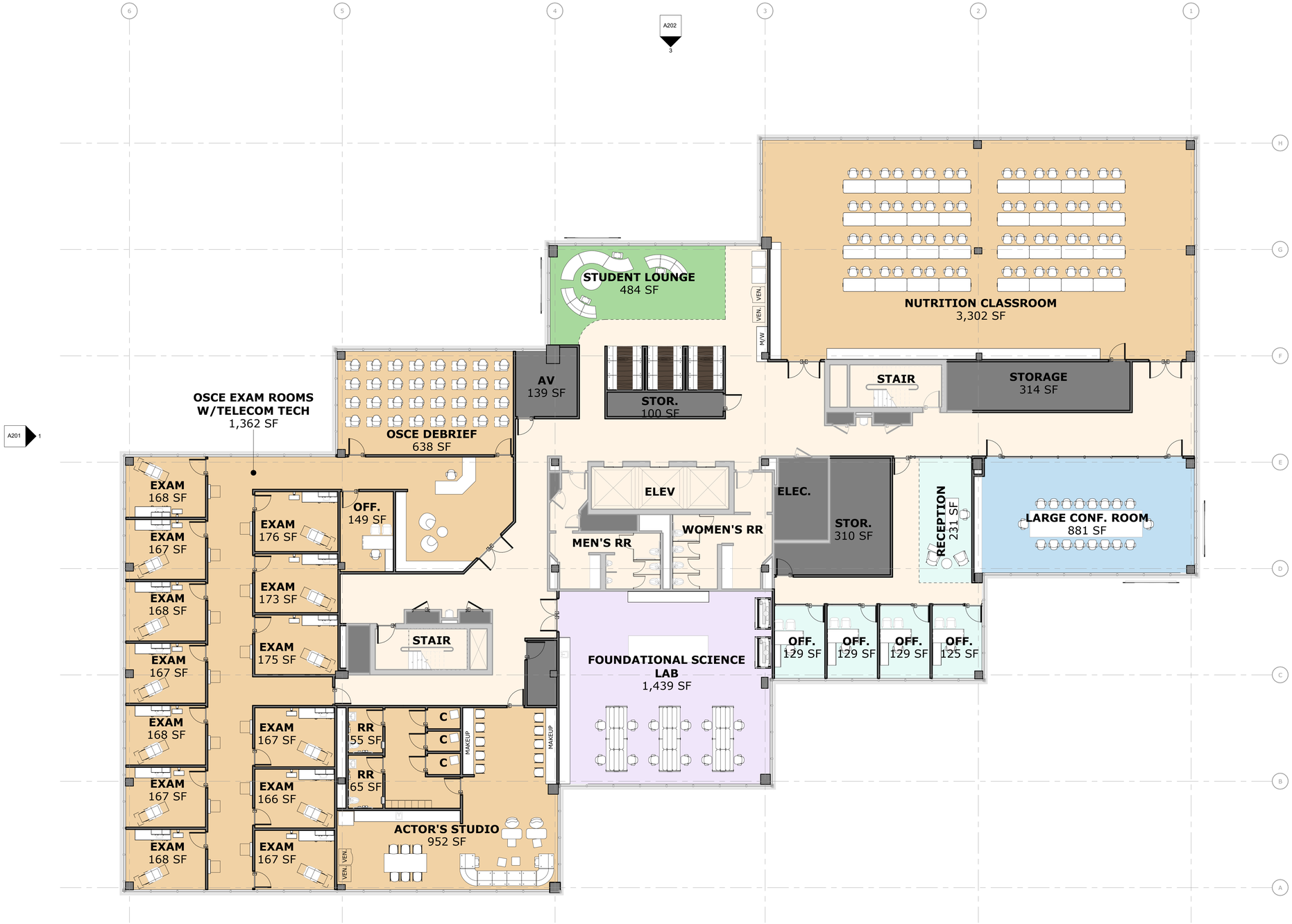
- CIRCULATION
- CLASSROOMS
- COMMON AREAS
- EVENT SPACE
- EXECUTIVE SUITE
- EXISTING TENANT
- FLEX USE
- FUTURE
- GENERAL OFFICES
- LABS
- MEDICAL
- RESEARCH
- SUPPORT
- U/S & ANATOMY

FACULTY DESKS

PHASE 1

LEVEL U1:	02
LEVEL 01:	09
LEVEL 02:	03
LEVEL 03:	00
LEVEL 04:	92
LEVEL 05:	00
LEVEL 06:	22
LEVEL 07:	06
TOTAL:	**135**

OVERVIEW OF WORK ON THIS LEVEL:
- ADDING TWO SINGLE-USER RESTROOMS TO EXECUTIVE SUITE
- REDUCING SIZE OF THE EXISTING CLASSROOM TO ACCOMMODATE EXTENDING THE LARGE CLASSROOM TO BETTER ACCOMMODATE PROGRAM REQUIREMENTS
- REPLACING EXISTING OPERABLE PARTITION IN LARGE CLASSROOM WITH ONE THAT HAS DOUBLE-ACTING EGRESS DOOR WITHIN IT
- TURNING EXISTING LOUNGE INTO OFFICE SUITE
- UPDATING FINISHES IN EXISTING SPACES



WALL AND DOOR COLOR LEGEND

LIGHT GRAY INDICATES EXISTING CONSTRUCTION

DARK GRAY INDICATES NEW CONSTRUCTION

COLOR LEGEND

- CIRCULATION
- CLASSROOMS
- COMMON AREAS
- EVENT SPACE
- EXECUTIVE SUITE
- EXISTING TENANT
- FLEX USE
- FUTURE
- GENERAL OFFICES
- LABS
- MEDICAL
- RESEARCH
- SUPPORT
- U/S & ANATOMY

FACULTY DESKS

PHASE 1

LEVEL U1:	02
LEVEL 01:	09
LEVEL 02:	03
LEVEL 03:	00
LEVEL 04:	92
LEVEL 05:	00
LEVEL 06:	22
LEVEL 07:	06
TOTAL:	**135**

OVERVIEW OF WORK ON THIS LEVEL:
- REWORKING LAYOUT OF ENTIRE FLOOR (EXCEPT CORE ELEMENTS) TO MEET CLIENT'S PROGRAM REQUIREMENTS

2
A201

Development Review Application

DEVR-26-7

Submitted On: Jan 15, 2026

Applicant

Bradley Durkin
[redacted]

Primary Location

1300 WOODFIELD RD
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Todd Wenger

Z2603-03 / NIAZEE SCHOOL OF OSTEOPATHIC MEDICINE / 1300 Woodfield Road / Special Use for a Medical College

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Project Manager

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Rabia Institute of Medical Sciences/NCOM

Property Owner Street Address

1300 E. Woodfield Road, Suite 650

Property Owner City

Schaumburg

Property Owner State

IL

Property Owner Zip Code

60173

Property Owner [redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-13-101-013-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

Site Plan Approval New Building < 20,000 Sq. Ft.

--

Site Plan Approval New Building > 20,000 Sq. Ft.

--

Rezoning

--

Special Use - Commercial

true

-

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

There is currently one floor of the building that has educational zoning, however, as shown in the drawings, the medical school will occupy almost the entire building. We understand being Zoned b-3 will require special use.

Project Staff

Type

Other

If Other, Describe

Project Manager

Company Name

Gardiner & Theobald

Staff Name

Niko Hatalampopoulos

Staff Mailing Address

222 W Adams Street Suite 2280, Chicago, IL, 60606

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type
Other

If Other, Describe
Project Manager

Company Name
Gardiner & Theobald

Staff Name
Marcus Canlan

Staff Mailing Address
222 W Adams Street Suite 2280 Chicago IL 60606

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Other

If Other, Describe
Project Manager

Company Name
Gardiner & Theobald

Staff Name
Daniel Nnawuchi

Staff Mailing Address
222 W Adams Street Suite 2280 Chicago IL 60606

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Architect

If Other, Describe
--

Company Name
Baker Barrios

Staff Name
Mark Kluemper

Staff Mailing Address
121 W Wacker Dr Suite 2900, Chicago, IL 60601

Staff Phone Number
[redacted]

Staff Email
[redacted]

Applicants Signature

Please note that the project 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 may result in a delay in the zoning approval process. 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. The deadline for submittals is Monday at noon.

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

Applicant Signature
true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall
05/13/26
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

A request for a Special Use for a Banquet Hall for Vanam Indian Vegetarian Restaurant, located at 331 W. Golf Road, was scheduled for review at the May 13, 2026, Zoning Board of Appeals meeting. The Petitioner did not complete the public notice in accordance with the code; therefore, Staff recommends that the case be continued to a date certain of May 27, 2026.

Recommended Action:

Staff recommends that the case be continued to a date certain of May 27, 2026.