AGENDA

Zoning Board of Appeals

Wednesday, July 22, 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 (7/8)

Z2606-02 / Amendment to Municipal Code / Pertaining to Agricultural Land Uses in Residential and Business Districts (7/8)

Z2606-03 / Little Muslims Childcare Center (7/8)

CASES TO BE HEARD

Z2605-06 / PRETTY PAWS PET SPA / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility

Z2605-01 / 390 O'HARE LOGISTICS PARK / 1001 W. Irving Park Road / Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence

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 (7/8)
07/22/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 7-8-26.docx

ZONING BOARD OF APPEALS
GENERAL MINUTES
July 8, 2026

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

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

Member(s) Absent: Patty Errera

A quorum was present.

Also Present: Parth Joshi
Planning Manager

CONSIDERATION OF MINUTES

Mr. Dolbeare made a motion, seconded by Mr. Szurgot, to approve the following minutes, as presented:

Mtg Date	Case Number and Name
6/24	General Minutes
	Z2603-02 / Vanam Indian Vegetarian
	Z2604-01 / Swadeshi Banquet Hall

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)

1) Z2606-02 / AMENDMENT TO MUNICIPAL CODE / Title 15, Chapter 154 (Zoning) Pertaining to Agricultural Land Uses in Residential and Business Districts

2) Z2606-03 / LITTLE MUSLIMS CHILDCARE CENTER / 1035 Woodfield Road / Special Use for a Daycare

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 7:25pm.

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2606-02 / Amendment to Municipal Code / Pertaining to Agricultural Land Uses in Residential and Business Districts (7/8)
07/22/26
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- FINAL Z2606-02 Amend to MC - Agricultural Uses Res and Bus Districts 7-8-26.docx

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:11pm.

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

Member(s) Absent: Patty Errera

A quorum was present.

Also Present:

Sworn in for testimony: Parth Joshi
Planning Manager

Mr. Parth Joshi stated that the purpose of amending this code is to address the Village Board's concerns pertaining to chickens in residential districts. That matter was addressed at the 2/10/26 Village Board meeting where there were two cases before them seeking approval and the Board of Trustees denied both requests and directed Staff to prepare a code amendment to ban chickens in residential districts. Staff presented a conceptual code amendment to the PBD (Planning, Building & Development Committee) on 5/21/26. At that meeting, a detailed analysis of chicken allowance requirements and a comprehensive breakdown of agriculture uses were included in Staff's presentation. PBD recommended approval of the conceptual code amendment and directed Staff to present it to the Zoning Board for a recommendation of approval.

He said there were two cases scheduled for the 1/21/26 Plan Commission public hearing (P2510-01 / Hussain Residence / 501 Plymouth Lane and P2510-02 / Elibal Residence / 816 Apple Drive). The Plan Commission recommended approval of P2510-01 / Hussein. However, they recommended denial of Case P2510-02. They were both scheduled for final consideration at the 2/10/26 Village Board meeting. The Trustees raised concerns about whether or not the Village should continue to allow these kinds of requests given the Village is an established urban municipality, compared to its original rural form. The policy decision that was made at that meeting was to ban the use of chickens on residential properties but to only allow it in agricultural zoning districts. Historically, the Village has approved two requests, and one dates back to 1993 at 235 Wakefield Lane. That resident is no longer keeping chickens on that property. The other one was at 314 Pleasant Drive, which was approved in 2023, and at the time of approval, that Petitioner had been raising chickens for 20+ years. As of right now, there is only one residential property (314 Pleasant Drive) in the Village that has chickens on their lot. The discussion revolves around the allowances of chickens. Chapter 92 of the Village code regulates animals in general, and Section 92.30 of the village code prohibits the harboring or keeping of "any live horse, cattle, swine, sheep or goat or to raise any chickens, rabbits, fowl anywhere in the Village."

A special use permit is required to keep chickens on residentially zoned properties. They are not specifically listed in the zoning code, however, there is a variety of agricultural uses (such as farms) listed as special uses and keeping chickens has been considered a "similar and compatible" use to those uses listed as special uses in residential zoning districts. Farms are currently allowed as a special use in the R-4 through R-7 zoning districts. Staff is proposing to amend the code to modify the "Farms" land use category to read "Farms (including farm animals and fowl)" and only allow them as a permitted use in the village's agricultural zoning district. They

would be prohibited in residential districts. In addition to mentioning farm animals in parenthesis, the proposed addition of fowl in the land use category will provide further clarification that chickens will only be permitted in the village's agricultural zoned properties.

Staff also took this opportunity to review other uses in the agricultural zoning districts in an effort to clean it up by determining whether or not certain uses make sense to be in the zoning code.

1) **Agriculture buildings and structures.** This use is currently allowed as a permitted use in the R-1 district and a special use in the R-4 to R-7 districts. Staff evaluated existing properties and only found one structure that is really being used as a barn, which happens to be in a single-family home off of Roselle Road and commonly known as the "blue-house property" at 32 E. Schaumburg Road. The 231 S. Civic Drive property included a structure that was used as a barn in the past; however, it is now used as a community space. Staff is proposing to eliminate these uses from residential districts and only permit them in the Agricultural-Zoned districts

2) **Cultivational field and garden crops.** This use is currently permitted in agriculture and R-1 zoned properties. It requires a special use in R-4 through R-7 districts. The Village's zoning code accessory structures table already allows "growing of garden crops in the open" on residential-zoned properties. Staff also evaluated existing properties in the Village but did not locate any park, however, there is a park on the west side of Olympic Park at 1675 Olde Schaumburg Road. There are two community gardens there that are being used as an accessory use for that property. The community garden aspect is not a principle use but it is an accessory use. The principle use on that property is athletic fields, which are currently allowed in that zoning district. Staff recommends re-wording the land use cultivational field and garden crops to Community Garden Accessory to Parks as the principle use of a zoning lot. This will allow the two community gardens to continue to operate, and Staff is also proposing to allow parks as a principle use in the B-3 office zoning district because they are currently only allowed in residential and M-P zoning districts. The other three--- green houses, nurseries and roadside farmstands - are all permitted in agricultural and R-1 zoned properties and a special use in R-4 through R-7 districts. While the Village does not have any of these, it is appropriate to keep it in our agricultural zoning districts. We are going to keep that as is, however, we are proposing to remove this use from all residential zoning districts.

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

Chairman Raimondi asked the Board for their comments.

Mr. Riley said it all makes perfect sense.

Referring to the 314 Pleasant Drive property, which is the only approved residence for raising chickens, Mr. Szurgot asked if the approved permit for raising chickens stays with the property after the current resident sells the property someday. Mr. Joshi said the permit will go with the current homeowner and after they sell, there will be a tax transfer stamp hold which will be reviewed by Staff. Staff will ensure that there will no longer be any chickens on that property.

Mr. Morreale, Mr. Mytych, Mr. Bhagwakar, Ms. Veatch and Mr. Dolbeare had no questions.

Chairman Raimondi stated that he feels chickens in residential neighborhoods are not appropriate and added that the Village is headed in the right direction with this.

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

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to recommend approval of an Amendment to Municipal Code / Title 15, Chapter 154 (Zoning) Pertaining to Agricultural Land Uses in Residential and Business Districts, Case No. Z2606-02 as presented.

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

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Absent
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, 7/28/26.

ADJOURNMENT
The meeting was adjourned at 7:24pm.

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

Z2606-03 / Little Muslims Childcare Center (7/8)
07/22/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2606-03 Little Muslims Childcare Mts 7-8-26.docx

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

A quorum was present.

Also Present:

Sworn in for testimony:	Parth Joshi Planning Manager	Maryam Bozai 1035 Woodfield Road Schaumburg

Ms. Maryam Bozai, Petitioner, stated that she owns small, faith-based daycare centers. They have received a lot of interest in opening a daycare center in Schaumburg. They cater to kids from 6 weeks to 5 years old. They specialize in "boutique" care which means they limit enrollment to small groups of children. She added that they can accommodate kids with special needs and they provide halal food.

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

Mr. Parth Joshi stated that the proposed use will be located in a building that was previously occupied by the Goddard School. The Petitioner is proposing no changes to the floor plan. Their business model includes hosting up to 39 children at this particular facility. The approximate 4,200 square-foot space will include three classrooms, a gym, offices, kitchen, storage space and restrooms. The State requires an outdoor playground, however, in this case there is an exception where the Petitioner can use an indoor playground. Meals will be catered by licensed meal providers and there will be no cooking onsite. The proposed hours of operation are Monday – Friday, 7am – 6pm. They anticipate hiring two to seven employees, depending on the number of children. Parents will be given a 10-minute drop-off window from 7am – 9:30am and pick-up window from 3pm – 6pm. Parents will be required to escort their children into the building. The required parking is 82 spaces, and they are providing 90 spaces. There is an existing shared access and parking agreement with a couple buildings to the south. Mr. Joshi said that Staff is supportive of the request 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 if the Petitioner agrees to the conditions in the Staff Report, and Ms. Bozai said yes.

Mr. Baghwakar asked if it's correct that the Goddard School moved from the subject property, which then provided the Little Muslims Childcare Center to occupy the space and Ms. Bozai said yes.

Mr. Dolbeare, Ms. Veatch, Mr. Riley and Mr. Szurgot had no questions.

Mr. Morreale asked if they will be replacing the carpet and repainting. Ms. Bozai said they will only be repainting and currently have no plans to replace the carpeting.

Chairman Raimondi noted that the address on the site plan, reads "1031" instead of "1035." Mr. Joshi said that the generic address for the whole building is 1031. Chairman Raimondi asked if the site plan will have to be corrected. Mr. Joshi said no, adding that this is the site plan which the Petitioner obtained from the property ownership and that it is not an updated version.

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

Mr. Dolbeare made a motion, seconded by Mr. Mytych, to recommend approval of a Special Use for a Daycare for Little Muslims Childcare Center located at 1035 Woodfield Road, Case No. Z2606-03 subject to the following conditions:

1. The Special Use shall be substantially in accord with the Business Description received by the Community Development Department on May 18, 2026.
2. Prior to Occupancy Permit, the petitioner shall submit revised drawings and/or clarifications to the Director of Community Development which illustrate the following:
    a. Provide clarification regarding the classroom age groups. Infants, Toddlers, and Preschool rooms are clearly identified; however, the remaining classroom is not designated. It is assumed to be for Twos/Threes /Fours. Verify and confirm the intended age group for the remaining classroom.
    b. Maneuvering clearances per Illinois Accessibility Code Section 404.2.4 cannot be verified due to drawings not being to scale. The door swing may not overlap the required clear floor space for the toilet.
    c. Infant room & toddler room are required to be equipped with diaper changing tables with accessible handwash sinks for staff.
    d. Provide clarification regarding the required bathing facilities for infants and toddlers in accordance with DCFS Daycare Center Licensing Standards. The plans do not indicate whether a fixed bathing tub is provided or whether a portable unit is proposed.
    e. The toddler classroom appears to have only a single available exit access path. Provide a revised egress analysis demonstrating compliance with 2021 IBC Section 1006.2.1 for common path of egress travel or revise the layout to provide compliant exit access separation and independent means of egress.
    f. Drinking fountains are not shown on the plan. Provide information regarding how potable drinking water will be provided for both children and staff.

g. No differentiation has been provided between child-sized and adult-sized plumbing fixtures. Provide clarification and revise the plans to clearly identify fixture types and distinguish between child-accessible fixtures and adult fixtures where applicable.

h. Demonstrate compliance with applicable Illinois Plumbing Code provisions and ICC A117.1 accessibility requirements as applicable to the facility's age groups and intended use.

3. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
   a. Floor Plan; Page 1, received by the Community Development Department on May 18, 2026.
   b. Business Narrative; Sheets 1-3, prepared by Maryam Bozai, received by the Community Development Department on May 18, 2026.
   c. Plat of Survey; Page 1, prepared by REM Builders, Inc; dated July 22, 2025, received by the Community Development Department on May 18, 2026.

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

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Absent
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, 7/28/26.

ADJOURNMENT

The meeting was adjourned at 7:10pm.

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

Z2605-06 / PRETTY PAWS PET SPA / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility
07/22/26
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

The petitioner requests approval of a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa to be located at 1120 S. Springinsguth Road.

Recommended Action:

Staff recommends approval of a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa, proposed to be located at 1120 S. Springinsguth Road, Case No. Z2605-02, subject to the conditions stated in the PRG Report.

ATTACHMENTS:

- PRG Report
- Z2605-06 Pretty Paws Pet Spa Location Map.pdf
- Project Narrative
- Floor Plan
- Plat of Survey - ZBA Submittal.pdf
- REDACTED Z2605-06 Pretty Paws Application_Redacted.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: July 22, 2026

DATE PREPARED: July 13, 2026 CASE NUMBER: Z2605-06

TITLE: PRETTY PAWS PET SPA / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility

BACKGROUND INFORMATION

Petitioner:	Shin Li Taylor
Address of Petitioner:	1930 Warwick Ln Schaumburg, IL 60193
Status of Petitioner:	Business Owner
Owner of Parcel:	ARMHIT LLC (Hitesh Bhatt)
Address of Owner:	1120 S. Springinsguth Road Schaumburg, IL 60193
Existing Zoning:	B-2 General Business District
Existing Land Use:	General Commercial

Requested Actions:

- Special Use for an Animal Grooming Facility [Title 15, Chapter 154, Section 154.173(B) of the Zoning Ordinance]

ANALYSIS

Staff Discussion:

The petitioner requests approval of a special use for an Animal Grooming Facility for Pretty Paws Pet Spa, to be located at 1120 S. Springinsguth Road, within the 1120-1124 Springinsguth Road Center. The petitioner proposes a dog grooming business to clean, style, and maintain the hygiene and overall health of pets. The property is in the B-2 General Business District where special use approval is required for the proposed type of business. Pretty Paws Pet Spa offers a range of services, from basic baths and brush-outs to full grooming packages that include haircuts, nail



trimming, ear cleaning, and gland expression. No boarding, daycare, or overnight stays are offered at this location.

At the start of operations, the petitioner will be the sole employee of the business. By December 2026, the petitioner anticipates hiring at least two employees to help meet customer demand around the holidays. In the long term, the petitioner plans to expand the team to a total of six (6) employees, including the owner. The business will operate Monday to Friday from 8:30 AM to 4:00 PM. As the business grows, the petitioner plans to expand these hours to include Saturdays to increase availability for customers. At the start of operations, no more than eight (8) pets will be onsite at one time, including pets being groomed and those waiting for pickup, with that number increasing to a maximum of ten to twelve (10-12) pets as the business grows.

The proposed tenant space is approximately 1,309 square feet. The facility will include a front lobby, a bathing area equipped with two elevated tubs, grooming and drying tables, and secure holding kennels for pets during their visit. The petitioner will clean and sanitize the space with veterinary-grade disinfectants and cleaning products every 2-3 days or as needed to maintain a clean and sanitary environment. Any tools that come into contact with pets – including pet enclosures, grooming equipment, tubs, and tabletops – will be cleaned and disinfected after each dog. The tenant space will have three (3) trash bins that will be emptied and cleaned every 2-3 days, or more frequently as needed. The petitioner will dispose of garbage in the large dumpster located behind 1124 S. Springinsguth Road, which is shared with neighboring tenants.

The petitioner plans to add a dog waste station in the grassy area on the north side of the tenant space, which will provide waste disposal bags for customers. The waste receptacle will be emptied as needed to maintain cleanliness of the area. The dog waste station has been included as a condition of approval.

In the past, the Village Board has granted special use approval for similar animal grooming facilities throughout the Village. In October 1994, PetSmart was granted special use approval for a veterinary and grooming clinic (Case No. Z9408-03). In June 2013, Dog Training Now was granted special use approval for a Dog Grooming & Training Facility (Case No. Z1304-02). In July 2012, Groom Pet Grooming was granted special use approval for a dog grooming facility (Case No. Z1206-01). In July 2017, Bentley's Pet Stuff was granted special use approval for a dog grooming facility as an accessory to their retail component (Case No. Z1706-03). In February 2023, Comb & Collar Club was granted special use approval for a dog grooming facility (Case No. Z2301-04, Ordinance No. 23-015). In August 2023, Sobaken Grooming Studio was granted special use approval for a dog grooming facility (Case No. Z2307-01). In May 2025, Coat Care Canine received special use approval for a dog grooming facility (Case No. Z2504-06). Staff is supportive of the special use request.

Standards for Special Use Determination:

(a) The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community:

Staff believes that the proposed animal grooming facility is in keeping with the village's Comprehensive Plan designation and zoning classification. The proposed use at this location is close to residential areas, making it convenient for those neighborhoods. Animal grooming services are desirable to serve household pets in the Schaumburg community.

(b) Such use will not, under the circumstances or the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity:
The proposed animal grooming use is compatible with other surrounding uses and will not be detrimental to the health, safety, morals or general welfare of people residing or working in the vicinity or injurious to property values or improvements in the vicinity.

(c) The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made as part of the authorization granted by the village board:
Staff believes the proposed animal grooming use will comply with the regulations and conditions of the Village Code for such use.

Zoning History:
1120-1124 Springinsguth Road Center was constructed in 1973. In 2018, Buddy's Vape & Smoke was granted a special use for a retail tobacco and smoke store at 1122 S. Springinsguth Road (Case No. Z1712-04). The subject tenant space was formerly a laundromat (Schaumburg Quick Wash), which vacated in 2023.

Surrounding Zoning and Land Uses:
North: R-6 Planned Unit Development (Weathersfield Subdivision, Unit 7)
South: B-2 General Business District / Commercial (BP Gas Station)
East: R-6 Residence (Weathersfield Subdivision, Unit 6)
West: B-2 General Business District / Commercial (Star Foods/India Kitchen, Salwan Trading Inc.)

Compatibility with Surrounding Land Uses:
The proposed dog grooming facility is compatible with the surrounding commercial retail and service uses.

Comprehensive Plan Designation:
The Village Comprehensive Plan designates the subject property for commercial and commercial/service uses. This designation is appropriate for a variety of commercial uses, including animal services.

Parking:
The parking calculation for the proposed and existing businesses in 1120-1124 Springinsguth Road Center is as follows:

USE	PARKING RATE	Required parking
Proposed Pretty Paws Pet Spa 1,309 sq. ft. GFA 1,178 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	5 spaces
Buddy's Schaumburg Place Inc. (DBA Buddy's Vape & Smoke) 1,300 sq. ft. GFA	4 spaces per 1,000 sq. ft. NFA	5 spaces

1,170 sq. ft. NFA		
Neighborhood Schaumburg Liquor Inc. Existing Hookah Lounge 2,400 sq. ft. GFA 2,160 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	9 spaces
Parking Required		**19 spaces**
Parking Provided		19 spaces

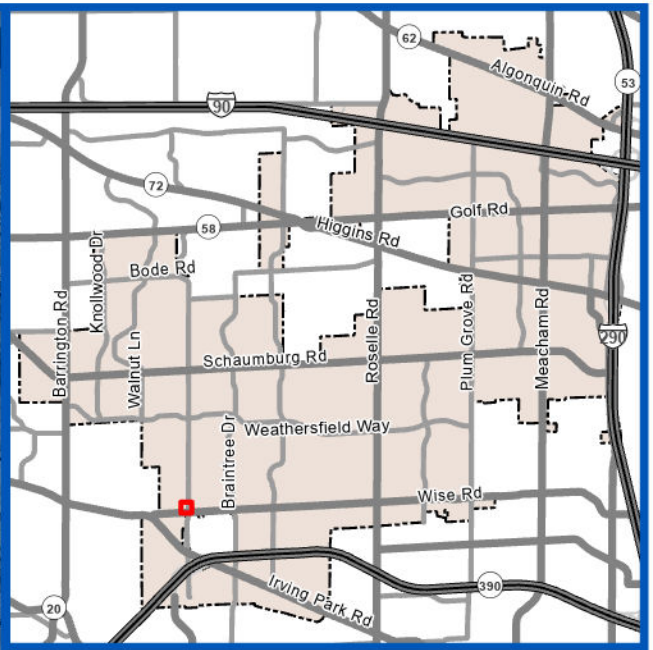
RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends approval of a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa, to be located at 1120 S. Springinsguth Road, Case No. Z605-02, subject to the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
2. Prior to the issuance of a certificate of occupancy, a dog waste station shall be installed near the exterior of the tenant's entrance. Dog waste bags shall be provided at the station.
3. The area around the dog waste station shall be checked at least once per day and any feces shall be removed.
4. The business must stay in substantial conformance with the submitted business narrative. Boarding and overnight stay of animals is not permitted.
5. The following plans shall be adopted as part of the governing ordinance:
    a. Business narrative, received by the Community Development Department on May 21, 2026.
    b. Proposed floor plan, received by the Community Development Department on July 10, 2026.

pc: Petitioner





Subject Property

Z2605-06

PRETTY PAWS PET SPA

Special Use for a Dog Grooming Facility

0 40 80
Feet

1120 S. SPRINGINSGUTH ROAD

VILLAGE OF SCHAUMBURG

Prepared By:
Village of Schaumburg
Community Development Department

Pretty Paws Pet Spa
Project Narravite

My pet grooming spa will provide professional grooming services designed to clean, style, and maintain the hygiene and overall health of pets, primarily dogs and cats. The facility will include a welcoming front lobby, a bathing area equipped with elevated tubs, grooming and drying tables, and secure holding kennels to ensure pets are safe and comfortable during their visit.

Services will range from basic baths and brush-outs to full grooming packages that include haircuts, nail trimming, ear cleaning, and gland expression. The goal of the business is to provide high-quality, affordable grooming services to the neighborhood's four-legged companions while creating a safe, caring, and stress-free environment for pets and their owners.

Initially, the spa will operate five days a week, Monday through Friday, from 8:30 a.m. to 4:00 p.m. As the business grows, operating hours will expand to include Saturdays, increasing availability for customers.

The business will begin as a sole proprietorship operated independently by the owner(myself). By the holiday season, the plan is to hire at least two employees to help meet customer demand. Long-term growth goals include expanding the team to a total of six employees, including the owner, allowing the spa to operate at full capacity and serve a larger client base.

Pretty Paws

25'2"

52'0"

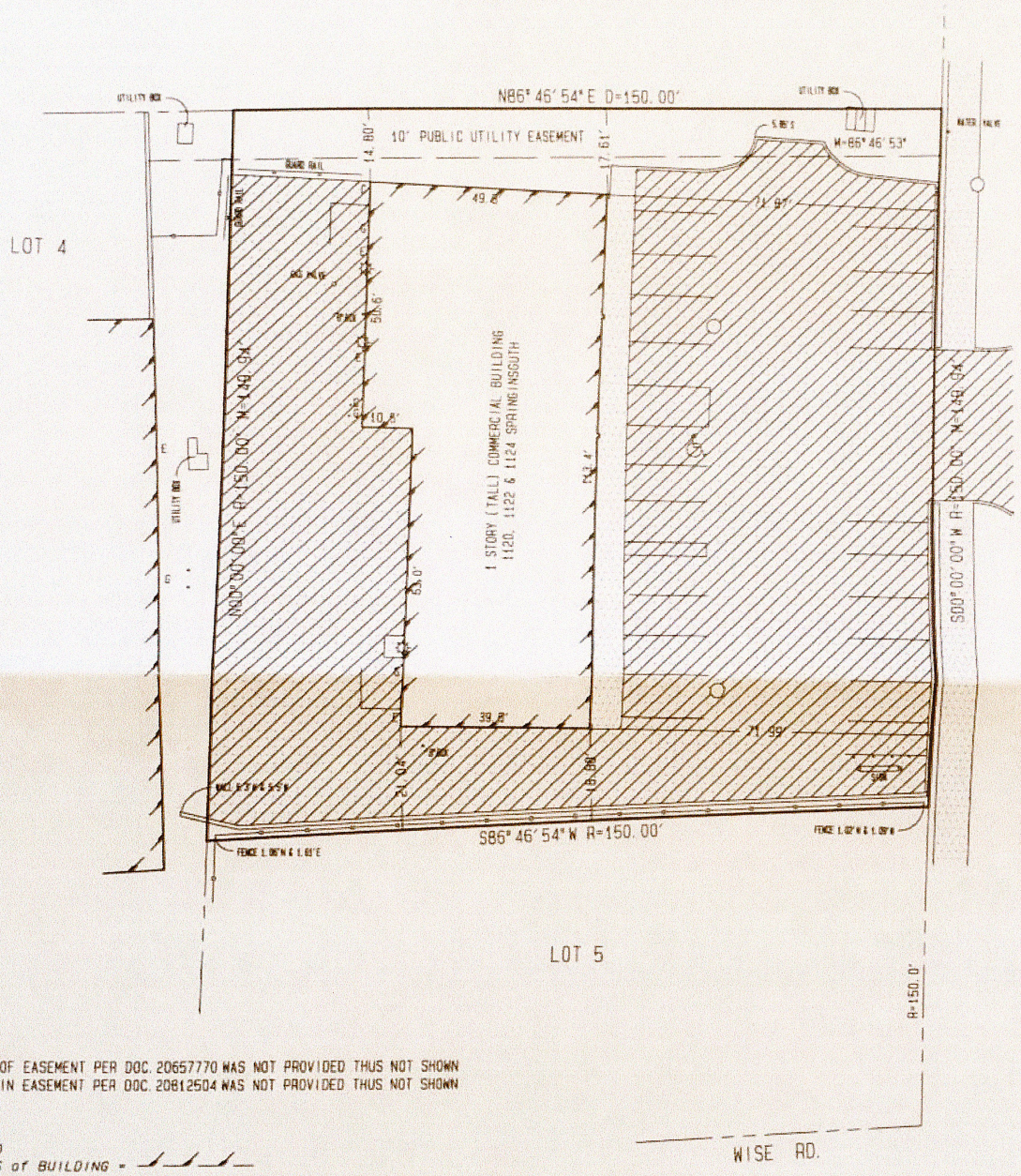


Z2605-06 JUL 10 '26

PLAT OF SURVEY

Order No. 1814634

THE EAST 150 FEET OF THE NORTH 150 FEET OF LOT 4 IN WEATHERSFIELD PARK NORTH, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE:
GRANT OF EASEMENT PER DOC. 20657770 WAS NOT PROVIDED THUS NOT SHOWN
GAS MAIN EASEMENT PER DOC. 20812504 WAS NOT PROVIDED THUS NOT SHOWN

LEGEND
LIMITS of BUILDING =
R = RECORD
M = MEASURED
D = DEED
C = CAMERA
E = ELECT. METER
G = GAS METER
● = FOUND IRON PIPE
○ = SET IRON PIPE
☼ = HYDRANT
☼ = LIGHT
CONCRETE =
PAVERS =
ASPHALT =

STATE of ILLINOIS
S. S.
COUNTY of KANE

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDRY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: NOVEMBER 13, 2018.

COURTNEY W. GARVIN 2783 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WEST DUNDEE, IL

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2018.

THIS PLAT CONFORMES WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDRY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR 1120 SPRINGINSGUTH LLC AND BAYANA PROPERTIES INC.

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 935
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
fax (841) 551-9193

Development Review Application

DEVR-26-35

Submitted On: May 21, 2026

Applicant

Shinli Taylor
[redacted]
[redacted]

Primary Location

1120 S SPRINGINSGUTH RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Ian Salzman

Z2605-06 / PRETTY PAWS PET SPA / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

None

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Ravi Patel

Property Owner Street Address

1120 s springinsguth

Property Owner City

Schaumburg

Property Owner State

IL

Property Owner Zip Code

60193

Property Owner Phone Number

[redacted]

Property Owner Email

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07293090110000

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

--

-

-

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

Pet grooming business

Project Staff

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

Z2605-01 / 390 O'HARE LOGISTICS PARK / 1001 W. Irving Park Road / Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence
07/22/26
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

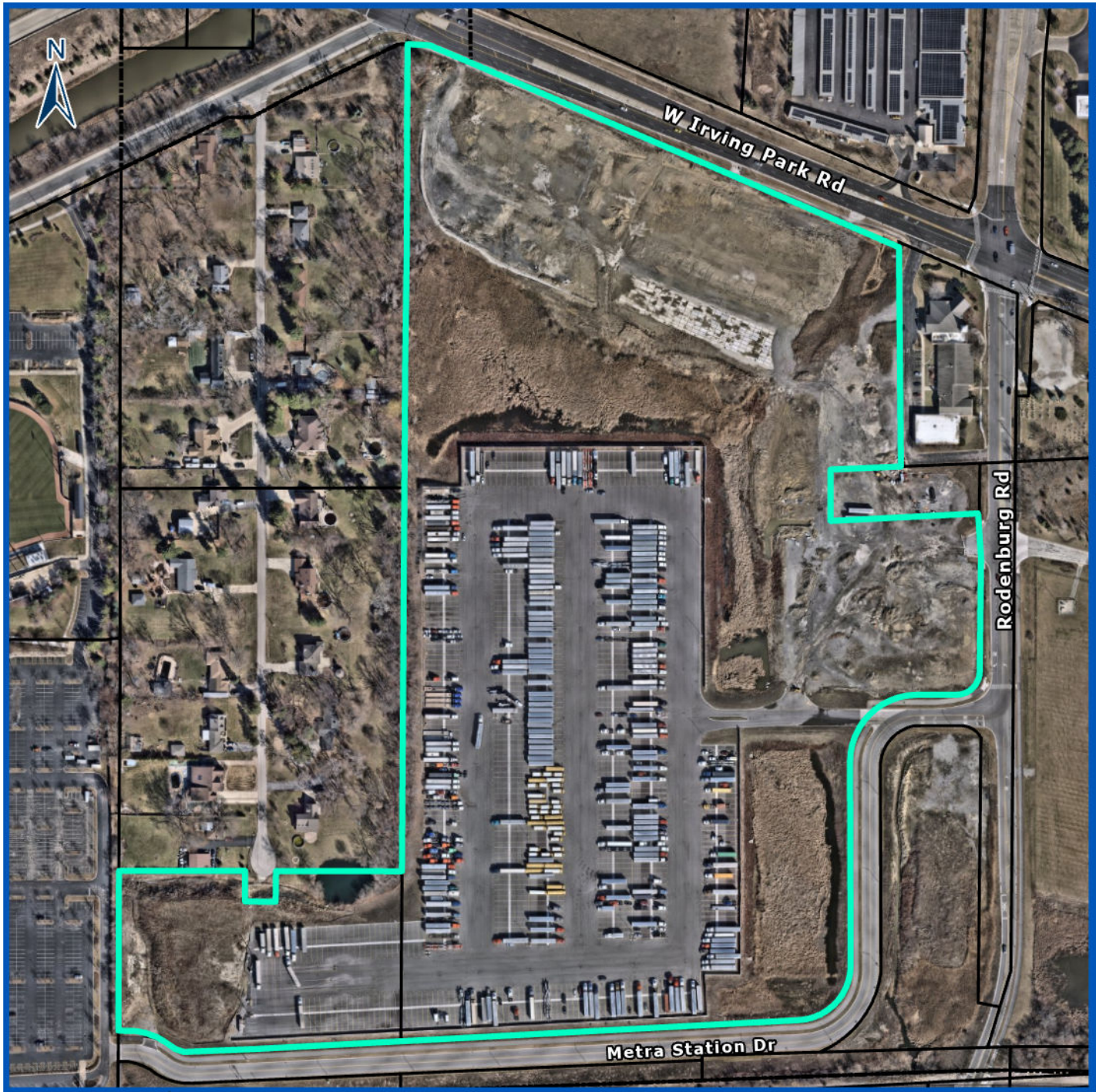
The petitioner is requesting a plat of resubdivision, plat of easement, site plan approval, site plan amendment, special use for a semi-truck and trailer sales and variations including maximum parking, parking setback, landscape, building height, rooftop screening and fence for the subject property located at the southwest corner of Irving Park Road and Rodenburg Road, formerly known as Experior Logistics at 1001 W. Irving Park Road. The name of the proposed subdivision is 390 O'Hare Logistics Park.

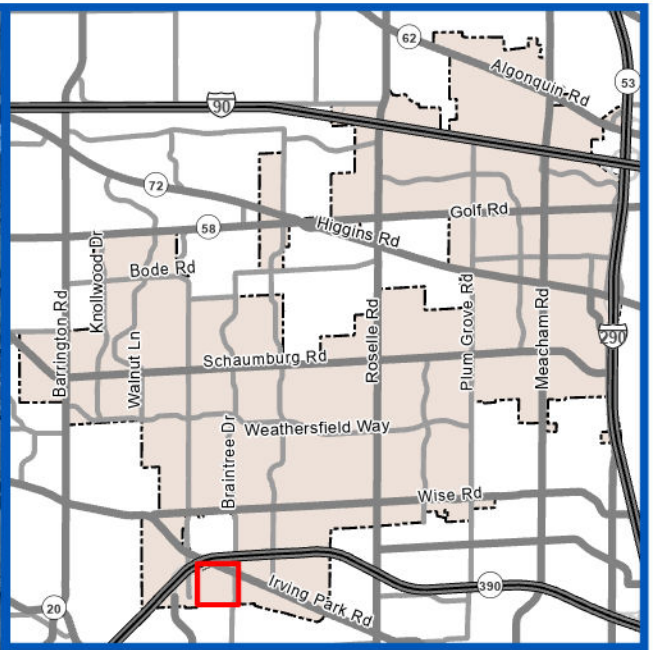
Recommended Action:

Staff has reviewed the petitioner's request and is supportive of the development. Therefore, staff recommends approval of a Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence for 390 O'Hare Logistics Park, Case No. Z2605-01, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Location Map
- REDACTED Z2605-01 390 O'Hare Logistics Application.pdf





Subject Property

Z2605-01

390 O'HARE LOGISTICS PARK

Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence

0 150 300
Feet

VILLAGE OF SCHAUMBURG

1001 W. IRVING PARK ROAD

Prepared By:
Village of Schaumburg
Community Development Department

Development Review Application

DEVR-26-28

Submitted On: May 5, 2026

Applicant

Charles Smith

[redacted]

Primary Location

1001 W IRVING PARK RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2605-01 / 390 O'HARE LOGISTICS PARK / 1001 W. Irving Park Road / Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Architect /Planner- Owner's Agent

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

EXPERIOR GROUP, LLC

Property Owner Street Address

12161 S CENTRAL

Property Owner City

Alsip

Property Owner State

IL

Property Owner Zip Code

60803

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-32-404-006-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

true

Shopping Center Signage Plan Approval / Amendment

--

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

true

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

true

Special Use - Commercial

--

-

Site Plan Amendment

true

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

true

Plat of Dedication

--

Plat of Consolidation

true

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

Redevelopment of the formal Experior Logistics site.

Plat Information

Acreage - Plat

67.855

Project Staff

Type

Architect

If Other, Describe

--

Company Name

Arete Design Studio Ltd.

Staff Name

Charles E Smith

Staff Mailing Address

13543 185th St, Mokena, IL 60448

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

If Other, Describe

Architect

Company Name

Arete Design Studio Ltd.

Staff Mailing Address

13543 185th St, Mokena, IL 60448

Staff Email

[redacted]

--

Staff Name

Nathaly Brunner

Staff Phone Number

[redacted]

Type

Architect

Company Name

Arete Design Studio Ltd.

Staff Mailing Address

13543 185th St, Mokena, IL 60448

Staff Email

[redacted]

If Other, Describe

--

Staff Name

Michal Boloz

Staff Phone Number

[redacted]

Type

Developer

Company Name

Logistics Property Company, LLC

Staff Mailing Address

191 North Wacker Drive, Suite 1700 Chicago, IL 60606

Staff Email

[redacted]

If Other, Describe

--

Staff Name

Ben Fish

Staff Phone Number

[redacted]

Type

Developer

Company Name

Logistics Property Company, LLC

Staff Mailing Address

191 North Wacker Drive, Suite 1700 Chicago, IL 60606

Staff Email

[redacted]

If Other, Describe

--

Staff Name

Vince Pergande

Staff Phone Number

[redacted]

Type

Developer

If Other, Describe

--

Company Name
Logistics Property Company, LLC

Staff Name
Laura Stark

Staff Mailing Address
191 North Wacker Drive, Suite 1700 Chicago, IL 60606

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Engineer

If Other, Describe
--

Company Name
ATWELL, LLC

Staff Name
Quinten Hoogenboom

Staff Mailing Address
333 E. Butterfield Road | Suite 600 | Lombard, IL 60148

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Engineer

If Other, Describe
--

Company Name
ATWELL, LLC

Staff Name
Mike Moore

Staff Mailing Address
333 E. Butterfield Road | Suite 600 | Lombard, IL 60148

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Engineer

If Other, Describe
--

Company Name
ATWELL, LLC

Staff Name
Nora Harrington

Staff Mailing Address
333 E. Butterfield Road | Suite 600 | Lombard, IL 60148

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Landscape Architect

If Other, Describe
--

Company Name

Staff Name

Upland Design Ltd

Michelle Kelly

Staff Mailing Address

24042 W. Lockport St., Suite 200 PLAINFIELD, IL 60544

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

Landscape Architect

If Other, Describe

--

Company Name

Upland Design Ltd

Staff Name

Mia Ochoa

Staff Mailing Address

24042 W. Lockport St., Suite 200 PLAINFIELD, IL 60544

Staff Phone Number

[redacted]

Staff Email

[redacted]

Applicants Signature

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Applicant Signature

true