



AGENDA
Plan Commission
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

April 15, 2026 **Council Chambers** **6:30 PM**

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **APPROVAL OF MINUTES**
 - A. Plan Commission 03-18-2026
4. **CHAIRPERSON'S REPORT**
5. **NEW BUSINESS**
 - A. Public Hearings
 1. Special Use to FCPT Holdings LLC for an animal hospital located at 2370 W Higgins Road
6. **STAFF DISCUSSION**
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

The next regular Plan Commission meeting is scheduled for **Wednesday, May 06, 2026 at 6:30 p.m.**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



MINUTES
Plan Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

March 18, 2026

Council Chambers

6:30 PM

1. CALL TO ORDER/ROLL CALL

Chairperson Chhatwani called the meeting to order at 06:30 PM.

Commissioners Present: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, John Wise

Commissioners Absent: Excused: Daniel Lee

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Planner II; Daisy Dose-Adamzadeh, Planner II

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. APPROVAL OF MINUTES

A. Plan Commission 02-18-2026

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the February 18, 2026, regular meeting minutes. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

4. CHAIRPERSON'S REPORT

Chairperson Chhatwani stated a Special Use for Natura Academy to permit a private education facility for the property at 2357 Hassell Road was approved by the Village Board on March 02, 2026.

5. NEW BUSINESS

A. Public Hearings

1. Master Sign Plan Amendment for the Poplar Creek Crossing Shopping Center located at 4585 - 4613 W. Higgins Road

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open the Public Hearing. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Chhatwani swore in the petitioner.

Michelle Forys (Parvin-Clauss Sign Company)

The petitioner presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Commissioner Alexander had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Henderson asked if the sign would be the same, or slightly different? Ms. Forys stated the design would be slightly different, though they would utilize the same color palette, the font and encapsulated words would indicate the intended use of the space.

Commissioner Henderson asked if there would be moving components. Ms. Forys stated no, the sign would utilize similar channel letters that are used on the existing signage.

Vice Chairperson Bauske asked the petitioner if they agreed with the conditions of approval in the staff report. Ms. Forys stated that while she was unaware of the removal of the window signage, that she would bring this up with the tenant and that, yes, the tenant would comply with whatever was required.

Mr. Anderson read into the record the amended language of the Master Sign Plan Amendment.

Chairperson Chhatwani had no questions.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to close the Public Hearing. Voice vote taken. Ayes - 8 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the

Findings of Fact for the Master Sign Plan Amendment as outlined in Exhibit B in the March 18, 2026, staff report.

Roll call vote:

Aye: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, John Wise

Nay: None

Absent: Daniel Lee

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Master Sign Plan Amendment for the Poplar Creek Crossing Shopping Center located at 4585-4613 W. Higgins Road subject to the conditions outlined in the March 18, 2026, staff report.

Roll call vote:

Aye: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Minerva Milford, Nancy Trieb, John Wise

Nay: None

Absent: Daniel Lee

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, April 06, 2026, at 07:00 PM.

6. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated the Village Board had adopted the 2026 Zoning Map on Monday, March 16, 2026. The adoption of the Zoning Map is an annual requirement.

- A. 2026 Zoning Map Update (Information Only)

7. PUBLIC COMMENT

None.

8. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:42 AM. Voice vote taken. Ayes - 8 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved



PLAN COMMISSION STAFF REPORT

Meeting Date: 4/15/2026

From: Daisy Dose-Adamzadeh, Planner II

PLN2603-0008

Public Hearing

Special Use to FCPT Holdings LLC for an animal hospital located at 2370 W Higgins Road

REQUEST SUMMARY

FCPT Holdings LLC has purchased the Barrington Square Animal Hospital property at 2370 W Higgins Road. The owner is seeking a Special Use to allow the continued operation of the animal hospital.

Location:	2370 W HIGGINS RD
Property Owner / Applicant:	FCPT HOLDINGS LLC
Property Size:	1.23 ACRES
Zoning / Land Use:	B-2 COMMUNITY BUSINESS DISTRICT
Adjacent Properties:	NORTH: B-2 - Barrington Square Town Center SOUTH: B-2 - Stonegate Banquet Center EAST: B-2 - Vacant WEST: B-2 - Northwest Corporate Center

BACKGROUND / ANALYSIS

The subject property is approximately 1.23 acres and is zoned B-2 Community Business District. It is currently improved with an animal hospital (Barrington Square Animal Hospital) with ancillary dog daycare, overnight boarding, grooming, and residential staff facilities. The property was purchased in December 2025 by FCPT Holdings LLC and the change in ownership requires a new Special Use.

The property was developed in 1983 as an animal hospital. Due to its limited services, a Special Use was not required. A Special Use was granted in 2012 permitting the animal hospital use with overnight boarding; and a Special Use Amendment was granted in 2016 to permit the animal hospital use with ancillary dog daycare, overnight boarding, grooming, and residential staff facilities. These requests also included site plan amendments to expand the building and services. The most recent Special Use (2016) was granted to Grace Management Enterprises V, LLC as property owner and operator. FCPT Holdings, LLC has indicated that Grace Management Enterprises V, LLC will remain as the operator of the facility with no operational changes from their 2016 approval.

There are a total of 45 parking spaces on site, including two accessible spaces. The Municipal Code recommends a minimum of 4.3 spaces per 1,000 gross square feet of floor area, which would be 41 parking spaces. The site has an adequate supply of

parking spaces.

No changes are proposed to the site plan, floor plan, or business operations. There have been no complaints regarding the subject property.

PUBLIC NOTIFICATION

Public notification procedures were followed pursuant to Resolution 1481-2011. No objections have been received.

MOTIONS

The Plan Commission shall make the following motions (a total of 2 motions are required):

1. Adopt the Findings of Fact for a Special Use to FCPT Holdings LLC for an animal hospital as outlined in the attached document (as amended by the Commission).
2. Recommend to the Village Board approval of a Special Use to FCPT Holdings LLC for an animal hospital, subject to the following conditions:
 - a. Special Use is granted solely to FCPT Holdings, LLC and may not be transferred.
 - b. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request except as noted with this approval.
 - c. Parking is permitted to occur within designated parking spaces. Site and business operations shall be managed and monitored to ensure that areas not specifically designated for car parking are kept clear of parked vehicles, and that illegal parking, stopping, or standing does not occur.

ATTACHMENTS

1. Location Map - 2370 W Higgins Road - Special Use
2. Draft PC Findings and Recommendations Summary - 2370 W Higgins Road - Special Use
3. Supporting Documents - 2370 W Higgins Road - Special Use

2370 W HIGGINS RD
PIN: 07-07-100-041-0000



Legend

-  Subject Property
-  Parcels

N





**PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 4/15/2026

Prepared By: Daisy Dose-Adamzadeh, Planner II
PLN2603-0008

Special Use to FCPT Holdings, LLC for an animal hospital located at 2370 W Higgins Road

Draft Findings of Fact – Special Use (as drafted by staff and may be modified by the Commission)

Sec. 9-1-18-1: Standards. No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
FINDING: The proposal would allow the continued operation of an animal hospital with ancillary dog daycare, overnight boarding, grooming, and residential staff facilities, which has been in operation from this location for many years. Staff is not aware of any outstanding code violations or concerns related to this property.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
FINDING: The continued use as an animal hospital will not have a detrimental impact on the neighborhood or surrounding properties.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
FINDING: The proposal would continue the use of an existing animal hospital. No changes are proposed to the site and there would be no impact on the use of nearby properties.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
FINDING: All utilities would be provided by existing services.
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets.
FINDING: Access to the site would continue from the existing curb cuts on Higgins Road. Roads. No changes are proposed.
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.
FINDING: The proposed operations would comply with the Village's performance standards.
7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

FINDING: The continued operation of an established business supports the economic goals of the Village.

Draft Recommendations

The Plan Commission shall make the following motions (*a total of 2 motions are required*):

1. Adopt the Findings of Fact for a Special Use, as noted in the Findings & Recommendations Summary.
2. Recommend to the Village Board approval of a Special Use to FCPT Holdings, LLC for an animal hospital located at 2370 W Higgins Road, subject to the following conditions:
 - a. Special Use is granted solely to FCPT Holdings, LLC and may not be transferred.
 - b. The approval of the special use shall be based on the application materials submitted by the petitioner for this request except as noted with this approval.
 - c. The owner shall monitor business operations and parking lot to ensure that parking spaces are always available. Parking is only permitted to occur within designated parking space. To prevent obstructions for emergency or customer vehicle circulation, the site operations shall be managed and monitored to ensure that areas not specifically designated for car parking be kept clear of parked vehicles, and that illegal parking, stopping, or standing does not occur.



VILLAGE OF HOFFMAN ESTATES
PZE APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number: PLN2602-0008

Project Name: Barrington Square Animal Hospital Special Use Transfer

Application Date: 2/25/2026

Staff Contact: Daisy Dose

PROJECT TYPE

Special Use

SITE INFORMATION

Property Address: 2370 W HIGGINS RD

All included PINs: 07-07-100-041-0000

PROJECT CONTACTS

Applicant: FCPT HOLDINGS LLC

Owner: FCPT HOLDINGS LLC



OWNER CONSENT FOR APPLICATION

ACKNOWLEDGEMENTS AND VERIFICATION

I hereby certify that I am the current owner of record of the subject property. I certify that the statements or information made in any paper or plans are true and correct to the best of my knowledge. I understand that any false, inaccurate, or incomplete information provided by me, or the applicant may result in the denial, revocation, or withdrawal of the request and/or approval.

Furthermore, I acknowledge the following:

- Owner, applicant and primary contact may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board. Owner acknowledges that it is bound by and must act in accordance with any statements, promises, or assurances given by such team members (consultants, brokers, tenants, etc.).
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

Required Disclosures:

1. Proof of Ownership
 - a. Proof of current ownership must be submitted with the application. Examples of proof of ownership may include a deed, current tax bill, or title commitment.
2. Disclosure of Beneficiaries
 - a. If the owner or applicant is a Partnership, Corporation, Joint Venture, LLC, Trust, or publicly traded company, the Village of Hoffman Estates Owner or Applicant Disclosure of Beneficiaries found on the application portal must be submitted with the application.
3. Other Interested Parties
 - a. If someone other than the owner has a property interest in the subject property such a mortgage or lease, such property interest and individual or entity holding such interest must be disclosed.

The Owner and Applicant, by signing this Application, certifies the correctness of the application and all submittals and represents that it has the legal authority to do so.

2370 W. Higgins Road, Hoffman Estates, Illinois 60169	07-07-100-041-0000	
<i>Property Address</i>	<i>Property PIN</i>	
FCPT HOLDINGS, LLC, a Delaware limited liability company		1/20/2026
<i>Ownership Name / Entity Name (Please Print)</i>	<i>Owner's Signature</i>	<i>Date</i>
FCPT HOLDINGS, LLC, a Delaware limited liability company		1/20/2026
<i>Applicant Name / Entity Name (Please Print)</i>	<i>Applicant's Signature</i>	<i>Date</i>

Re: Application of FCPT Holdings, LLC
2370 W. Higgins Road, Hoffman Estates, Illinois 60169

Business Narrative

FCPT Holdings, LLC is submitting this application because it is the new owner of 2370 W. Higgins Road, Hoffman Estates, Illinois 60169, having purchased the property from Grace Management Enterprises V, LLC. The property is leased to Midwest Veterinary Partners, LLC. Grace Management Enterprises V, LLC (former owner and Landlord) assigned the lease to FCPT Holdings, LLC who assumed the rights and obligations as Landlord under the lease.

The business will continue to operate as permitted under its previous special use approval, and that will be required for all current and future tenants on the property. The previous special use permitted an animal hospital, including dog daycare, overnight boarding, grooming, and animal hospital staff residential quarters. Please see the attached ordinance for reference.

Proof of Ownership:

A copy of the Special Warranty Deed recorded on December 28, 2025 at Document # 2536307024 in the records of the Cook County Clerk's Office is included with this Application.

Disclosure of Beneficiaries:

See attached Applicant Disclosure of Beneficiaries.

Other Interested Parties:

The property is leased to Midwest Veterinary Partners, LLC. Grace Management Enterprises V, LLC (former owner and Landlord) assigned the lease to FCPT Holdings, LLC who assumed the rights and obligations as Landlord under the lease.

ORDINANCE NO. 4561 - 2016

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE GRANTING A SPECIAL USE TO
GRACE MANAGEMENT ENTERPRISES V, LLC (OWNER),
2370 AND 2400 W. HIGGINS ROAD, HOFFMAN ESTATES, ILLINOIS**

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on September 21, 2016, considered the request by Grace Management Enterprises V, LLC (owner), of property shown on Exhibit "A" and attached hereto and made a part hereof, for a special use under the Zoning Code to permit an animal hospital/veterinary clinic, including dog daycare, overnight boarding, grooming, and animal hospital staff residential quarters on the property located at 2370 and 2400 W. Higgins Road; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of an extension and expansion of a special use to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, the proposed special use has met the standards of Section 9-1-18-I of the Zoning Code of the Hoffman Estates Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A special use authorized under Section 9-8-2-C-9 of the Zoning Code is hereby granted to Grace Management Enterprises V, LLC (owner) to permit an animal hospital/veterinary clinic, including dog daycare, overnight boarding, grooming, and animal hospital staff residential quarters on the property located at 2370 and 2400 W. Higgins Road, subject to the following terms and conditions:

- a. The building permit shall be obtained within nine (9) months of the Village Board action on this request.
- b. The approval of the special use and site plan shall be based on the application materials submitted by the petitioner for this request except as noted conditionally with this approval.
- c. Ordinance 4137-2009 and Ordinance 1484-1983 granted previously for freestanding signs at this property shall be void.
- d. Minor revisions to the plans shall be corrected prior to the issuance of a building permit, including the following:
 - 1) The plans shall be revised to indicate sod in all lawn areas, except within the detention basin, which may include seed.
 - 2) The waiver approved with this request in condition e-4) is granted contingent on the provision of a total of a minimum of 16 shrubs on the east side of the parking lot within the landscaping setback. A revised Landscape Plan shall be provided for review and approval by Village staff prior to issuance of a building permit.
- e. The following Subdivision Code landscaping waivers are granted:
 - 1) A waiver from Section 10-4-4-D-2-a to not provide foundation plantings along the north and east sides of the building.

- 2) A waiver from Section 10-4-4-B-2-a to provide a site perimeter width of zero (0) feet at the east perimeter at the location of the existing two-story building the front of a row of parking spaces instead of the minimum required 10 feet.
 - 3) A waiver from Section 10-4-4-B-2-a to provide a 6.86 foot wide landscaping setback at the rear building corner on the east side of the property as shown on the petitioner's plans instead of the minimum required 10 feet.
 - 4) A waiver from Section 10-4-4-B-2-a to provide a 6.32 foot wide landscaping setback at the parking lot on the east side of the property as shown on the petitioner's plans instead of the minimum required 10 feet.
- f. The area shown as a future parking lot addition, directly west of the building, is not included with this approval and would require a subsequent review as a site plan amendment.
- g. A roadway impact fee shall be submitted to the Village, as determined by the Village, prior to issuance of a building permit.
- h. A performance guarantee for all exterior building and site work shall be submitted to the Village prior to issuance of a building permit.
- i. A permit from the Metropolitan Water Reclamation District shall be provided prior to construction commencing.
- j. A permit or other formal approval from the Illinois Department of Transportation shall be submitted prior to construction commencing in the Higgins Road right-of-way.
- k. The following conditions relate to the construction of the building addition.
- 1) A construction phasing plan shall be provided for review and approval by Village staff prior to a pre-construction meeting for the project and prior to construction commencing.
 - 2) A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - 3) Construction shall be limited to the petitioner's property, and construction access onto an adjoining property shall only occur with written permission from that property owner; such written permission shall be provided to the Village prior to construction commencing and access onto said property occurring.
 - 4) If access to an adjoining property occurs, all areas and grounds shall be restored to their original condition prior to issuance of an occupancy permit.
 - 5) Customer parking and construction parking shall be managed to ensure that illegal parking does not occur. This may require construction parking off-site if work is occurring during business hours.
 - 6) Fire Department and emergency access to the property shall be maintained at all times.
 - 7) In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
- l. The entire site plan improvements and building changes, as shown on the approved plans, shall be completed prior to issuance of any occupancy permit for the expansion space of the animal hospital.
- m. The owner shall monitor the business operations and parking lot to ensure that parking spaces are available at all times. Parking is only permitted to occur within designated parking spaces. To prevent obstructions for emergency or customer vehicle circulation, the site operations shall be managed and monitored to ensure that areas not specifically designated for car parking shall be kept clear of parked vehicles, and that illegal parking, stopping, or standing does not occur.

Section 3: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 4: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS 17th day of October, 2016

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	_____	_____	_____
Trustee Anna Newell	<u>X</u>	_____	_____	_____
Trustee Gary J. Pilafas	<u>X</u>	_____	_____	_____
Trustee Gary G. Stanton	<u>X</u>	_____	_____	_____
Trustee Michael Gaeta	<u>X</u>	_____	_____	_____
Trustee Gayle Vandenberg	<u>X</u>	_____	_____	_____
Mayor William D. McLeod	<u>X</u>	_____	_____	_____

APPROVED THIS 17th DAY OF October, 2016

William D. McLeod
Village President

ATTEST:

Dee Romano
Village Clerk

Published in pamphlet form this 20th day of October, 2016.



PROJECT NAME: 2370 W. Higgins Road, Hoffman Estates, Illinois 60169

STANDARDS OF SPECIAL USE

Zoning Code Section 9-1-18-I requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of Special Use.

You must answer and explain each Standard of Special Use. Incomplete submittals will not be considered. Any submittal that does not contain an explanation of why and how each standard is met will not be accepted.

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Please explain how and why you meet this standard.

2370 W. Higgins Road is a veterinary clinic that was recently purchased from Grace Management Enterprises V, LLC ("Grace"). Ordinance No. 4561-2016 granted Grace a Special Use for the operation of an animal hospital/ veterinary clinic, including dog daycare, overnight boarding, and grooming. The use is not changing. This application for Special Use is being filed because of the change of ownership from Grace to FCPT Holdings, LLC, a Delaware limited liability company. FCPT Holdings, LLC is the landlord and the tenant will not change.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within that neighborhood. Please explain how and why you meet this standard.

There is currently a veterinary clinic at this location that serves the local community. The use of the property will not change. The new owner is the Landlord. The tenant is not changing.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Please explain how and why you meet this standard.

The new owner has no plans to change the property and improvements which have already been approved as stated above.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please explain how and why you meet this standard.

The property already has adequate utilities, access roads, drainage, etc. The new owner has no plans to change the property and improvements which have already been approved as stated above.

5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets. Please explain how and why you meet this standard.

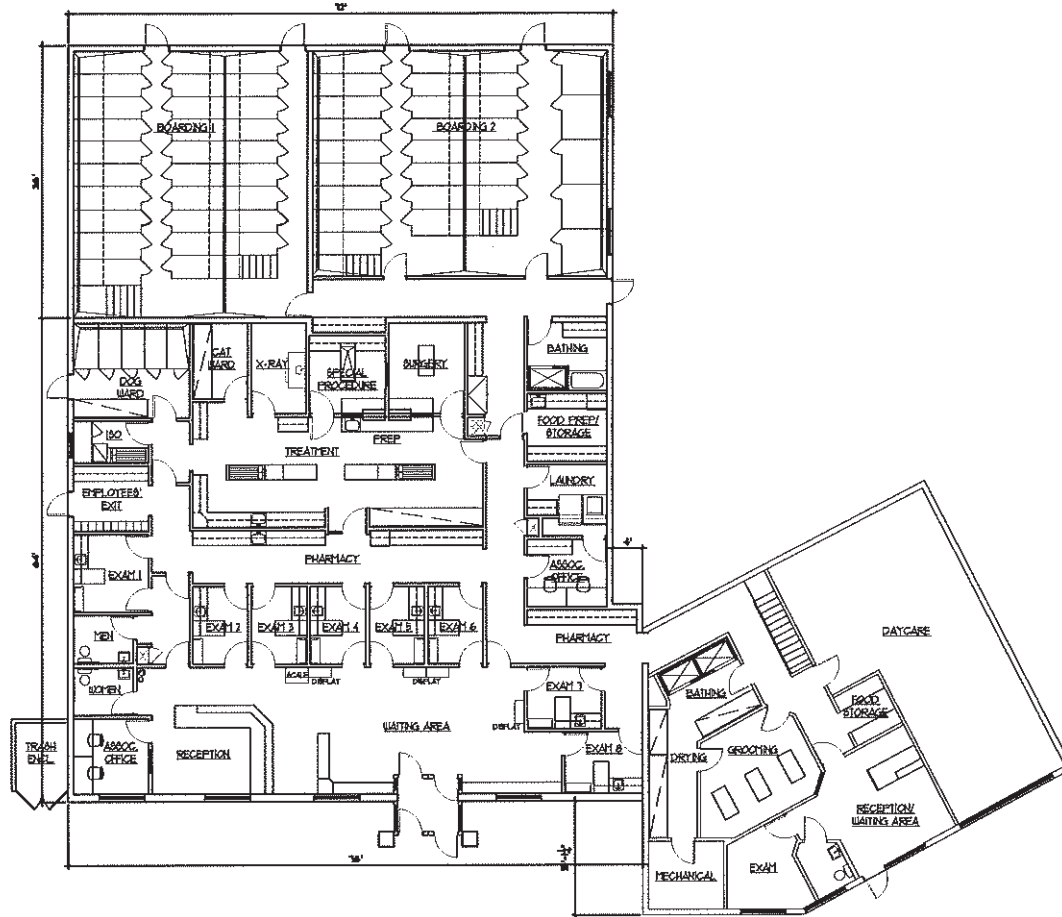
The new owner has no plans to change the property and improvements, including ingress or egress, which have already been approved as stated above.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance such as regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission. Please explain how and why you meet this standard.

Ordinance No. 4561-2016 granted a Special Use for the operation of an animal hospital/ veterinary clinic, including dog daycare, overnight boarding, and grooming. The use is not changing. This application for Special Use is being filed because of the change of ownership to FCPT Holdings, LLC, a Delaware limited liability company. The new owner will be the new Landlord; the tenant is not changing.

7. That the special use shall support the economic development goals of the Village as conveyed through the Village's Comprehensive Plan, or other relevant adopted sub-area or strategic plans.

Ordinance No. 4561-2016 granted a Special Use for the operation of an animal hospital/ veterinary clinic, including dog daycare, overnight boarding, and grooming. The use is not changing. This application for Special Use is being filed because of the change of ownership to FCPT Holdings, LLC, a Delaware limited liability company. The new owner will be the new Landlord; the tenant is not changing.



- NOTES CORRESPONDING TO SCHEDULE "B" ITEMS**
- Grant of Easement recorded as Document No. 20211145 in favor of Admiral Builders Corporation, an easement to construct, operate, maintain, renew, replace and restore 300 mm dia 150' long pipe, valves, man holes, inlets and other facilities used in connection with underground transmission and distribution of water mains, sanitary sewers and storm sewers over and upon property described with right of access therein. (Affects Southly 1/2 of Lot) (For particulars, see document) **(PLOTTED AND SHOWN HEREIN)**
 - Easement Agreement February 11, 2013 as Document 130245456 made by and between Handlin, En Produktionsmatthiasgip On Schow B.V. and Oms Management Enterprises V LLC an Illinois limited liability company, relating to encroachments on the land. (For further particulars, see document) **(PLOTTED AND SHOWN HEREIN)**
 - Easement in favor of Northern Illinois Gas Company, and its/her respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded November 2, 1984 as document no. 27231545 including part of the land. (For further particulars, see document) **(NOT PLOTTED, EASEMENT APPEARS TO FALL WITHIN NORTHWEST SUBJECT PROPERTY BASED ON SKETCH PROVIDED, SEE DOCUMENT FOR DETAILS)**
 - Easement in favor of Northern Illinois Gas Company, and its/her respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded November 2, 1984 as document no. 27231550 including part of the land. (For further particulars, see document) **(NOT PLOTTED, EASEMENT APPEARS TO FALL WITHIN NORTHWEST SUBJECT PROPERTY BASED ON SKETCH PROVIDED, SEE DOCUMENT FOR DETAILS)**
 - Rights of the Public, the State of Illinois and the Municipality of and to the East 1/2 of the West 50 feet of fractional Northwest 1/4 of section 7 aboved (except present highway as dedicated for road purposes by instrument recorded December 7, 1932 as document no. 11172623) **(NOT PLOTTED, MATTERS FALL WEST OF SUBJECT PROPERTY, SEE DOCUMENT FOR DETAILS)**
 - Terms, provisions and conditions as disclosed by Notice of Waterhead Management Permit Requirements and Obligations of Permit Maintenance & Operation recorded June 22, 2017 as Document No. 171734027. **(NO PLOTTABLE INFORMATION, SEE DOCUMENT FOR DETAILS)**
 - Right of Way, Iron Pier Lien disclosed by Final Plat of Subdivision for Barrington Square Animal Hospital Consolidation recorded August 30, 2017 as Document No. 172422032 and the terms and conditions thereof. **(NO PLOTTABLE INFORMATION, SEE DOCUMENT FOR DETAILS)**

TITLE DESCRIPTION

Lot 1, in FINAL PLAT FOR SUBDIVISION FOR BARRINGTON SQUARE ANIMAL HOSPITAL CONSOLIDATION, being a subdivision of part of the Northwest Quarter of Section 7, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded August 30, 2017 as Document Number 172422032, in Cook County, Illinois.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-285X81-PRX1 HAVING AN EFFECTIVE DATE OF OCTOBER 22, 2025

TITLE COMMITMENT INFORMATION

The Title Description and Schedule "B" items are the same as shown on the title commitment provided by FIRST AMERICAN TITLE INSURANCE COMPANY Commitment No. NCS-285X81-PRX1 with an effective date of OCTOBER 22, 2025.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5.1 V.

BUILDING AREA

BUILDING 1: 6,522 SQ. FT.

BUILDING HEIGHT

BUILDING 1: 18' 6"

LAND AREA

TOTAL AREA: 53,481 SQ. FT. (1.23 ACRES)

PARKING

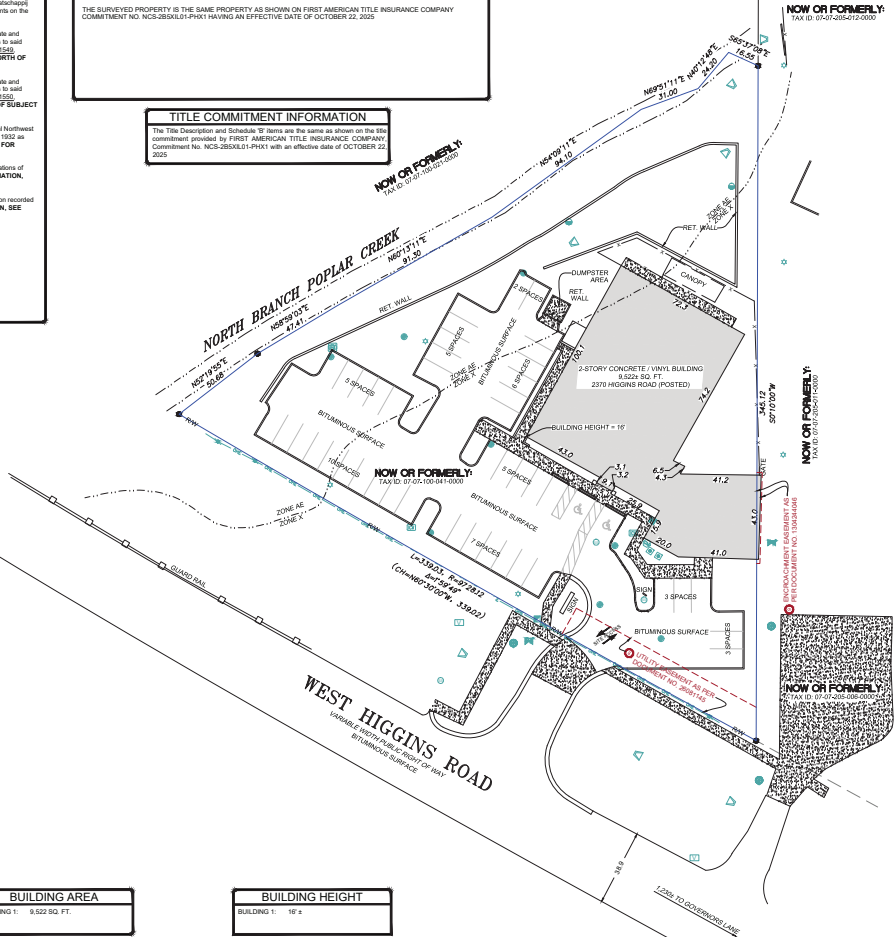
REGULAR: 45
HANDICAP: 2
TOTAL PARKING: 47

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 170101012, WHICH BEARS AN EFFECTIVE DATE OF 8/19/2006, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

OBSERVED SIGNIFICANT OBSERVATIONS

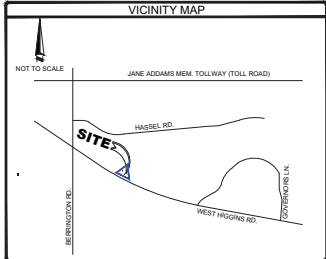
NONE AT THE TIME OF THE SURVEY



ZONING INFORMATION

ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION		REPORT DATE:
MINIMUM LOT AREA (SQ. FT.)		REPORT #:
MINIMUM FRONTAGE		
MINIMUM LOT WIDTH		
MAX IMPERVIOUS COVERAGE		PARKING REQUIREMENTS:
MAX BUILDING HEIGHT		
MINIMUM SETBACKS		
FRONT		
SIDE		
REAR		

NOTES: NOT YET PROVIDED BY CLIENT.



BASIS OF BEARING

BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE

SURVEYOR'S NOTES

PER TABLE A ITEM 2, 2370 WEST HIGGINS ROAD, HOFFMAN ESTATES, IL, WAS DISCLOSED IN DOCUMENTS PROVIDED AND OBSERVED AS POSTED AT THE TIME OF THE SURVEY.

PER TABLE A ITEM 10, NO DIVISION OR PARTY WALLS WERE OBSERVED WITH RESPECT TO ADJOINING PROPERTIES.

PER TABLE A ITEM 13, NAMES OF ADJOINING OWNERS WERE OBTAINED FROM THE COOK COUNTY WEBSITE.

PER TABLE A ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.

PER TABLE A ITEM 17, THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

PER TABLE A ITEM 18, ALL RECIPROCAL EASEMENT AGREEMENTS ("EAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDER HAVE BEEN IDENTIFIED ON THE SURVEY AND ARE SHOWN HEREIN. THE LIMITS OF ANY OFFSITE APPLICANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDER HAVE BEEN IDENTIFIED ON THE SURVEY AND ARE SHOWN HEREIN.

- SURVEYOR'S CERTIFICATE**
- | | |
|----------------------------|-------------------------|
| ● FOUND MONUMENT | ☒ ELECTRIC TRANSFORMER |
| ● FOUND CAST IRON MONUMENT | ☒ ELECTRIC METER |
| ○ UNCLASSIFIED PARKING | ☒ UTILITY PEDESTAL |
| ☒ FIRE HYDRANT | ☒ POWER POLE |
| ☒ AUTO SPRINKLER | ☒ AIR CONDITIONING UNIT |
| ☒ WATER VALVE | ☒ LIGHT POLE |
| ☒ STORM MANHOLE | ☒ BOLLARD POST |
| ☒ STORM INLET - SQUARE | ☒ GAS METER |
| ☒ STORM INLET - ROUND | ☒ GAS VALVE |
| ☒ SANITARY MANHOLE | ☒ FLAG POLE |
| ☒ SANITARY CLEAN OUT/UP | ☒ SIGN |
| | ☒ UNKNOWN MANHOLE |
- PROPERTY BOUNDARY
- - - EASEMENT
- - - SETBACK LINE

SURVEYOR'S CERTIFICATE

TO: TBD, and FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/28/2025.

DATE OF PLAT OR MAP: 11/10/2025

PRELIMINARY

KALEB J. KADELBACH
LICENSE # 036404108
STATE OF ILLINOIS

APEX LAND SURVEYING, LLC
KALEB.KADELBACH@APEXLANDSURVEYING.COM
WWW.APEXLANDSURVEYING.COM

2021 ALTA/NSPS LAND TITLE SURVEY

MISSION PET HEALTH
SITE ADDRESS
2370 WEST HIGGINS ROAD
CITY OF HOFFMAN ESTATES
COOK COUNTY, IL 60169

BUSINESS PROJECT NUMBER: 25-05043-1

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90507
Phone: 888-213-4479
ALTA@partner.com
www.partner.com

DATE	REVISIONS	DRAWN BY: BDT	DRAWING SCALE: 1" = 30'
		CHECKED BY: KJK	JOB NO: 25066A
		FILE NAME: 25066A-KJK.DWG	

SURVEYED BY

APEX
LAND SURVEYING

SHEET 1 OF 1

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE AS THE SUBJECT PROPERTY IS LOCATED.

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