AGENDA

Village Board

Tuesday, March 10, 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

Informational

Watch Live Webcast Here:

https://youtube.com/live/MLBT9zZ4M4Q?feature=share

Thank you for your interest in Schaumburg Village Board meetings! Regular meetings of the Village Board are held at 7 pm on the second and fourth Tuesday of each month at the Schaumburg Village Hall in the Board Room at 1000 Woodfield Road. Members of the public are welcome to attend.

The Village Board uses a consent agenda for its meetings. The consent agenda is comprised of recommendations that have been advanced by 7 standing committees. These standing committee meetings are open to the public and held at regularly scheduled dates and times. Standing committees review items in detail and allow the members to discuss items, reach consensus, and make non-binding recommendations to the full Village Board. Because the items advanced by standing committees have been fully discussed at the committee level, recommendations are generally not subject to further deliberation at Village Board meetings. Items on the consent agenda may also be recommended by the Zoning Board of Appeals, Plan Commission, or the Village Manager. An elected official, staff member, or member of the general public may request that an item be removed from the consent agenda for further discussion. If there is such a request, the item can be removed from the consent agenda and discussed under committee reports.

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES.

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

A. February 24, 2026

V. Approval of Expenditures

A. $14,484,544.84

VI. Liquor License Requests

A. Request from Mr. Jigneshkumar Soni for One (1) Class F1 Liquor License for Flaming Wings located at 410 W Higgins Road (New Business)

B. Request from Mr. Andrew-John Kalkounos for One (1) Class A Liquor License for Chicago Prime Steakhouse located at 1444 E. Algonquin Road (New Owner)

VII. Consent Agenda

The Consent Agenda will be read in its entirety and voted on as one motion to approve. If you wish to discuss an item further, please indicate that when the item is read by the Village Clerk so that it can be removed from the Consent Agenda and discussed further under Committee Reports. Otherwise, all items will be approved as presented on the Consent Agenda.

VIII. Liquor License Requests - One (1) Day Liquor License Requests

A. Recommendation to Ratify the Request from Chandler's Chophouse for One (1) Class D One Day Liquor License for Savour event and to Waive the Fee
-[motion] to recommend the Village Board ratify the request from Mr. Fred Hoffman of Chandler's Chophouse for One (1) Class D One Day Liquor License for Savour event on Thursday, February 19, 2026 at 1501 E. Woodfield Road (Waived Fee).

IX. Proclamations

A. Certified Government Financial Manager Month - March 2026

B. National Community Development Week - April 6-10, 2026

C. Proclamation - Fair Housing Month, April 2026

D. National Landscape Architecture Month - April 2026

X. Transportation Committee

A. Recommendation to Approve an Intergovernmental Agreement with the Schaumburg Township District Library Regarding Library Locker Installation and Operation at the Schaumburg Metra Station
- [motion] to recommend the Village Board authorize the Village Manager to execute an Intergovernmental Agreement with the Schaumburg Township District Library Regarding Library Locker Installation and Operation at the Schaumburg Metra Station, and approve the required Resolution.

XI. Zoning Board of Appeals

A. Recommendation to Approve a Special Use for a Gymnasium and Parking Variation for ETS Performance / 1056 National Parkway
- [motion] to recommend the Village Board Approve a Special Use for a Gymnasium and Parking Variation for ETS Performance (1056 National Parkway – Z2601-04).

B. Recommendation to Approve a Special Use for a Tattoo Establishment for John Bass Art

Inc / 235 W. Golf Road, Unit 175
- [motion] to recommend the Village Board Approve a Special Use for a Tattoo Establishment for John Bass Art Inc (235 W. Golf Road, Unit 175 – Z2601-05).

C. Recommendation to Approve an Amendment to Municipal Code / Title 15, Chapter 155 (Signs) Pertaining to Olde Schaumburg Centre Sign Regulations
- [motion] to recommend the Village Board Approve an Amendment to Municipal Code / Title 15, Chapter 155 (Signs) Pertaining to Olde Schaumburg Centre Sign Regulations (Z2602-01).

D. Recommendation to Approve an Amendment to Municipal Code / Title 15, Chapter 154 (Zoning) Pertaining to Administrative Approvals (Z2602-02)
- [motion] to recommend the Village Board Approve an Amendment to Municipal Code / Title 15, Chapter 154 (Zoning) Pertaining to Administrative Approvals (Z2602-02).

XII. Award of Bid

A. Recommendation to Award Bid for the Walnut Lift Station Reconstruction Project to DiMeo Bros Inc.
- [motion] to recommend the Village Board award a bid for the Walnut Lift Station Reconstruction to the lowest responsible bidder, DiMeo Bros Inc. of Elk Grove Village, IL, in the amount of $2,909,770.

XIII. Resolutions (Next Res. R-26-022)

A. Resolution No. R-26-_____A Resolution Authorizing Settlement of the Proceeding of Yousif Youtem v. Village of Schaumburg (Case No. 24 L 5894).

B. Resolution No. R-26-_____A Resolution Authorizing the Village Manager to Execute an Intergovernmental Agreement with the Schaumburg Township District Library regarding Library Locker Installation and Operation at the Schaumburg Metra Station.

XIV. Ordinances (Next Ord. 26-023)

A. Ordinance No. 26-___An Ordinance Granting a Special Use for a Gymnasium and Parking Variation for ETS Performance (1056 National Parkway – Z2601-04) [first reading – motion to waive first reading].

B. Ordinance No. 26-____An Ordinance Granting a Special Use for a Tattoo Establishment for John Bass Art Inc (235 W. Golf Road, Unit 175 – Z2601-05) [first reading – motion to waive first reading].

C. Ordinance No. 26-____An Ordinance Amending Title 15, Chapter 155 (Signs), Section 155.210(A)(2) of the Municipal Code Pertaining to Illumination of Signage in the Olde Schaumburg Centre (Z2602-01) [first reading – motion to waive first reading].

D. Ordinance No. 26-____An Ordinance Amending Title 15, Chapter 154 (Zoning), Section 154.51(A) of the Municipal Code Pertaining to Administrative Approvals (Z2602-02) [first reading – motion to waive first reading].

XV. Committee Reports

XVI. Comments from the Public

XVII. Counsel Report

XVIII. President's Report

A. Resignations/Appointments of Committee Members

XIX. Manager's Report

XX. Trustee Comments

XXI. 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

February 24, 2026
03/10/26
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-02-24.docx

VILLAGE OF SCHAUMBURG **"UNAPPROVED"**
VILLAGE BOARD MINUTES
TUESDAY, FEBRUARY 24, 2026
PARKER HALL

M I N U T E S

CALL TO ORDER: 7:00 PM

Roll Call – Trustee Patel, Clar, Sullivan, Madej, LaRosa
Trustee Bieschke absent
President Dailly

STAFF PRESENT: B. Townsend – Village Manager
P. Hewson – Deputy Village Manager
L. Malina – Village Attorney
D. Bourgault – Village Attorney
F. Puccini – Fire Chief
G. Wolf - Chief of Police
L. Petersen – Director/Finance
M. Frank – Director/Economic Development
D. Parran – Community Development/Code Enforcement Supervisor
P. Joshi – Planning Manager/Community Development
S. Kenyon – Director/Transportation
M. Hall – Director/Engineering & Public Works
P. Schaak – Director/Information Technology
J. Carey – Director/Human Resources
T. Weiler – Director/Cultural Services
K. Schref – Director/Communications and Outreach

OTHERS PRESENT: H. Raimondi – Chairman/Zoning Board of Appeals

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Trustee Patel.

APPROVAL OF MINUTES:

Trustee Madej made a motion to approve the February 24, 2026, Village Board Minutes and Trustee Sullivan seconded the motion. Voice vote – 5-0. Motion carried unanimously.

APPROVAL OF EXPENDITURES:

$5,625,781.05 – Trustee LaRosa made a motion to approve the expenditures as presented and Trustee Patel seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, LaRosa voted aye. Trustee Bieschke absent. No Trustee voted nay. Motion carried unanimously.

PRESENTATIONS:

A. Presentation of Retirement Plaque/ Twenty-Four Years of Service to Derek Persson, Police Sergeant

President Dailly congratulated Derek Perrson on his retirement thanked him for his 24 years' service to the Village and presented him with his award.

B. Presentation of Twenty-Five Year Service Award to Gus Tsoulos, Fire Battalion Chief

President Dailly thanked Gus Tsoulos for his 25 years' service to the Village and presented him with his award.

C. Presentation of Twenty-Five Year Service Award to Brian Townsend, Village Manager

President Dailly thanked Brian Townsend for his 25 years' service to the Village and presented him with his award. Village Manager Townsend thanked the Village Board, Department Directors, Employees, and especially Deputy Village Manager, Paula Hewson, for their continued support. He thanked his wife, Patti, for supporting his career and said he is looking forward to being a part of the continued progress and growth of the Village of Schaumburg.

LIQUOR LICENSE REQUESTS:

A. Request from Ms. Andreea Silisteanu for One (1) Class F1 Liquor License for M&M Playland Cafe located at 1228 N. Roselle Road (New Business)

Andreea Silisteanu and Daniel Voica came forward to answer any questions the Board may have. Mr. Voica said that the business is an indoor children's playground. He said they are looking for a license to sell beer and wine. President Dailly asked if they served food. Mr. Voica said yes. Trustee Madej asked if the liquor would be served in a separate area. Mr. Voica said it would be served in the café and not allowed in the play area. There being no objections from the Board, President Dailly explained the process for the liquor license.

B. Request from Ms. Jennifer Niesen for One (1) Class A Liquor License for Buffalo Wild Wings located at 1430 N. Meacham Road (New Owner)

Jennifer Neisen, Council on behalf of the company, came forward to answer any questions the Board may have. President Dailly asked of there would be any changes to the business. Ms. Neisen said there would be no changes to staff or menu, and there would be no construction, that it is only a change in ownership. There being no objections from the Board, President Dailly explained the process for the liquor license.

CONSENT AGENDA:

President Dailly stated the consent Agenda will be read in its entirety and voted on as one motion to approve. If you wish to discuss an item further, please indicate that when the item is read by the Village Clerk so it can be removed from the Consent Agenda and discussed further under Committee Reports. Otherwise, all items will be approved as presented on the Consent Agenda.

Jane Lentino, Village Clerk, read the Consent Agenda.

IX. Liquor License Requests - One (1) Day Liquor License Requests

A. Recommendation to Approve the Request from Fogo de Chao for One (1) Class D One Day Liquor License for the Savour Event and to Waive the Fee
-[motion] to recommend the Village Board approve the request from Ms. Kari Allen of Fogo de Chao for one Class D One Day Liquor License for the Savour Event on Thursday, February 19, 2026, at 1501 Woodfield Road (Waived Fee).

B. Recommendation to Approve the Request from Shaw's Crab House for One (1) Class D One Day Liquor License for the Savour Event and to Waive the Fee
-[motion] to recommend the Village Board approve the request from Ms. Meghan Galvan of Shaw's Crab House for one Class D One Day Liquor License for the Savour Event on February 19, 2026, at 1501 Woodfield Road (Waived Fee).

C. Recommendation to Approve the Request from Wildfire for one (1) Class D One Day Liquor License for the Savour Event and to Waive the Fee
-[motion] to recommend the Village Board approve the request from Ms. Mandy Rivara of Wildfire for one Class D One Day Liquor License for the Savour Event on Thursday, February 19, 2026, at 1501 Woodfield Road (Waived Fee).

X. Correspondence

A. Recommendation to Approve the Request from Schaumburg High School Saxon Booster Club to Hold a Raffle
- [motion] to recommend the Village Board approve the request from Schaumburg High School Saxon Booster Club to hold a raffle on March 7, 2026, at Schaumburg High School located at 1100 West Schaumburg Road, and to waive the fidelity bond requirement.

B. Recommendation to Approve the Request from Schaumburg Pilots Association to Hold Raffles

-[motion] to recommend the Village Board approve the request from Schaumburg Pilots Association to hold raffles at each weekly meeting held in the 2026 calendar year with the first raffle beginning on February 26, 2026 at the Schaumburg Regional Airport located at 905 W. Irving Park Road, and to waive the fidelity bond requirement.

XI. Proclamations

A. General Aviation Month - March 2026

B. National Transit Employee Appreciation Day - March 18, 2026

XII. Engineering and Public Works Committee

A. Recommendation to Approve the Contract Renewal for the 2026 Annual Concrete Repair Program with Schroeder & Schroeder, Inc.
- [motion] to recommend the Village Board approve a contract renewal for the 2026 Annual Concrete Repair Program with Schroeder & Schroeder, Inc. of Skokie, IL, in an amount not to exceed the proposed FY 26/27 budget of $1,600,000.

B. Recommendation to Award Bid for Traffic Signal and Opticom Maintenance to H&H Electric Company
- [motion] to recommend the Village Board award a bid for Traffic Signal and Opticom Maintenance to H&H Electric Co. of Franklin Park, IL, for FY 26/27 with three optional one-year extensions not to exceed the approved budget.

C. Recommendation to Approve an Agreement for Custodial Maintenance and Day Porter Services with Crystal Maintenance Plus Corp.
- [motion] to recommend the Village Board execute an agreement for the Custodial Maintenance and Day Porter Services with Crystal Maintenance Plus Corp of Wheeling, IL, for FY 26/27 with three optional one-year extensions for the proposed amount of $405,452 and approve the required Resolution.

D. Recommendation to Approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering with Engineering Enterprises, Inc.
- [motion] to recommend the Village Board approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering with Engineering Enterprises, Inc. of Sugar Grove, IL, in the amount of $496,654.18, and approve the required Resolution.

E. Recommendation to Approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 2 – Phase II and Phase III Professional Engineering with Chastain and Associates, LLC.

- [motion] to recommend the Village Board approve a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 2 – Phase II and Phase III Professional Engineering with Chastain and Associates, LLC. of Schaumburg, IL, in the amount of $622,575.69, and approve the required Resolution.

XIII. Finance, Legal, and General Government Committee

A. Finance Department Monthly Report for January 2026
- [motion] to recommend the Village Board approve the Finance Department Monthly Report for January 2026.

B. Recommendation to Defer Implementation of the Push Tax until May 1, 2027
- [motion] to recommend the Village Board delay the implementation date of a Municipal Push Tax on Plays of Video Gaming Terminals effective May 1, 2027.

C. Recommendation to Approve the Septemberfest Main Stage Production Contract
- [motion] to recommend the Village Board authorize the Village Manager to execute a one year extension on the contract with Creative Audio of Rockford, IL for Main Stage Production services in an amount not to exceed $83,565.05, with a requested budget of $135,000.00 available for performance fees subject to approval of the FY 26/27 budget, and approve the required Resolution.

D. Recommendation to Approve Contribution to the Greater Chicago Area Manufacturing Partnership
- [motion] to recommend the Village Board approve a contribution in the amount of $10,000 to the Greater Chicago Area Manufacturing Partnership.

E. Recommendation to Approve a Cook County Class 7B Request for Golden Corridor Family YMCA
- [motion] to recommend the Village Board approve a Class 7B tax incentive for Golden Corridor Family YMCA and approve the required Resolutions.

F. Recommendation to Proceed with Amendments to North Schaumburg Redevelopment Project Area – TIF Amendment No. 1
- [motion] to recommend the Village Board adopt an Ordinance setting the time and place of the required public hearing for the proposed Amended North Schaumburg Project Area.

XIV. Planning, Building, and Development Committee

A. Recommendation to Amend the Municipal Code Pertaining to Auto Repair Business License Requirements and Status on Auto Repair and Internet Auto Sales Businesses

- [motion] to recommend the Village Board amend the Municipal Code pertaining to Auto Repair Business License Requirements regarding Grandfathered Storage Containers.

XV. Zoning Board of Appeals

A. Recommendation to Approve a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant / 25 S. Roselle Road
- [motion] to recommend the Village Board Approve a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant (25 S. Roselle Road - Z2511-03).

President Dailly requested this item be pulled for further discussion under Committee Reports.

XVI. Award of Bid

A. Recommendation to Award Bid for Street Light Maintenance and Repair to Lyons Electric Company, Inc.
- [motion] to recommend the Village Board award a bid for Street Light Maintenance and Repair to Lyons Electric Company, Inc. of LaGrange, IL, for FY 26/27 with three optional one-year extensions, not to exceed the approved budget.

XVII. Resolutions (Next Res. R-26-016)

A. Resolution No. R-26-016 A Resolution Authorizing the Village Manager and Village Clerk to Execute a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 1 - Phase II and Phase III Professional Engineering with Engineering Enterprises, Inc.

B. Resolution No. R-26-017 A Resolution Authorizing the Village Manager and Village Clerk to Execute a Contract Renewal for the FY 26/27 Annual Street Improvement Program - Contract No. 2 – Phase II and Phase III Professional Engineering with Chastain and Associates, LLC.

C. Resolution No. R-26-018 A Resolution Authorizing the Village Manager and Village Clerk to Execute a Contract for the Custodial Maintenance and Day Porter Services with Crystal Maintenance Plus Corp.

D. Resolution No. R-26-019 A Resolution Approving and Authorizing the Execution of a Consulting/Talent Buying Agreement between Village of Schaumburg and Creative Audio.

E. Resolution No. R-26-020 A Resolution Designating an Area in the Village of Schaumburg, Cook County, Illinois, Consisting of Property Index Number 07-19-105-013-0000 as a Blighted Area.

F. Resolution No. R-26-021 A Resolution Approving and Authorizing a 7B Classification for 101 Barrington Road, Schaumburg, Illinois (Golden Corridor Family YMCA).

XVIII. Ordinances (Next Ord. 26-019)

A. This item was pulled from the Consent Agenda by President Dailly and acted upon under Committee Reports.

B. Ordinance No. 26-019 An Ordinance of the Village of Schaumburg, Cook and DuPage Counties, Illinois, to Set a Date for and to Approve a Public Notice of a Public Hearing for Amendment No. 1 to the North Schaumburg Redevelopment Area [first reading - motion to waive first reading].

C. Ordinance No. 26-020 An Ordinance Amending Title 11, Chapter 129F of the Schaumburg Village Code regarding Appendix A - Auto Repair/Auto Body and Internet Auto Sales [first reading – motion to waive first reading].

D. Ordinance No. 26-021 An Ordinance Authorizing Adoption and Publication of the Official Updated Zoning Map of the Village of Schaumburg [first reading – motion to waive first reading].

Trustee LaRosa made a motion to approve the Consent Agenda with the following exceptions

Item A under Zoning Board of Appeals
Item A under Ordinances

and Trustee Madej seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, LaRosa voted aye. Trustee Bieschke absent. No Trustee voted nay. Motion carried unanimously.

COMMITTEE REPORTS:

Denise Suender, 40-year Schaumburg resident and President of the Schaumburg Historical Society, said she went to the Zoning Board meeting on February 11, 2026, to review what was going to happen at 25 S. Roselle Road as it has been empty for 5 years. She said they were glad to see interest in the historical center, and they are glad to welcome the new business, but the Zoning Board had concerns about parking in that area.

Ms. Suender said the building is not a historical building, but it still has historical significance and is in the historical area. She said she has 3 concerns, the first being lack of parking spaces, which has been addressed and will include valet parking, but there will be still issues because it will be a full restaurant which will change the dynamics. The second issue is the color which was originally antique red and connected with all of the other red paint and red brick buildings in the area. She said the new color will be a dark navy blue which won't lean into the historical significance of the area like the red would. She asked the Board to reconsider the color. She said the third issue is that there is competition between over 20 restaurants with the same type of cuisine within a mile.

President Dailly asked Harry Raimondi, Chairman of the Zoning Board, to come forward to answer any questions. Mr. Raimondi said the biggest discussion was about parking and emphasized that valet parking would be needed, and that the color was not an issue until after the meeting. He said the use of the building was agreed upon and the petitioner did a very thorough presentation.

President Dailly asked the petitioner to come forward. Jamie Baer, from Shapiro and Associates, and Sandeep Kumar, owner, came forward. President Dailly asked if the color was recommended or just a choice. Mr. Sandeep said they were given the color options from the historical color palette and chose it to best enhance the customer experience and ambience.

President Dailly asked if there will be any physical changes to the building and if the big tree would remain. Mr. Kumar said there would be no changes to the outside of the building other than painting and landscaping, and the tree would stay.

President Dailly asked what drew him to that location. Mr. Kumar said it the visibility is great and it is close to residential, and he wants to bring his traditional northern Indian cuisine to the area. He said Schaumburg is a very diverse community and great area for high end Indian cuisine.

President Dailly asked for questions or comments from the Board. Trustee Clar said the color that was chosen meets the requirements of the Olde Schaumburg District as long as it is a flat finish and not gloss or semi-gloss and he has no problem with the color. Trustee Madej agreed and asked if the valet parking would be complimentary to the clientele. Mr. Kumar said guests will not be charged.

Trustee Patel asked when the restaurant is expected to open. Mr. Kumar said in about 5-6 months, and they are hoping to open in late August or early September.

Ms. Suender expressed concern about the sign. Trustee Madej said there are restrictions for signs in the Olde Schaumburg District.

President Dailly asked for a motion to approve the Zoning Board's recommendation.

Trustee Sullivan moved to approve

Ordinance No. 26-022 An Ordinance Granting a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant (25 S. Roselle Road - Z2511-03) [first reading – motion to waive first reading].

And Trustee Patel seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, LaRosa voted aye. Trustee Bieschke absent. No Trustee voted nay. Motion carried unanimously.

COMMENTS FROM THE AUDIENCE:

No Comments from the Audience.

COUNSEL REPORT:

No Counsel Report.

PRESIDENT'S REPORT:

No President's Report.

MANAGER'S REPORT:

No Manager's Report.

NEW BUSINESS:

No new Business.

UNFINISHED BUSINESS:

No unfinished business.

TRUSTEE COMMENTS/MENTIONS:

No Trustee Comments/Mentions

ADJOURNMENT:

Trustee Clar made a motion to adjourn the Village Board meeting at 7:45 PM and Trustee LaRosa seconded the motion. Voice vote – 5-0. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

$14,484,544.84
03/10/26
Village Board

Presenter:
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-03-10 Bills List Approval.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: March 6, 2026

TO: President, Village Board, Village Clerk

FROM: Director of Finance

SUBJECT: Approval of Disbursements

Attached is a summary of bills to be presented for approval at the March 10, 2026 meeting of the Village Board of Trustees. The total amount of the bills list for approval is $12,229,215.68. This bills list is dated February 21, 2026 through March 6, 2026.

Also for approval is the payroll dated March 6, 2026 for a total amount of $2,255,329.16.

The total amount of disbursements for approval is $14,484,544.84.

Lisa Petersen
Director of Finance

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Accurate Translation Bureau	March 2026	$312.05	Language Services
Acrisure Midwest Partners Insurance Serv	March 2026	$4,418.00	Excess Workers Compensation Renewal
Action Lock & Key Inc	March 2026	$2,381.13	90N Parking Garage Splice Boxes Locks
	March 2026	$45.00	Door Lock and Repairs
	March 2026	$238.99	Door Lock and Repairs
	March 2026	$331.70	Door Lock and Repairs
	March 2026	$482.42	Door Lock and Repairs
	March 2026	$3,979.82	Restroom Lock Change Metra Station
		$7,459.06	
Adam Michael Sielig	March 2026	$91.35	Mileage Reimbursement
Air One Equipment Inc	March 2026	$1,044.99	Breathing Air Quality Test
	March 2026	$958.00	Firefighter Boots
	March 2026	$1,895.00	Leak Detector
	March 2026	$125.00	SCBA Hydrotest
	March 2026	$445.65	SCBA Repair and Testing
	March 2026	$20.50	Small Tools
	March 2026	$62.00	Small Tools
	March 2026	$188.00	Small Tools
		$4,739.14	
Alliance Risk Control Services LLC	March 2026	$9,354.53	Onsite Safety Consulting
Alvarez and Associates	March 2026	$4,000.00	Professional Lobbying Services
American Public Works Assoc	March 2026	$5,000.00	Reaccreditation
Andrew Kinsey	March 2026	$350.00	Guest Musician For Presto Holiday Concert
Artistic Holiday Designs LLC	March 2026	$59,547.08	Holiday Decorations
AT&T	March 2026	$25.49	Telephone Service
	March 2026	$129.48	Telephone Service
	March 2026	$246.65	Telephone Service
	March 2026	$419.62	Telephone Service
	March 2026	$939.07	Telephone Service
		$1,760.31	
ATL First Aid Inc	March 2026	$130.00	Eyewash Stations
	March 2026	$413.09	First Aid Kits
		$543.09	
Aurora Wheatland Companies Inc	March 2026	$665.00	Meacham and Algonquin Intersection Improvements
Avia Partners, Inc.	March 2026	$46.68	Prisoner Prescriptions
	March 2026	$61.66	Prisoner Prescriptions
		$108.34	

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
B & H Photo Video	March 2026	$899.01	Equipment Upgrades To Lecture Hall
	March 2026	$1,273.52	Equipment Upgrades To Lecture Hall
	March 2026	$5,799.76	Equipment Upgrades To Lecture Hall
		$7,972.29	
Barbara J Brotschul	March 2026	$440.00	Transfer Stamp Rebate
Baxter & Woodman Inc	March 2026	$986.25	MS4 Engineering Consulting
	March 2026	$1,200.00	Risk & Resiliency Assessment
	March 2026	$1,630.75	Risk & Resiliency Assessment
		$3,817.00	
Bear Construction Company	March 2026	$42,799.61	ComEd Dual Feed Advanced Throw Switches
	March 2026	$90,580.21	Emergency Backup Generators
		$133,379.82	
Belmonte Printing Company	March 2026	$4,439.00	90N TIF Amendment Mailing
	March 2026	$81.00	Business Cards
	March 2026	$95.00	Business Cards
	March 2026	$162.00	Business Cards
	March 2026	$3,410.00	CDD Door Hanger Printing
	March 2026	$95.00	MIU Appointment Cards
		$8,282.00	
Bernard and Wieslawa Tanski	March 2026	$135.00	Transfer Stamp Rebate
Best Technology Systems Inc	March 2026	$1,725.00	Repair and Maintenance of PBS Range
BLA Inc	March 2026	$2,195.28	Rodenburg Road Reconstruction Project
	March 2026	$3,070.42	Salem Dr Reconstruction
		$5,265.70	
BOS of Illinois, Inc	March 2026	$9,987.37	Furniture for the PCA
	March 2026	$3,241.98	Office Furniture FS 54
		$13,229.35	
Boys and Girls Club of Elgin Inc	March 2026	$55,250.00	Boys and Girls Club Services
Broadcast Music Incorporated	March 2026	$1,100.00	Music Licensing Fees
Camosy Incorporated	March 2026	$3,653,184.10	Construction - New Village Hall Facility
	March 2026	$7,475.00	Preconstruction Service for PD
		$3,660,659.10	
Cannon Cochran Management Services Ir	March 2026	$7,875.00	Worker's Compensation Claims
CDWG LLC	March 2026	$255.85	Ballpark UPS Battery
	March 2026	$998.79	UPS For Server at Hotel
		$1,254.64	
Chastain & Associates LLC	March 2026	$20,580.00	90 North TIF District Project Management

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Chastain & Associates LLC	March 2026	$15,438.00	Facilities - Supplemental Project Management
	March 2026	$1,176.00	IDOT Street Banner Permit Application
	March 2026	$19,208.00	Supplemental Engineering Services
	March 2026	$3,038.00	Transportation Supplemental Engineering Svcs
		$59,440.00	
Chem-Wise Ecological Pest Management	March 2026	$640.00	Pest Management
Christine Lee	March 2026	$300.00	Graphic Design
Christopher B Burke Engineering Ltd	March 2026	$770.00	90N Parking Garage Consulting
	March 2026	$8,655.00	Professional Services
	March 2026	$11,331.25	Professional Services
	March 2026	$13,417.50	Professional Services
		$34,173.75	
Ciorba Group Inc	March 2026	$3,934.00	Meacham and Remington Pedestrian Signal
	March 2026	$4,682.85	N Meacham Ped Bridge Preliminary Design Eng Svcs
		$8,616.85	
Citi Cards	March 2026	$715.00	Costco Membership
Citywide Elevator Inspection Services Inc	March 2026	$2,624.00	Elevator Inspection Services
Civiltech Engineering Inc	March 2026	$15,565.30	Braintree Drive Reconstruction
	March 2026	$5,425.34	Eng Svcs Higgins Rd Bike Path
	March 2026	$31,583.59	McConnor Parkway - Construction Admin
	March 2026	$6,076.53	Meacham and Golf Bike Path
	March 2026	$2,292.28	Small Cell Permit Assistance
		$60,943.04	
Clark Baird Smith LLP	March 2026	$3,900.00	Professional Services
	March 2026	$5,100.00	Professional Services
		$9,000.00	
Clark Hill PLC	March 2026	$981.81	Professional Services
Comcast Cable Communications	March 2026	$36.42	Cable for EOC
	March 2026	$21.40	Cable for PSB
	March 2026	$24.55	Cable for PSB
		$82.37	
Commercial Tire Services Inc	March 2026	$1,529.00	Tire Purchase
Commission on Accreditation For Law	March 2026	$4,645.00	Annual Continuation Fee
Commonwealth Edison	March 2026	$34.94	Utility Service
	March 2026	$76.10	Utility Service
	March 2026	$278.39	Utility Service
	March 2026	$426.36	Utility Service
	March 2026	$691.71	Utility Service
	March 2026	$855.69	Utility Service

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Commonwealth Edison	March 2026	$10,091.17	Utility Service
		$12,454.36	
Compass Minerals America Inc	March 2026	$1,484.47	Bulk Salt Purchase
	March 2026	$1,507.12	Bulk Salt Purchase
	March 2026	$1,621.09	Bulk Salt Purchase
	March 2026	$18,154.10	Bulk Salt Purchase
	March 2026	$29,207.95	Bulk Salt Purchase
	March 2026	$52,329.38	Bulk Salt Purchase
		$104,304.11	
Concept Plumbing	March 2026	$11,485.29	Emergency Water Main Break Repairs
	March 2026	$13,795.79	Emergency Water Main Break Repairs
		$25,281.08	
Conklin & Conklin, LLC	March 2026	$1,527.00	Meacham & Golf Road Bike Path
	March 2026	$1,988.00	Meacham & Golf Road Bike Path
		$3,515.00	
Constellation Energy Services - Natural G	March 2026	$20,142.18	Utility Service
Currie Motors Ford	March 2026	$50,835.00	Ford Police Interceptor Squad Car
Daniel J Miller	March 2026	$585.00	Reimbursement for Dive Class
David Carlson	March 2026	$191.40	Mileage Reimbursement
David G Eterno	March 2026	$412.50	Professional Services
	March 2026	$450.00	Professional Services
	March 2026	$637.50	Professional Services
		$1,500.00	
Deluca Visual Solutions Inc	March 2026	$85.00	Public Hearing
	March 2026	$85.00	Public Hearing
	March 2026	$170.00	Public Hearing
		$340.00	
Direct Fitness Solutions LLC	March 2026	$150.00	Fitness Machine Repairs
DVM Insurance Agency	March 2026	$1,187.00	Pet Insurance - Employee Paid
Ed Piepenbrink	March 2026	$30.00	CDL Reimbursement
Elizabeth DeChant	March 2026	$50.61	Mileage Reimbursement
Elizabeth Kotscha	March 2026	$33.35	Mileage Reimbursement
EMS Management & Consultants, Inc.	March 2026	$5,592.76	Ambulance Billing Fees
ENGIE North America Inc	March 2026	$785.59	Utility Service
	March 2026	$860.65	Utility Service
		$1,646.24	

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Equipment Management Compnay	March 2026	$2,576.00	Genesis Tool Servicing
	March 2026	$2,765.00	Stabilizers
		$5,341.00	
Every Creative Graphics Inc	March 2026	$1,072.50	70th Anniversary Illustrated Map
	March 2026	$243.75	Graphic Design
	March 2026	$1,381.25	Spring Cracker Barrel
		$2,697.50	
Ferguson US Holdings, Inc	March 2026	$3,643.00	Potable Water Meters
Finer Line Inc	March 2026	$347.64	Employee Service/Retirement Awards
Fireground Supply Inc	March 2026	$108.49	Deputy Chief Shield
Flowpoint Environmental Systems Inc	March 2026	$111.49	Software License for Bulk Water Filling Station
Friendly and Feral Cat Rescue	March 2026	$57.50	Stray Animal Fee
Fullife Safety Center	March 2026	$158.00	Operations Supplies
	March 2026	$158.00	Operations Supplies
		$316.00	
Gary Gand Music Inc	March 2026	$290.00	Backline For Gunhild Carling
Golden Corridor Advanced Manufacturing	March 2026	$10,000.00	Visionary Circle Contribution
H & H Electric Company	March 2026	$569.56	Traffic Signal/Opticom & Street Light Maintenance
	March 2026	$1,293.24	Traffic Signal/Opticom & Street Light Maintenance
	March 2026	$10,919.79	Traffic Signal/Opticom & Street Light Maintenance
		$12,782.59	
H2I Group, Inc.	March 2026	$184,410.21	PCA Seating Replacement Project
Hampton, Lenzini and Renwick Inc	March 2026	$291.58	Meacham Road Resurfacing
Hayes Commercial LLC	March 2026	$2,957.31	HVAC Repair & Maintenance of Buildings
	March 2026	$4,473.16	HVAC Repair & Maintenance of Buildings
	March 2026	$8,684.57	HVAC Repair & Maintenance of Buildings
		$16,115.04	
HBK Water Meter Service, Inc	March 2026	$270.00	Small Meter Bench Testing
Henry Schein Inc	March 2026	$560.00	Pelican EMS Case
Home Depot Inc	March 2026	$86.57	Operating Supplies
Huuso, PLLC	March 2026	$95.00	Biohazard Cleaning
	March 2026	$95.00	Biohazard Cleaning
		$190.00	
IIA Lifting Services, Inc.	March 2026	$2,673.30	Annual Safety Inspection Ground Ladders

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
IIA Lifting Services, Inc.	March 2026	$1,719.90	Safety Inspection Ground Ladders
		$4,393.20	
Illinois Public Works Mutual Aid Network I	March 2026	$500.00	Membership Dues
Illinois State Police	March 2026	$216.00	Liquor License Processing
Imaging Essentials, Inc.	March 2026	$887.00	Canon Print System
	March 2026	$1,745.52	KIP Print System
	March 2026	$1,650.00	Service Print System
		$4,282.52	
Industrial Systems	March 2026	$8,858.00	Biopolymer Deicing Blending Liquid
	March 2026	$3,600.00	Liquid Calcium Chloride
		$12,458.00	
InVeris Training Solutions Inc	March 2026	$1,075.00	Gun Range Maintenance
	March 2026	$1,075.00	Gun Range Maintenance
		$2,150.00	
J&D Ingenuties LLC	March 2026	$654.41	Repair of Siren
James Drive Safety Lane, LLC	March 2026	$164.00	Safety Lane Inspections
	March 2026	$327.00	Safety Lane Inspections
	March 2026	$430.00	Safety Lane Inspections
		$921.00	
Janelle Dougherty	March 2026	$93.53	Mileage Reimbursement
Janice Carole Lazore-Soldano	March 2026	$200.00	Entertainment at the Barn
Jessica K. Crowley	March 2026	$2,400.00	Public Safety Wellness Coordinator
Jonathan Schmidt	March 2026	$1,148.16	Travel Reimbursement
Joseana Goncalves Quaresma Ripari	March 2026	$100.00	Zumba at the Barn
Joseph D Davito	March 2026	$4,512.50	Professional Services
Justifacts Credential Verification, Inc	March 2026	$520.86	Background Checks Monthly
Kensington Development Partners Inc	February 2026	$1,470,250.00	Reimbursement for 90N Ent Dist
Kimley-Horn & Associates Inc	March 2026	$13,728.42	Springinsguth Rd Design Eng Svcs
	March 2026	$2,424.02	Utility Undergrounding
	March 2026	$1,907.86	Utility Undergrounding Kimley-Horn
		$18,060.30	
Kone Inc	March 2026	$1,005.38	Elevator Maintenance
	March 2026	$1,834.21	Elevator Maintenance
	March 2026	$2,010.76	Elevator Maintenance
		$4,850.35	

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Kristen Bytnar	March 2026	$474.00	Travel Reimbursement
Labsource Inc	March 2026	$650.00	EMS Gloves
Landscape Concepts Management Inc	March 2026	$13,108.00	Irrigation System Maintenance and Repairs
Laura Trujillo	March 2026	$45.00	Yoga at the Barn
Law Office of Elizabeth Hantzos Finn, P.C	March 2026	$2,000.00	Prosecution Services
Lexington Green II Condominium Assoc	March 2026	$2,323.22	Snow & Ice Reimbursement
LiftOff LLC	March 2026	$10,621.19	O365 Government Cloud Licenses Subscription
M.J. Taylor Law, LLC	March 2026	$2,000.00	Prosecution Services
MacQueen Equipment LLC	March 2026	$82.56	Purchase of Pierce Fire Apparatus Parts
	March 2026	$249.65	Purchase of Pierce Fire Apparatus Parts
		$332.21	
Marisa Krawiec	March 2026	$1,548.03	Travel Reimbursement
Marissa Stanley	March 2026	$171.82	Mileage Reimbursement
Matthew Conversa	March 2026	$4,500.00	Fitness Movement Screenings
Maurice Proffit	March 2026	$7,068.00	Ticket Sale Reimbursement For School Girls
Mckinstry Essention, LLC	March 2026	$4,600.00	Facility Condition Assessment
Meade Inc	March 2026	$209.16	Emergency Vehicle Pre-emption Repair
Michael Baker International Inc.	March 2026	$8,715.49	Walnut Lane Resurfacing
	March 2026	$20,026.60	Walnut Lane Resurfacing
		$28,742.09	
Microsoft Corporation	March 2026	$17,808.39	Microsoft Subscription
Midway Building Services	March 2026	$338.00	Custodial Services
	March 2026	$37,572.92	Custodial Services Feb
	March 2026	$37,572.92	Custodial Services Jan
		$75,483.84	
Midwest Veterinary Company LLC	March 2026	$2,796.23	Stray Animal Lodge
Monroe Truck Equipment	March 2026	$6,598.00	Upfit of Truck 86
Motorola Solutions Inc	March 2026	$13,680.00	Investigate LPR Applications Software
Motorola Solutions Inc	March 2026	$980,910.75	RDA Reimbursement
Muse Piano Workshop	March 2026	$110.00	Piano Tuning Services
MV Public Transportation, Inc.	March 2026	$153,552.00	Dial-a-Ride Transportation Services

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Nancy Allen Productions LLC	March 2026	$4,450.00	Payment Balance For Rhinestone Cowgirls
National Testing Network Inc	March 2026	$1,730.00	Firefighter Candidate Testing
	March 2026	$2,105.00	Police Candidate Testing
		$3,835.00	
Nicholas Wieczorek	March 2026	$1,148.16	Travel Reimbursement
Northeastern Illinois Public Safety	March 2026	$2,500.00	Training
Northern Illinois Critical Incident	March 2026	$400.00	Crisis Intervention Training
Northern Illinois Gas Company	March 2026	$424.02	Utility Service
	March 2026	$533.55	Utility Service
	March 2026	$571.13	Utility Service
	March 2026	$988.58	Utility Service
		$2,517.28	
Northwest Central Dispatch System	March 2026	$14,256.20	Assessment Fees - Fire
	March 2026	$42,768.60	Assessment Fees - Police
	March 2026	$624.00	WAVE Device Charge
		$57,648.80	
Northwest Community Hospital	March 2026	$120.00	DOT Drug Screening
	March 2026	$2,968.00	Fire Department Physicals
	March 2026	$120.00	OSHA Questionnaire Physical Exams
	March 2026	$30.00	Police Lab Testing
	March 2026	$190.00	Pre-Employment Drug and Physical Testing
		$3,428.00	
Northwest Police Academy	March 2026	$25.00	Seminar
NR3T, LLC	March 2026	$8,500.00	Payment Balance For 3 Redneck Tenors
Om Shree Narandas Maharaj LLC	March 2026	$74.90	Car Washes and Detailing
Otava, LLC	March 2026	$952.55	VDI Cloud Migration
	March 2026	$952.55	VDI Cloud Migration
		$1,905.10	
Pace Suburban Bus Division of RTA	March 2026	$33,442.88	Route 905 - Trolley Service
Paddock Publications Inc	March 2026	$300.00	Enterprise Access to Daily Herald
	March 2026	$372.60	Legal Notices
		$672.60	
Parvin-Clauss Sign Co., Inc.	March 2026	$5,245.00	90N Parking Garage Signage
Patson Inc	March 2026	$1,147.01	Purchase of Freightliner and Cummins Parts
Paul R Payne	March 2026	$654.40	Retiree IMRF Refund
Pentegra Systems LLC	March 2026	$3,795.00	Camera Replacement and Install

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Pentegra Systems LLC	March 2026	$850.00	Teen Center Video Repair
	March 2026	$1,535.54	West Gate Airport Repair
		$6,180.54	
Perspectives, Ltd	March 2026	$34.31	Customer Service Training
Petroleum Traders Corporation	March 2026	$23,905.34	Diesel Fuel
Plote Construction Inc	March 2026	$27,075.00	Snow Removal in Cul-de-Sacs
	March 2026	$27,550.00	Snow Removal in Cul-de-Sacs
		$54,625.00	
Pre-Paid Legal Services Inc	March 2026	$395.05	Employee Paid Legal Services Feb
	March 2026	$395.05	Employee Paid Legal Services Jan
		$790.10	
Precise Printing Network Inc	March 2026	$845.00	Ticket Envelopes
Proven Business Systems	March 2026	$118.87	Copier Usage Costs
	March 2026	$1,706.14	Copier Usage Costs
		$1,825.01	
Pulse Technology of Illinois Inc	March 2026	$999.99	Printer Maintenance Service
Radiate Holdings, LP	March 2026	$234.81	Cable Internet/Phone Service at Schweikher House
Ray O'Herron Company Inc	March 2026	$1,294.43	Body Armor
RJN Group	March 2026	$6,962.50	MWRD IICP
	March 2026	$28,345.00	MWRD IICP
		$35,307.50	
Robert W. Kryder	March 2026	$61.70	Mileage Reimbursement
Roman Ortega	March 2026	$693.00	Tire Reimbursement
Ryan Rivard	March 2026	$1,148.16	Travel Reimbursement
Sadlick, William	March 2026	$99.33	Mileage Reimbursement
Sarah Schillerstrom	March 2026	$2,995.00	Coaching
Scientel Solutions LLC	March 2026	$1,472.00	Camera Repair for PD Jail Interview Room
Sebis Direct Inc	March 2026	$2,877.22	Water Bill Print
Secretary of State	March 2026	$151.00	License Plates Renewal
Sentinel Technologies, Inc.	March 2026	$39.41	Pure Storage Overage Fee
Service Express Inc	March 2026	$316.47	Server Support
Shoeshine Boy Productions, Inc.	March 2026	$1,125.00	Payment For Thursday Night Laughs

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Siemens Industry Inc	March 2026	$600.00	Life Safety Maintenance
	March 2026	$885.00	Life Safety Maintenance
	March 2026	$1,425.00	Life Safety Maintenance
	March 2026	$1,457.00	Life Safety Maintenance
	March 2026	$1,457.00	Life Safety Maintenance
	March 2026	$2,553.56	Life Safety Maintenance
	March 2026	$6,729.68	Life Safety Maintenance
		$15,107.24	
Sierra Systems Inc	March 2026	$1,680.00	IT Technical Staffing Services
	March 2026	$2,240.00	IT Technical Staffing Services
	March 2026	$2,800.00	IT Technical Staffing Services
	March 2026	$2,800.00	IT Technical Staffing Services
	March 2026	$5,132.76	IT Technical Staffing Services
	March 2026	$5,760.00	IT Technical Staffing Services
	March 2026	$6,765.00	IT Technical Staffing Services
	March 2026	$9,780.00	IT Technical Staffing Services
	March 2026	$650.00	Website Coordinator
	March 2026	$800.00	Website Coordinator
		$38,407.76	
Site Design Group Ltd	March 2026	$11,488.75	Public Improvements
Snow Systems Inc.	March 2026	$684.00	Snow Removal Village Lots and Sidewalks
	March 2026	$2,555.50	Snow Removal Village Lots and Sidewalks
	March 2026	$2,555.50	Snow Removal Village Lots and Sidewalks
	March 2026	$2,555.50	Snow Removal Village Lots and Sidewalks
	March 2026	$2,555.50	Snow Removal Village Lots and Sidewalks
	March 2026	$3,885.50	Snow Removal Village Lots and Sidewalks
	March 2026	$3,885.50	Snow Removal Village Lots and Sidewalks
	March 2026	$5,434.00	Snow Removal Village Lots and Sidewalks
	March 2026	$5,985.00	Snow Removal Village Lots and Sidewalks
	March 2026	$6,160.75	Snow Removal Village Lots and Sidewalks
	March 2026	$11,970.00	Snow Removal Village Lots and Sidewalks
		$48,226.75	
Spartan Education Group, LLC	March 2026	$3,525.00	Drone Training
State of Illinois	March 2026	$100.00	Annual Boiler Inspections
Strand Associates Incorporated	March 2026	$2,311.88	Athena Final Design for the Reservoir
	March 2026	$6,386.47	Weathersfield Resurfacing
	March 2026	$15,387.84	Weathersfield Resurfacing
		$24,086.19	
T-Mobile USA, Inc.	March 2026	$168.14	Cellular Phone Service
	March 2026	$1,982.40	Mobile Broadband Services
		$2,150.54	
Tariq Dandan	March 2026	$2,520.00	Rental Inspections
Terrace Supply Company	March 2026	$117.44	Oxygen for Ambulances

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Terrace Supply Company	March 2026	$147.98	Oxygen for Ambulances
	March 2026	$211.62	Oxygen for Ambulances
	March 2026	$296.96	Oxygen for Ambulances
	March 2026	$312.48	Oxygen for Ambulances
		$1,086.48	
The Cubala Group Psychological Services	March 2026	$3,000.00	Public Safety Psychologist Services
TheaterMania.com Inc	March 2026	$1,935.71	Ticketing System Licensing Fees
Thomas Wisniewski	March 2026	$165.30	Mileage Reimbursement
Thoreau Property Owners Association	March 2026	$9,639.92	Assessment for Thoreau Property Association
Timilon Corporation	March 2026	$1,355.31	Decontamination Pail
Total Parking Solutions Inc	March 2026	$395.00	Metra Meter Paper
Town Square Owners Association	March 2026	$1,737.55	Town Square Association Dues
Townhomes of Brookhill	March 2026	$1,022.12	Snow & Ice Reimbursement
TPI Building Code Consultants Inc	March 2026	$50,215.05	Inspections and Plan Review
Treasurer of State of Illinois	March 2026	$1,176.46	IL Workers Comp Commission
Tyco Fire & Security (US) Management In	March 2026	$78.00	Wireless Radios for Fire Alarm System
	March 2026	$3,357.59	Wireless Radios for Fire Alarm System
		$3,435.59	
Tyler Cardinale	March 2026	$5,250.00	Tuition Reimbursement
Ultra Strobe Communications Inc	March 2026	$270.00	Regular Parts
	March 2026	$2,549.95	Upfit Labor
	March 2026	$3,185.60	Upfit Labor
	March 2026	$4,751.65	Upfit Labor
	March 2026	$4,914.35	Upfit Labor
		$15,671.55	
Uni-Max Management Corp	March 2026	$300.00	Clean Carpet PD Community Room
United Door and Dock LLC	March 2026	$1,102.50	Door Repair PD Sallyport
	March 2026	$1,832.00	Overhead Door Repair EPW Washbay
		$2,934.50	
Uno Mas Landscaping Inc	March 2026	$2,600.00	Landscape Plant Installation
	March 2026	$2,750.00	Landscape Plant Installation
		$5,350.00	
US Postal Service	March 2026	$8,000.00	VOS Postage
Utility Transport Service	March 2026	$391.90	Gravel Delivery
Verizon Wireless	March 2026	$1,919.62	Cellular Phone Services

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Verizon Wireless	March 2026	$8,786.50	Mobile Broadband Services
	March 2026	$919.44	SCADA Services
	March 2026	$540.15	Water Meter Data Collection
		$12,165.71	
Village of Hoffman Estates	March 2026	$46.09	Water Purchase
	March 2026	$46.09	Water Purchase
		$92.18	
Village of Romeoville	March 2026	$450.00	Training
Vital Records Holdings LLC	March 2026	$95.74	Monthly Shredding Services
Warehouse Direct, Inc.	March 2026	$4,104.94	Janitorial Supplies
Wex Bank	March 2026	$72.35	Fuel Purchase
Will Cook Grundy Co Fire Investigation Ta	March 2026	$400.00	Fire Investigation Conference
William A Randolph, Inc	March 2026	$272,745.41	90 N Site and Parking Garage
William Rainey Harper College	March 2026	$2,600.00	Microsoft 365 Training
Williams Associates Architects Ltd	March 2026	$70,959.09	Final Design - New Police Facility
	March 2026	$24,512.63	Final Design - New Village Hall Facility
		$95,471.72	
Woodfield Lake Office Campus Associatio	March 2026	$766.00	Monthly Assessment
Zurich American Insurance	March 2026	$3,812,039.38	RDA Reimbursement
	GRAND TOTAL	**$12,229,215.68**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Mr. Jigneshkumar Soni for One (1) Class F1 Liquor License for Flaming Wings located at 410 W Higgins Road (New Business)
03/10/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Flaming Wings.pdf

VBM 03/10/2026

February 18, 2026

To:
Liquor Commissioner
Village of Schaumburg
Schaumburg, Illinois

Liquor License Class "F1" (New Business)

Re: Letter of Intent – Liquor License Application for Flaming Wings

Dear Liquor Commissioner,

This letter serves as our formal Letter of Intent in support of our application for a liquor license for Flaming Wings, located at 410 W. Higgins Road, Unit A, Schaumburg, Illinois 60195.

Flaming Wings is a quick-service restaurant specializing in chicken wings, sandwiches, tenders, and related food items. The establishment offers dine-in and carry-out service and is currently open and operating under an approved Certificate of Occupancy and Food Establishment License issued by the Village of Schaumburg.

We intend to enhance our dining experience by offering a Beer & wine bar featuring beer, wine, craft beer. Alcoholic beverages will be served by employees only from a designated bar/service area located behind the service counter and will be consumed within the indoor dining area. There will be no self-service, no alcohol delivery, and no alcohol storage in the basement.

We respectfully request issuance of the appropriate Class of Liquor License permitting on-premises consumption of beer and wine in accordance with Village ordinances.

We are committed to full compliance with all Village of Schaumburg regulations, including BASSET certification requirements, liquor control ordinances, and all applicable health, fire, and building codes.

Please feel free to contact us should you require any additional information.

Respectfully,

Jigneshkumar Soni
Member
Siddhivinayaka LLC
d/b/a Flaming Wings

RECEIVED
FEB 18 2026
MAYOR'S OFFICE

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Mr. Andrew-John Kalkounos for One (1) Class A Liquor License for Chicago Prime Steakhouse located at 1444 E. Algonquin Road (New Owner)
03/10/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Chicago Prime Steakhouse.pdf

VBM

Magdalena Gerwel

From: Dine@ChicagoPrimeSteakhouse <dine@chicagoprimesteakhouse.com>
Sent: Thursday, March 5, 2026 11:32 AM
To: Magdalena Gerwel
Subject: Re: Liquor License process

CAUTION: This email is from outside the organization.
Use caution before opening any links or attachments.

Hello, this Shell service formal notice that my father has passed away and both myself, and my mother should be added to the Liquor license for Chicago Prime Steakhouse as you may know I already have a liquor license in the village and in the state of Illinois for Chicago Prime Italian the proper names are as follows

Magda Kalkounos
Andrew-John G Kalkounos

Liquor License Class "A" (New Owner)

"Chicago Prime Steakhouse"

Chicago Prime Steakhouse
Andy-John G. Kalkounos
1444 E. Algonquin Rd Schaumburg, IL 60173
847-969-9900 Restaurant
847-969-9901 Fax
847-809-9271 Mobile
Dine@ChicagoPrimeSteakhouse.com
www.ChicagoPrimeSteakhouse.com

From: Magdalena Gerwel <mgerwel@schaumburg.com>
Sent: Wednesday, March 4, 2026 4:34:40 PM
To: Dine@ChicagoPrimeSteakhouse <dine@chicagoprimesteakhouse.com>
Subject: RE: Liquor License process

Good Afternoon,

In order to schedule you for the Village Board Meeting, I need to receive your email request / official letter explaining the change. The deadline is 9 am tomorrow, otherwise I will have to reschedule this item to the next meeting on March 24.

Thank you,

Magdalena Gerwel
Executive Assistant
Village President's Office

P (847) 923-4402
101 Schaumburg Court, Schaumburg, IL 60193
Village of Schaumburg | Progress Through Thoughtful Planning

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Ratify the Request from Chandler's Chophouse for One (1) Class D One Day Liquor License for Savour event and to Waive the Fee
03/10/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Chandler's 02-19-2026.pdf

VBM 03/10/2026

ALA CARTE ENTERTAINMENT

CORPORATE OFFICES
2330 HAMMOND DR. SUITE G
SCHAUMBURG, IL 60173
TEL: (847) 303-4400 FAX: (847) 303-0112

BELLA NAPOLI WOODFIRED PIZZA
BELLAWOODFIRED.COM
1540 N. ROSELLE RD, SCHAUMBURG, IL 60195
(847) 519-7555

CHANDLER'S
CHANDLERSCHOPHOUSE.COM
401 N. ROSELLE RD, SCHAUMBURG, IL 60194
(847) 885-9009

DRINK
DRINKNIGHTCLUB.COM
871 E. ALGONQUIN RD, SCHAUMBURG, IL 60173
(847) 397-3100

FAMOUS FREDDIE'S ROADHOUSE
FAMOUSFREDDIESROADHOUSE.COM
510 S. PARK AVE, FOX LAKE, IL 60020
(847) 587-9677

FINN McCOOL'S IRISH SPORTS PUB
FINNMCCOOLSPUB.COM
1941 E. ALGONQUIN RD, SCHAUMBURG, IL 60173
(847) 303-5100

MORETTI'S
MORETTISRESTAURANTS.COM
TWELVE LOCATIONS

128 S. WOOL ST, **BARRINGTON**, IL 60010
(847) 469-1300

1175 W. LAKE ST, **BARTLETT**, IL 60103
(630) 837-4992

6500 S CENTRAL AVE, **BEDFORD PARK**, IL 60638
(773) 974-7774

6727 N. OLMSTED AVE, **EDISON PARK**, IL 60631
(773) 631-1223

2300 BUSHWOOD DR, **ELGIN**, IL 60124
(847) 303-4444

164 S. ROUTE 12, **FOX LAKE**, IL 60020
(847) 973-1800

2475 W. HIGGINS RD, **HOFFMAN ESTATES**, IL 60169
(847) 885-0400

220 N. RANDALL RD, **LAKE IN THE HILLS**, IL 60156
(847) 854-7220

6415 DEMPSTER ST, **MORTON GROVE**, IL 60053
(847) 469-1200

1799 S. BUSSE RD, **MOUNT PROSPECT**, IL 60056
(847) 593-2200

9519 W. HIGGINS RD, **ROSEMONT**, IL 60018
(847) 692-6600

193 WALDEN OFFICE SQUARE **SCHAUMBURG**, IL 60173
(847) 397-4200

365 W DUNDEE RD, **WHEELING**, IL 60090
(847) 780-1800

SNUGGERY RIVER ROADHOUSE
SNUGGERYMCHENRY.COM
801 N. RIVER RD, McHENRY, IL 60050
(815) 578-9600

MORETTI'S UNIQUE EVENTS
MORETTISEVENTS.COM
2525 W. HIGGINS RD, HOFFMAN ESTATES, IL 60169
(847) 519-7575

February 18, 2026

1 Day Liquor License Fee Waiver Request

Village of Schaumburg

"Class D" One Day Waived Fee

Liquor Commissioner Tom Dailly,

Please accept this letter as my authorization for my restaurant Chandler's to participate in the Savor Sipp & Shine event and apply for a one day liquor license. The event is located at the Schaumburg Corporate center.

Please consider waiving the $40 fee as we hold a current liquor License.

Date of the event: 02/19/2026

Thank you,

Fred Hoffmann
President,
Chandler's Chophouse
Ala Carte Entertainment, Inc.

RECEIVED
FEB 18 2026
MAYOR'S OFFICE

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Certified Government Financial Manager Month - March 2026
03/10/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Certified Government Financial Manager Month 2026.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

PROCLAMATION

WHEREAS, the Association of Government Accountants (AGA) is a professional organization with a network of 14,000 members in the Unites States and around the world representing state, federal, local, and private sector government accountability professionals; and

WHEREAS, AGA members have responded to AGA' s mission of Advancing Government Accountability, as it continues its broad education efforts, with emphasis on high standards of conduct, honor, and character in its *Code of Ethics,* and are making significant advances both in professional ability and in service to the citizens by mastering increasingly technical and complex requirements; and

WHEREAS, the Certified Government Financial Manager (CGFM) Program of AGA provides a means of demonstrating professionalism and competency by requiring expertise in Governmental Accounting, Financial, Financial Reporting, and Budgeting, and requires each CGFM to maintain certification by completing at least 80 hours of continuing professional education in government financial management topics or related technical subjects every two years.

NOW, THEREFORE, BE IT RESOLVED, that I, Tom Dailly, Village President of the Village of Schaumburg, do hereby proclaim March 2026, as:

CERTIFIED GOVERNMENT FINANCIAL MANAGER MONTH

In the Village of Schaumburg.

VILLAGE OF SCHAUMBURG SCHAUMBURG ILLINOIS

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Schaumburg to be affixed this 10th day of March 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

National Community Development Week - April 6-10, 2026
03/10/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- National Community Development Week 2026.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

Proclamation

WHEREAS, the week of April 6th – 10th, 2026, has been designated as National Community Development Week by the National Association of Counties and the National Community Development Association to celebrate the Community Development Block Grant (CDBG) Program; and

WHEREAS, the CDBG Program provides annual funding to local municipalities to provide decent safe and affordable housing, a suitable living environment and economic opportunities to low- and moderate-income people; and

WHEREAS, the U.S. Department of Housing and Urban Development allocates CDBG funds to the Village on an annual basis; and

WHEREAS, since 1990, the Village has been receiving CDBG funds to provide affordable housing programs, public service agency funding, public facility improvements, public infrastructure improvements, and economic development; and

NOW, THEREFORE, BE IT RESOLVED, that I, Tom Dailly, Village President of the Village of Schaumburg, do hereby proclaim the week of April 6th – 10th, 2026 as:

NATIONAL COMMUNITY DEVELOPMENT WEEK

in the Village of Schaumburg.

VILLAGE OF SCHAUMBURG SCHAUMBURG ILLINOIS

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Schaumburg to be affixed this 24th day of March 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Proclamation - Fair Housing Month, April 2026
03/10/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Fair Housing Month April 2026.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

Proclamation

WHEREAS, April marks the anniversary of the passage of the Fair Housing Act, which enunciates a national policy of fair housing for all who live in the United States; and

WHEREAS, The Fair Housing Act prohibits discrimination based on protected classes; and

WHEREAS, fair housing is a positive community good; and

WHEREAS, economic stability, community health, and human relations in all communities are improved by diversity and integration; and

WHEREAS, acknowledgement of the Fair Housing Act and its passage increases the public's awareness of the fact that every American has a right to fair housing opportunities.

NOW, THEREFORE, BE IT RESOLVED, that I, Tom Dailly, Village President of the Village of Schaumburg, do hereby proclaim the month of April as:

FAIR HOUSING MONTH

in the Village of Schaumburg.

VILLAGE OF SCHAUMBURG SCHAUMBURG ILLINOIS

IN WITNESS WHEREOF, hereunto set my hand and caused the Seal of the Village of Schaumburg to be affixed this 24th day of March 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

National Landscape Architecture Month - April 2026
03/10/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- National Landscape Architecture Month 2026.docx.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

Proclamation

WHEREAS, Landscape architects have long used their design skills and aesthetic sense to shape the world around us into a more beautiful place; and

WHEREAS, Landscape architects face major challenges in planning the communities, public spaces and infrastructure that will support our housing, commercial, and transportation needs; and

WHEREAS, Landscape architects engage in a professional practice that directly affects, enhances and safeguards, the health, safety and welfare of the public; and

WHEREAS, Landscape architects teach people to be wise stewards of the environment; and

WHEREAS, Our community continues to rely on the skills of landscape architects to create, protect, and preserve our parks, local schoolyards, commercial streetscapes, wetlands, residential properties, and bicycle-pedestrian trails; and

WHEREAS, April also encompasses Earth Day and the birthday of Frederick Law Olmsted who founded the landscape architecture profession in America; and

WHEREAS, Landscape architects encourage creative sustainable design which improves property values; and

WHEREAS, Landscape architects promote conservation of water through use of native and low water plants;

NOW, THEREFORE, BE IT RESOLVED THAT, the month of April 2026 is hereby designated as

National Landscape Architecture Month

in the Village of Schaumburg in conjunction with the celebration of National Landscape Architecture Month.

VILLAGE OF SCHAUMBURG SCHAUMBURG ILLINOIS

IN WITNESS WHEREOF, hereunto set my hand and caused the Seal of the Village of Schaumburg to be affixed this 24th day of March 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Intergovernmental Agreement with the Schaumburg Township District Library Regarding Library Locker Installation and Operation at the Schaumburg Metra Station
03/10/26
Village Board

Presenter: Marisa Krawiec, AICP, Transportation Program Manager
Lead Department: Transportation

Executive Summary:

Staff was approached by the Schaumburg Township District Library about installation of a library locker at the Schaumburg Metra Station. The library locker will serve as a kiosk for library patrons to pick up reserved library materials and can enter a digital code on the kiosk to pick up reserved library materials. The locker will also include a drop box to return library materials.

The Library has installed different sized lockers at various locations, including the Schaumburg Township District Central Library as well as the Hoffman Estates and Hanover Park branches of the Schaumburg Township District Library. The location at the Schaumburg Metra station would be the first non-library location. In 2025, the number of checked out items from the library lockers ranged between 1,634 and 12,484 items. It should be noted that the proposed kiosk would have 18 lockers compared to the other locations, which have 36 and 99 lockers.

As proposed the locker will be located inside the Metra Station along the wall adjacent to the existing coffee vendor. The Engineering & Public Works Department will provide an electric connection on that wall. The library will use the existing Wi-Fi at the station. The locker will be installed by the Library's third party installer and will be bracketed to the wall. Three benches will need to be relocated within the station to other locations to provide accessibility to the locker. This location was selected because of the large amount of wall space available; additionally, other locations inside the station would block windows. With the proposed location, the dedication plaques would need to be relocated. Staff proposes to relocate the plaques to the exterior along the west-facing wall of the building. The west facing wall provides good visibility of the plaques and is covered by a roof, protecting the plaques from environmental conditions.

The attached IGA outlines responsibilities for both the Village and the Library. The agreement shall be in effect for a term of 5 years and may be extended or renewed upon mutual agreement of both parties. If the locker is to be removed, the Library will be responsible for restoration of the surfaces where the locker is located. The Library approved the agreement at their Board meeting on February 16, 2026.

Transportation Department staff coordinated with the Engineering and Public Works Department and Information Technology Department regarding the request. Legal Counsel has also reviewed the agreement. Staff believes that adding the locker to the Metra Station will be a good amenity for village residents and library patrons and could increase visitors to the Metra Station.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager to execute an Intergovernmental Agreement with the Schaumburg Township District Library Regarding Library Locker Installation and Operation at the Schaumburg Metra Station and approve the required Resolution.

ATTACHMENTS:

- Library Locker IGA.docx
- Metra Floorplan.pdf
- Library IGA Resolution.docx

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE SCHAUMBURG TOWNSHIP DISTRICT LIBRARY
AND
THE VILLAGE OF SCHAUMBURG
REGARDING LIBRARY LOCKER INSTALLATION AND OPERATION AT
THE SCHAUMBURG METRA STATION

This Intergovernmental Agreement ("Agreement") is entered into as of the _____ day of _____, 2025, by and between the Schaumburg Township District Library ("Library") and the Village of Schaumburg ("Village"), each a unit of local government within the State of Illinois. The Library and Village may be referred to individually as "Party" or jointly as "Parties," throughout this Agreement.

RECITALS

WHEREAS, Article VII, Section 10 of the 1970 Constitution of the State of Illinois provides that units of local government may contract among themselves to obtain or share services and to exercise, combine, or transfer any power or function of Government in any manner not prohibited by law or ordinance; and

WHEREAS, Section 5 of the Intergovernmental Cooperation Act, 5 ILCS 220/5, authorizes units of local government to contract with other local governments to perform any governmental service, activity, or undertaking or to combine, transfer, or exercise any powers, functions, privileges, or authority which any of the agencies entering into the contract is authorized by law to perform; and

WHEREAS, Section 30-55.40 of the Public Library District Act, 75 ILCS 16/30-55.40, authorizes the Library to contract with any public or private entity for the purpose of providing or receiving library services; and

WHEREAS, the Village, through an Operation and Maintenance Agreement with the Commuter Rail Division of the Regional Transportation Authority ("Metra"), is responsible for the day-to-day operation and maintenance of the Schaumburg Metra Station located at 2000 S. Springinsguth Road, Schaumburg, Illinois ("Station"); and

WHEREAS, the Village has identified certain space within the Station as suitable for the placement of a Library locker system ("Locker System") where Library materials may be picked up or dropped off by Library patrons; and

WHEREAS, the Parties believe that the installation of the Locker System at the Station will provide benefits to the Library, the Village, and the general public, and therefore the Parties believe it is in their best interests to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises stated in this Agreement and other good and valuable consideration, the Parties agree as follows:

1. RECITALS

The above-stated recitals are incorporated into this Agreement by reference.

2. LOCKER SYSTEM

The Parties agree that the Locker System will be installed by the Library in the location identified on Exhibit A to this Agreement (the "Locker Area"). The Locker System will be accessible whenever the portion of the Station where the Locker Area is located is open to the public (currently 4:00 AM to 8:00 PM daily). Lobby hours are subject to change at the Village's discretion, and the Village will provide advance notice to the Library about any planned temporary or permanent change to the lobby hours no less than two (2) business days prior to a temporary change and seven (7) days prior to a permanent change. Should the hours change on a temporary basis due to an emergency or other unforeseen circumstance, the Village shall provide notice to the Library of the hours change within twenty-four (24) hours of the need for said change.

Prior to installation, the Library shall submit to the Village for written approval all plans, specifications, mounting details, wall penetrations, electrical connections, and clearance diagrams. Installation shall comply with all applicable ADA, building, electrical, and fire/life-safety codes and standards, and shall be performed by qualified contractors holding all required permits.

The Village may, upon thirty (30) days' prior written notice (or less in the event of an emergency or to comply with Metra directives), require temporary removal or relocation of the Locker System at the Library's sole cost and expense to accommodate Station maintenance, repair, construction, operational or security needs.

3. RESPONSIBILITIES OF THE LIBRARY

a. Purchase, own, install, and maintain the Locker System at its sole expense, in accordance with the approved plans/specifications and all codes and permits.
b. Coordinate with the Village to schedule installation to minimize disruption to Station operations; restore any disturbed areas caused by installation activities.
c. Provide and maintain all signage and public information about the Locker System, subject to Village approval.
d. Be responsible for daily operations, including customer service, access control, and inventory management of Locker System.
e. Keep the Locker System clean, sanitary, and in good repair; repair vandalism or malfunctions promptly and in any event within five (5) business days after notice.
f. Upon termination or removal, remove the Locker System and restore affected walls, floors, and surfaces to their pre-installation condition (including patching and painting) at its sole cost.

4. RESPONSIBILITIES OF THE VILLAGE

a. Collaborate with the Library on installation logistics and reasonable future modifications, subject to Village operational needs and security.

b. Provide access to electrical power and wireless data connectivity for the Locker System as available (see Section 6).
c. Provide reasonable access for Library personnel to service the Locker System during posted hours of the portion of the Station where the Locker Area is located. subject to Station operations and safety.
d. Notify the Library before any maintenance, renovations or other activities that might impact Locker System access or operation.
e. Perform routine Station inspections and promptly notify the Library of any observed issues with the Locker System. The Village has no duty to inspect, maintain, or repair the Locker System.

5. VILLAGE REPRESENTATIONS

The Village represents and warrants that it has received any required permissions and consent from Metra and any other necessary parties to permit the installation of the Locker System at the Station, and that is has the requisite authority to enter into this Agreement and perform all obligations required under this Agreement. Nothing in this Agreement will be deemed or construed to obligate the Library to comply with the terms of the Village's agreement(s) with Metra, except as otherwise expressly provided in this Agreement.

6. UTILITIES

The Village will provide electricity and wireless data connectivity at no cost to the Library for operation of the Locker System, as available. The Village makes no representation or warranty regarding uninterrupted service and shall not be liable for service interruptions. The Library is responsible for any backup or supplemental connectivity required for its operations.

7. MAINTENANCE AND REPAIRS

The Library will be solely responsible for maintaining the Locker System in good working order. The Village is not responsible for maintenance, repair, or any associated costs for operation of the Locker System.

8. DATA PRIVACY AND FOIA

The Library is the sole custodian of all patron and circulation data associated with the Locker System. Such data shall not be collected, stored, or controlled by the Village. If the Village receives a Freedom of Information Act (FOIA) request that may encompass such data, it shall promptly notify the Library so the Library may assert any applicable exemptions.

9. SIGNAGE AND BRANDING

All signage, decals, logos, and branding on the Locker System are subject to prior written approval by the Village. Advertising unrelated to Library services is prohibited.

10. LIABILITY

To the fullest extent permitted by law, the Library shall indemnify and hold harmless the Village, Metra, the Regional Transportation Authority (RTA), and the Northeast Illinois Regional Commuter Railroad Corporation (NIRCRC), and their respective officers, officials, employees, and agents, from and against third-party claims, damages, liabilities, and reasonable expenses (including reasonable attorneys' fees) arising out of or relating to the installation, operation, maintenance, or removal of the Locker System, but only to the extent caused by the negligent or wrongful acts or omissions of the Library or those for whom the Library is legally responsible.

To the fullest extent permitted by law, the Village shall indemnify and hold harmless the Library and its officers, employees, and agents from and against third-party claims, damages, liabilities, and reasonable expenses (including reasonable attorneys' fees) arising out of or relating to the Village's performance of its obligations under this Agreement, but only to the extent caused by the negligent or wrongful acts or omissions of the Village or those for whom the Village is legally responsible.

Each Party retains all defenses and immunities under the Illinois Local Governmental and Governmental Employees Tort Immunity Act and no provision herein shall be construed as a waiver thereof. In no event shall either Party be liable for consequential, special, or punitive damages. Indemnification applies to third-party claims only.

11. INSURANCE

Each Party shall maintain Commercial General Liability insurance with limits of not less than $1,000,000 per occurrence and $3,000,000 aggregate, and umbrella/excess liability of not less than $5,000,000. Policies shall name, as additional insureds, the other Party as applicable, and for the Library's coverages also the Village, Metra, RTA, and NIRCRC, and their officers, officials, employees, and agents, on a primary and non-contributory basis with waiver of subrogation. Certificates of insurance shall provide thirty (30) days' advance written notice of cancellation, non-renewal, or material reduction in limits (ten (10) days for non-payment of premium) to the policy holder per the policy terms and conditions.

12. TERM AND TERMINATION

This Agreement shall take effect on the date of final execution and remain in effect for a period of five (5) years. This Agreement may be extended or renewed for successive terms upon mutual written agreement of the Parties. Either Party may terminate this Agreement for convenience upon at least ninety (90) days' prior written notice.

Upon termination, the Library shall, at its sole cost, remove the Locker System, cease all operations under this Agreement, and restore all affected walls, floors, and surfaces to their pre-installation condition, including patching, painting, and repair of penetrations, to the reasonable satisfaction of the Village.

13. ENTIRE AGREEMENT; MODIFICATIONS

This Agreement constitutes the entire agreement between the Parties and supersedes any and all prior agreements and negotiations between the Parties, whether written or oral, relating to the

subject matter of this Agreement. This Agreement may only be modified only in writing, signed by both parties.

14. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. The venue for any dispute arising under this Agreement shall be the Circuit Court of Cook County, Illinois.

15. RELATIONSHIP BETWEEN PARTIES

The Parties are independent contractors, and nothing in this Agreement will be deemed or construed to create an agency, partnership, joint venture, or employment relationship between the Parties.

16. ASSIGNMENT

Neither Party may assign this Agreement without the prior written consent of the other Party.

17. NO THIRD-PARTY BENEFICIARIES.

This Agreement is solely for the benefit of the Parties, and nothing in this Agreement is intended to create any rights or remedies for any persons other than the Parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates written below.

_____ _____

Annie Miskewitch, Executive Director
Schaumburg Township District Library

Date:

_____ _____

Brian Townsend, Village Manager
Village of Schaumburg

Date:

METRA STATION
1ST FLOOR PLAN

Plaques to be relocated to the exterior on the north side by the ticket agent office.



Plaque specs: 24"W x 18"H

Exisiting conditions

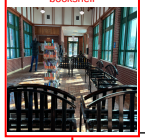


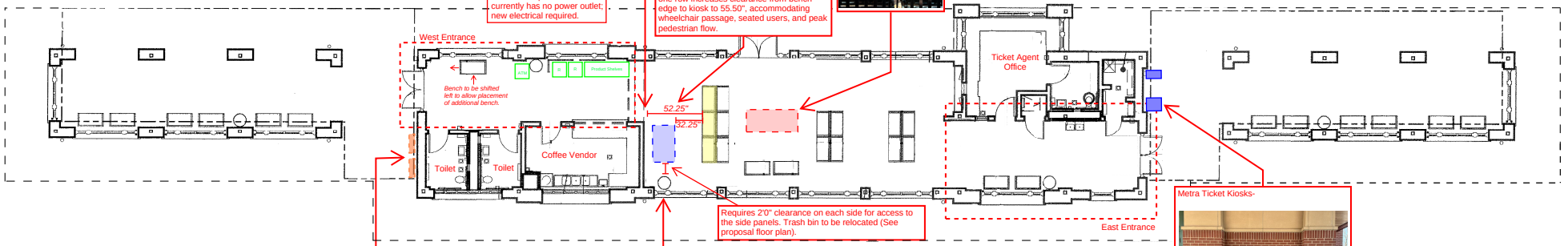
Wall dimensions: 124.25" W

The width of the wall accommodates the 43"W library kiosk with 24"W clearance on each side to access side panels. This wall currently has no power outlet; new electrical required.

Clearance Note:
Existing distance from wall to bench edge = 52.25". Proposed kiosk depth = 20", leaving 32.25" clear (does not include additional clearance required for power/data connection). The remaining 32.25" is below the ADA minimum 36" clear width for an accessible route and shall not be reduced. If this location is confirmed for the kiosk, the three west-facing benches must be relocated. Bench depth = 23.25"; relocating one row increases clearance from bench edge to kiosk to 55.50", accommodating wheelchair passage, seated users, and peak pedestrian flow.

Existing freestanding bookshelf





Requires 2'0" clearance on each side for access to the side panels. Trash bin to be relocated (See proposal floor plan).

Metra Ticket Kiosks-

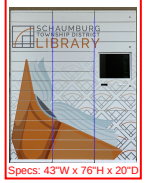


West Entrance - Preferred Location



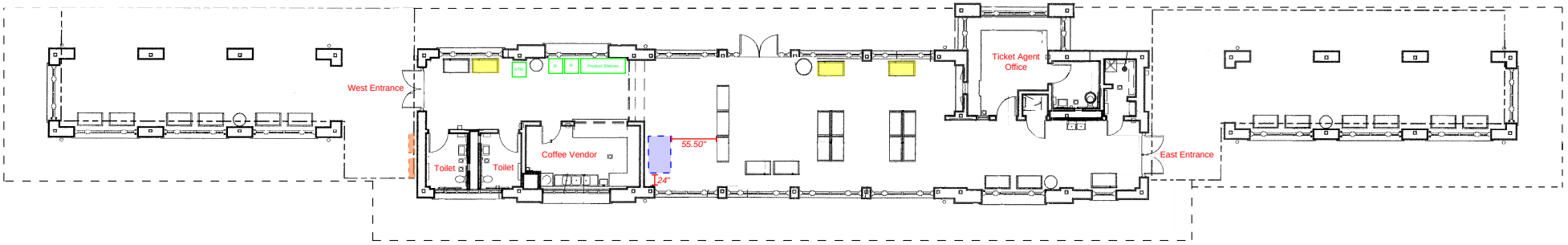
Positioned on the wall West Entrance. This location is covered by roof, providing some protection, but remains outdoors and exposed to environmental conditions.

Proposed location of the new library Kiosk



Specs: 43"W x 76"H x 20"D

PROPOSAL



RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE SCHAUMBURG TOWNSHIP DISTRICT LIBRARY REGARDING LIBRARY LOCKER INSTALLATION AND OPERATION AT THE SCHAUMBURG METRA STATION

WHEREAS, the Transportation Department and Legal have reviewed the agreement marked Attachment "A" attached hereto; and

WHEREAS, The Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg authorize the Village Manager to execute an intergovernmental agreement with the Schaumburg Township District Library regarding library locker installation and operation at the Schaumburg Metra Station; and

WHEREAS, it is in the best interests of the Village of Schaumburg to execute an intergovernmental agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That the Village Manager is hereby authorized to execute the Intergovernmental Agreement with Schaumburg Township District Library.

SECTION TWO: That the Village Manager be authorized to sign any documents in furtherance of this Resolution.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval according to law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for a Gymnasium and Parking Variation for ETS Performance / 1056 National Parkway
03/10/26
Village Board

Presenter: Chidochashe Baker, AICP, Community Planner
Lead Department: Community Development

Executive Summary:

Case Title
Z2601-04 / ETS Performance / 1056 National Parkway / Special Use for a Gymnasium and Parking Variation

Hearing Date
February 25, 2026

Summary
The petitioner requests approval of a Special Use for a Gymnasium and Parking Variation for ETS Performance to be located at 1056 National Parkway. ETS Performance proposes to offer indoor athletic training and sports performance for youth athletes.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
9 – 0 with no member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should approve the request as presented.

ATTACHMENTS:
- PRG Report
- Project Narrative
- Location Map
- Parking Variation Justification
- Floor Plans
- Plat of Survey
- Redacted Z2601-04 ETS Performance Application.pdf
- FINAL Z2601-04 ETS Performance Mts 2-25-26.docx

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: February 25, 2026

DATE PREPARED: Februa 13, 2026

CASE NUMBER: Z2601-04

TITLE: ETS PERFORMANCE / 1056 National Parkway / Special Use for a Gymnasium and Parking Variation

BACKGROUND INFORMATION

Petitioner:	Matt Miller
Address of Petitioner:	1056 National Parkway Schaumburg, IL 60193
Status of Petitioner:	Proposed Tenant
Owner of Parcel:	Sparrowhawk Real Estate, CBRE
Address of Owner:	700 Commerce Drive Oak Brook IL, 60523
Existing Zoning:	M-1 Manufacturing District
Existing Land Use:	Office/Industrial Use

Requested Action:

- Special Use for a Gymnasium [Title 15, Chapter 154, Section 154.188 (C)(6) of the Zoning Ordinance]
- Parking Variation [Title 15, Chapter 154, Section 154.123 of the Zoning Ordinance]

ANALYSIS

Staff Discussion



The petitioner requests approval of a Special Use for a Gymnasium and Parking Variation for ETS Performance to be located at 1056 National Parkway. ETS Performance proposes to offer indoor athletic training and sports performance for youth athletes. Athletes are anticipated to be between the ages of 13 and 14. The proposed business will be located in a 3,945 square foot tenant space within a multi-tenant office and warehouse

building located at the northwest corner of Remington Road and National Parkway. The tenant space is currently vacant. Training is proposed to be conducted through scheduled one-on-one evaluations and 45-minute long small-group training sessions led by certified coaches. The facility will not be operated as a drop-in gym. Athletes will be dropped off and picked up five to ten minutes before and after their scheduled session.

The proposed hours of operation are Mondays through Fridays from 12:00 pm to 8:00 pm and from 8:00 am to 10:00 am on Saturday. The facility will be primarily used for administrative activities between the hours of 12:00 pm to 3:00 pm and for training sessions between the hours of 3:00 PM to 8:00 PM. A maximum of 25 athletes and 5 coaches are proposed per session. Summer hours are proposed to include a morning training window between the hours of 8:00 am to 11:00 am.

The proposed use will primarily be operated during late afternoon and evening times, which are off-peak hours for many of the other businesses in the center. Staff does not believe that ETS performance will have a negative impact on surrounding businesses. Additionally, this use is similar and compatible to Schaumburg Athletic Association Cheerleading which already occupies a tenant space within the building.

Parking Variation
The petitioner also requests a variation for 44 parking spaces. Information about the variation is provided in the parking information section below.

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:
The proposed use at this particular location is desirable to provide a youth sports training facility for the 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 use is similar and compatible to existing uses on the subject property and neighboring properties. Staff believes the proposed use will not be detrimental to the health, safety, morals or general welfare of people 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:
The proposed use will comply with the regulations and conditions specified in this chapter for such use.

TO: ZONING BOARD OF APPEALS
HEARING DATE: February 25, 2026
DATE PREPARED: February 13, 2026
CASE NUMBER: Z2601-04
TITLE: Z2601-04/ ETS PERFORMANCE / 1056 National Parkway / Special Use for a Gymnasium and Parking Variation

Zoning History

The building was constructed in 1984 (SP8401-02) and has been utilized primarily for office and industrial office uses. Village records do not include much information about this property. In 2008, the Village approved a Special Use for a Gymnasium for the Schaumburg Athletic Association Cheerleading Facility at 1076 National Parkway (Case No. Z0804-02). In April 2009, Fire Zone received Special Use approval for a recreational center and 193-space Parking Variation at 1066 National Parkway (Case No. Z0902-02), but this location never moved forward. In June 2009, Fire Zone reapplied for an 11-space Parking Variation and Special Use to occupy 1100 National Parkway (Case No. Z0906-04). In June of 2019, Schaumburg Athletic Association Cheer was approved for a special use to relocate to 1072 National Parkway (Case No. Z1904-07).

Surrounding Zoning and Land Uses

North: M-1 Manufacturing District – 1026-1036 & 1082-1100 National Parkway Office/Warehouse Building
South: M-1 Manufacturing District – Converting Systems, Inc., Schaumburg Honda
East: M-1 Manufacturing District – 1100 Remington Road
West: M-1 Manufacturing District – Erdo Specialty Steel, Additional Parking for the Subject Property

Compatibility with Surrounding Land Uses

As the adjacent units will be used for office/warehouse purposes during the day, Staff believes that the proposed use will not have any negative effects on the surrounding units or land uses.

Comprehensive Plan Designation

The subject property is designated for industrial uses in the Village Comprehensive Plan. The Comprehensive Plan states that non-industrial uses may be permitted within the zoning district but should receive a higher level of scrutiny to ensure they do not impact the operations of existing industrial businesses. Non-industrial uses should also be located on the periphery of the district. The subject property is located near the periphery of the industrial district and staff does not believe the use will have a negative impact on the operation of surrounding industrial businesses.

Parking

Per section 154.123 of the Zoning code, a total of 115 parking spaces are required for all uses on the subject property. The subject property has a total of 86 parking spaces that are located on both the east and the west side of the building. The property has a 29- parking space deficit which is 25.2% of the required parking spaces.

The subject property (Parcel 2) is located in the Parkway Plaza Business Center which includes three parcels that are all under the same ownership. Parcel 1 to the north of the subject property is currently developed with a 70,200 sq. ft. building and 151 parking spaces and Parcel 3 on the west side is developed with a 55-space parking lot as shown in the attached Plat of Survey. Parcel 3 is located near the front entrance of 1056 National Parkway. A total of 116 parking spaces are required for all the uses

on Parcel 1 and 3, and a total of 206 parking spaces are provided. With the exclusion of the subject property, the Parkway Plaza Business Center currently has a parking surplus of 90 parking spaces.

Parcel 2 – Subject Property – 1046 -1080 National Parkway		
Use / Square Footage	**Parking Rate**	**Required Parking**
ETS Performance 3,945 sq. ft. Total GFA Office 100 sq. ft. NFA Practice Area 2,910 sq. ft. NFA	 5 spaces/1,000 sq. ft. NFA 25% of capacity. Capacity is calculated at 50 square feet per person	 1 space 15 spaces
Schaumburg Athletic Association Cheer 9,041 sq. ft. GFA Office Practice Area	 5 spaces/1,000 sq. ft. NFA 25% of capacity. Capacity is calculated at 50 square feet per person	 10 spaces 34 spaces
Office * 5,285 sq. ft. NFA	5 spaces/1,000 sq. ft. NFA	26 spaces
Warehouse* 47,574 sq. ft. NFA	1 spaces/1,000 sq. ft. NFA up to 10,000 square feet plus 1 space/2,000 sq. ft. when over 10,000 square feet	29 spaces
Total Parking Provided		**86 spaces**
Total Parking Required		**115 spaces**
Parking Deficit		**29 spaces**

*Office and Warehouse figures are based on an estimate of 10% office per unit. The Code allows for a 10% estimate

Parcel 1 – 1026 -1036 & 1082 -1100 National Parkway		
CrossFit Rise 8,016 sq ft GFA 160-person capacity (50 sq ft per person)	25% of capacity. Capacity is calculated at 50 square feet per person	40 spaces
Office * 8,925 sq. ft. NFA	5 spaces/1,000 sq. ft. NFA	26 spaces

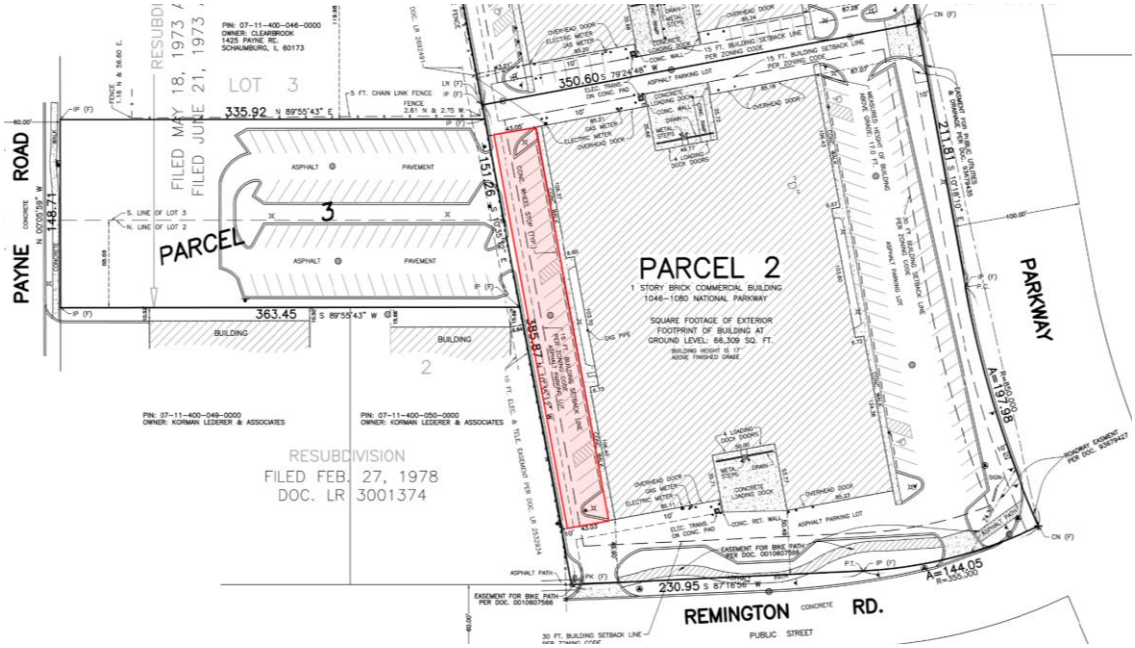
Warehouse* 58,787 sq. ft. NFA	1 spaces/1,000 sq. ft. NFA up to 10,000 square feet plus 1 space/2,000 sq. ft. when over 10,000 square feet	29 spaces
Total Parking Provided		**151 spaces**
Total Parking Required		**116 spaces**
Parking Surplus		**35 spaces**

*Office and Warehouse figures are based on an estimate of 10% office per unit. The Code allows for a 10% estimate

Parcel 3	
Total Parking Provided	**55 spaces**
Total Parking Required	**0 spaces**
Parking Surplus	**55 spaces**

The three parcels currently have a shared parking arrangement, but a recorded agreement is not in place. Staff believe that the available shared parking spaces on both parcels 1 & 3 provide adequate parking for the subject property. Staff recommend that a recorded shared parking and easement agreement be established for the property. A condition of approval has been added to this staff report.

Additionally, the petitioner has provided parking counts for the western parking area of the subject property, which is near the front entry of the proposed tenant space. A total of 24 parking spaces are provided in the western parking area of the subject property as highlighted in red below.



Typically, parking counts include two (2) weekdays and one (1) weekend day at varying times of the day to illustrate parking lot capacity. The provided parking counts indicate the following:

- Wednesday – February 4, 2026
  - 12pm - 4 parked cars
  - 7pm - 0 parked cars
  - 8pm - 0 parked cars
- Friday – February 6, 2026
  - 1pm - 3 parked cars
  - 6:30pm - 0 parked cars
  - 7:30 pm - 0 parked cars
- Saturday, - February 7, 2026
  - 8:30am - 1 parked car
  - 10am - 0 parked cars

As indicated by the parking counts above, there were a maximum of four parked cars in the western parking area of the subject property near the front entry of the proposed tenant space. Given that at least 4 parking spaces would be occupied by existing uses on the west side of the subject property, ETS Performance would have at least 20 parking spaces available for use at a given time. Per the parking analysis ETS Performance will require a total of 16 parking spaces.

ETS Performance's peak hours are proposed to be during the off-peak hours of surrounding businesses. Additionally, both the subject property and neighboring properties to the north and west provide adequate parking for all uses on the subject property. Staff is supportive of the parking variation.

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 Gymnasium and Parking Variation for ETS Performance, proposed to be located at 1056 National Parkway, Case No. Z2601-04, subject to the following conditions:

1. Prior to issuance of building permits the property owner shall provide a recorded shared access and parking Agreement for Parcels 1, 2 and 3 as shown on the submitted Plat of Survey.
2. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on January 27, 2026.
3. The following plans shall be adopted with the enabling ordinance:
   a. Preliminary Space Plan - 1056 National Parkway, Prepared by Interwork Architects, received by the Community Development Department on January 14, 2026.

pc: Petitioner
Owner of Property

ETS Narrative

The proposed use is an **indoor athletic training and sports performance facility** designed to provide structured strength, conditioning, speed, and movement training for youth athletes. Training is conducted through scheduled one-on-one evaluations and small-group training sessions led by certified coaches. The facility is not a drop-in gym and does not operate as open recreation; all activity is appointment-based and supervised.

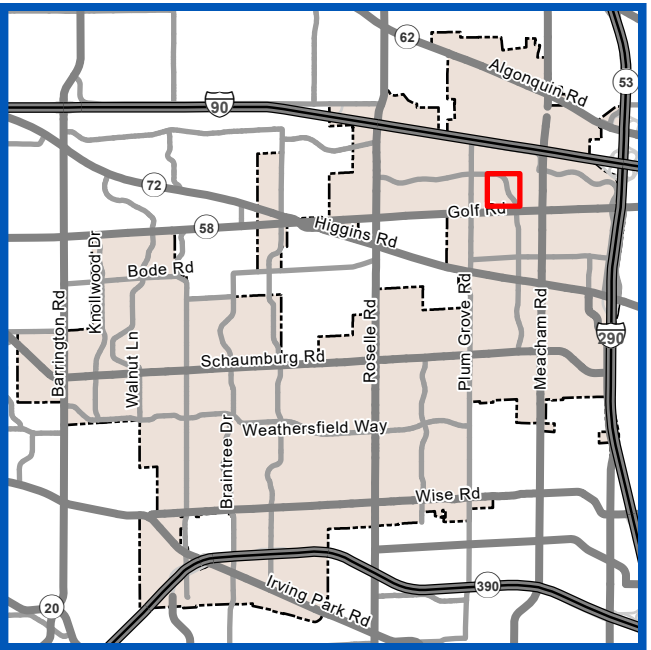
During the first two to three weeks of opening, the Director of Operations and a designated parachute team will conduct one-on-one evaluations with prospective members. Following this initial evaluation period, athletes will transition into scheduled small-group training sessions, where participants sign up for a 45-minute training block.

During the school year, hours of operation are **12:00 PM to 8:00 PM** Monday-Friday. On Saturday hours will be from **8:00 AM to 10:00 AM**. From **12:00 PM to 3:00 PM**, the facility is primarily used for administrative activities, prospect follow-ups, and lead generation, with minimal athlete presence. From **3:00 PM to 8:00 PM**, athletes attend scheduled training sessions. Each session is capped at a maximum of **25 athletes**, with a **coach-to-athlete ratio of approximately 1:6**, resulting in four to five coaches present during peak sessions.

Approximately **95% of athletes are between the ages of 13 and 14**. Athletes are typically dropped off and picked up **five to ten minutes before and after their scheduled session**, minimizing prolonged on-site waiting or loitering.

Summer hours vary based on demand but typically include morning training windows from **8:00 AM to 11:00 AM** and afternoon/evening sessions from **3:00 PM to 6:00 PM**, following the same session structure and participant limits.





Subject Property

Z2601-04

ETS Performance

Special Use for a Gymnasium and Parking Variation

0 120 240
Feet

VILLAGE OF SCHAUMBURG

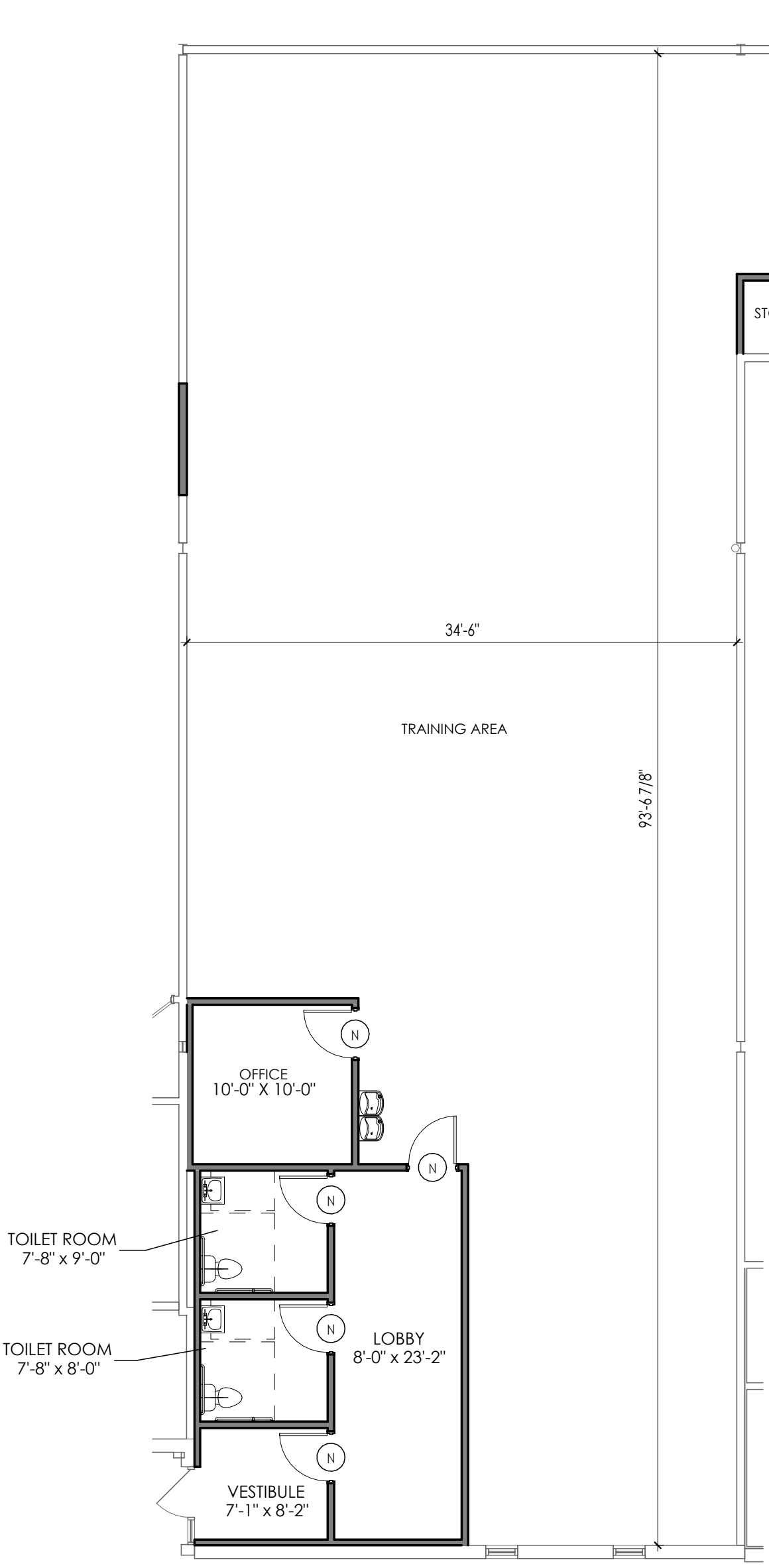
1056 National Parkway

Prepared By:
Village of Schaumburg
Community Development Department

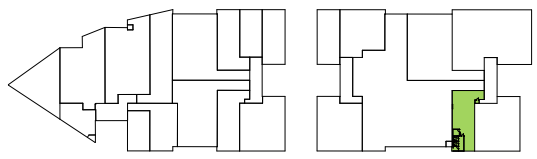
The proposed facility operates on a scheduled, appointment-based model with class sizes strictly capped at 25 participants per session**.** As a result, parking demand is inherently limited and predictable.

The majority of participants are youth athletes, many of whom arrive via carpooling with parents or guardians, resulting in fewer vehicles per participant than traditional retail or gym uses. Additionally, participants arrive and depart in staggered intervals**,** not all at once, which further reduces peak parking demand.

Staffing levels during any given class are minimal and consistent, typically limited **to** 3–5 coaches or staff member**s** on site at one time. There is no open-gym access, walk-in traffic, or overlapping class schedules that would create peak parking surges.



KEY PLAN



62

SPACE PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW PARTITION
- EXISTING DOOR & FRAME TO REMAIN
- NEW DOOR & FRAME
- RELOCATED DOOR & FRAME
- AREA NOT IN CONTRACT
- NEW MILLWORK

N: NEW
R: RELOCATED
T: TEMPORARY

1 PRELIMINARY SPACE PLAN

1/8" = 1'-0"

interwork architects
1717 DEERFIELD ROAD, SUITE 320, DEERFIELD, IL 60015
P: 847 509 4070 | interworkarchitects.com
COPYRIGHT ©2025 INTERWORK ARCHITECTS INCORPORATED

PRELIMINARY SPACE PLAN

ETS

1056 NATIONAL PARKWAY
SCHAUMBURG, ILLINOIS

PRELIMINARY - NOT FOR CONSTRUCTION

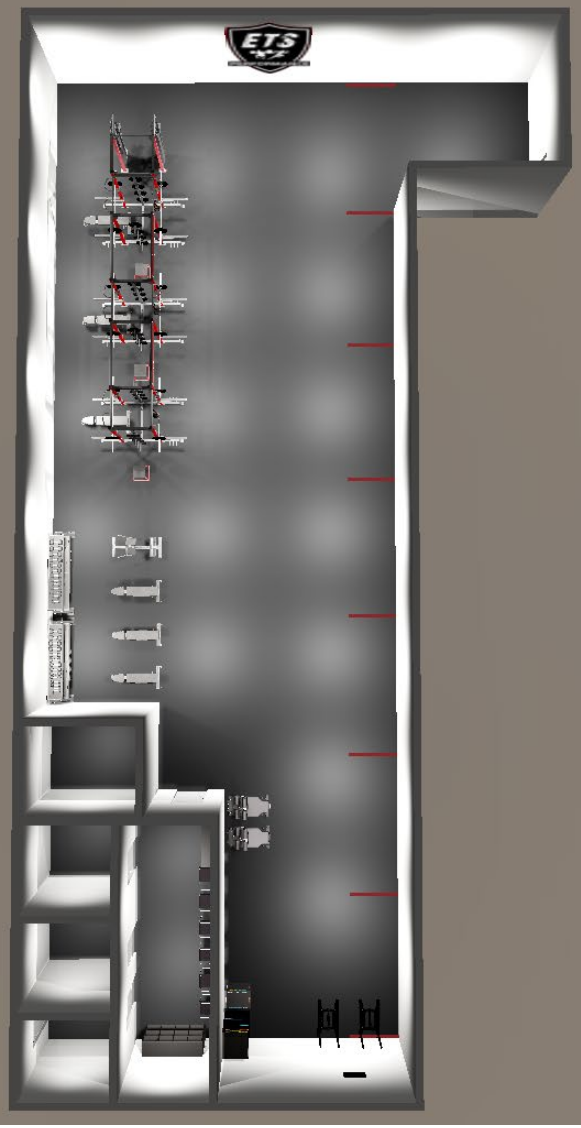
DATE 10.30.2025
REV#
PROJ # 1420.004.000
SHEET SP-01



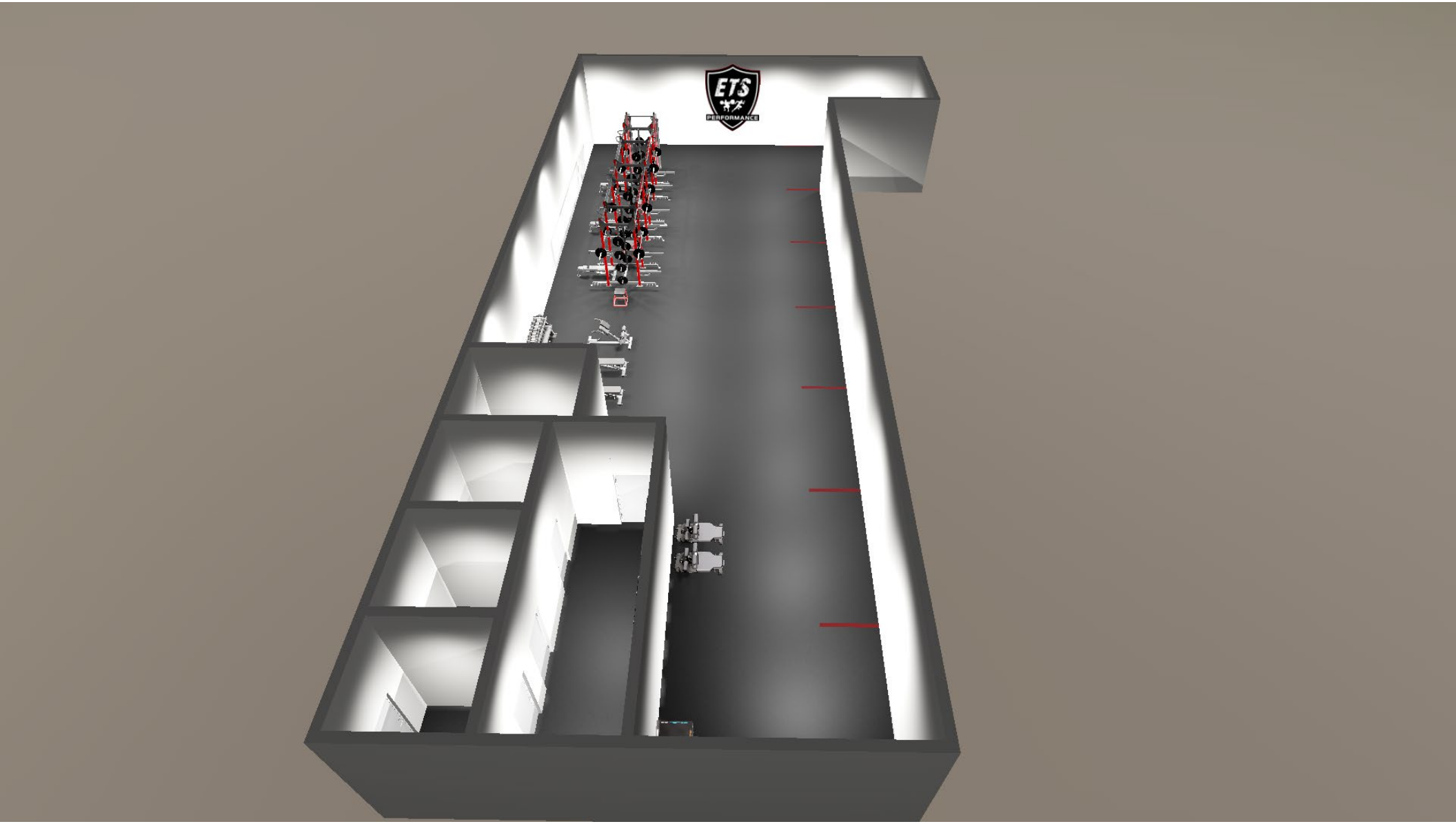
× TORQUE® USA

Brandon Brambilla | Torque Fitness | Director of Key Accounts, Midwest
11201 Xeon St NW Ste 101 | Coon Rapids MN 55448
P: 763-754-7533 ext. 7613 Direct 763-294-7613 C: 763-453-5360 | www.torquefitness.com

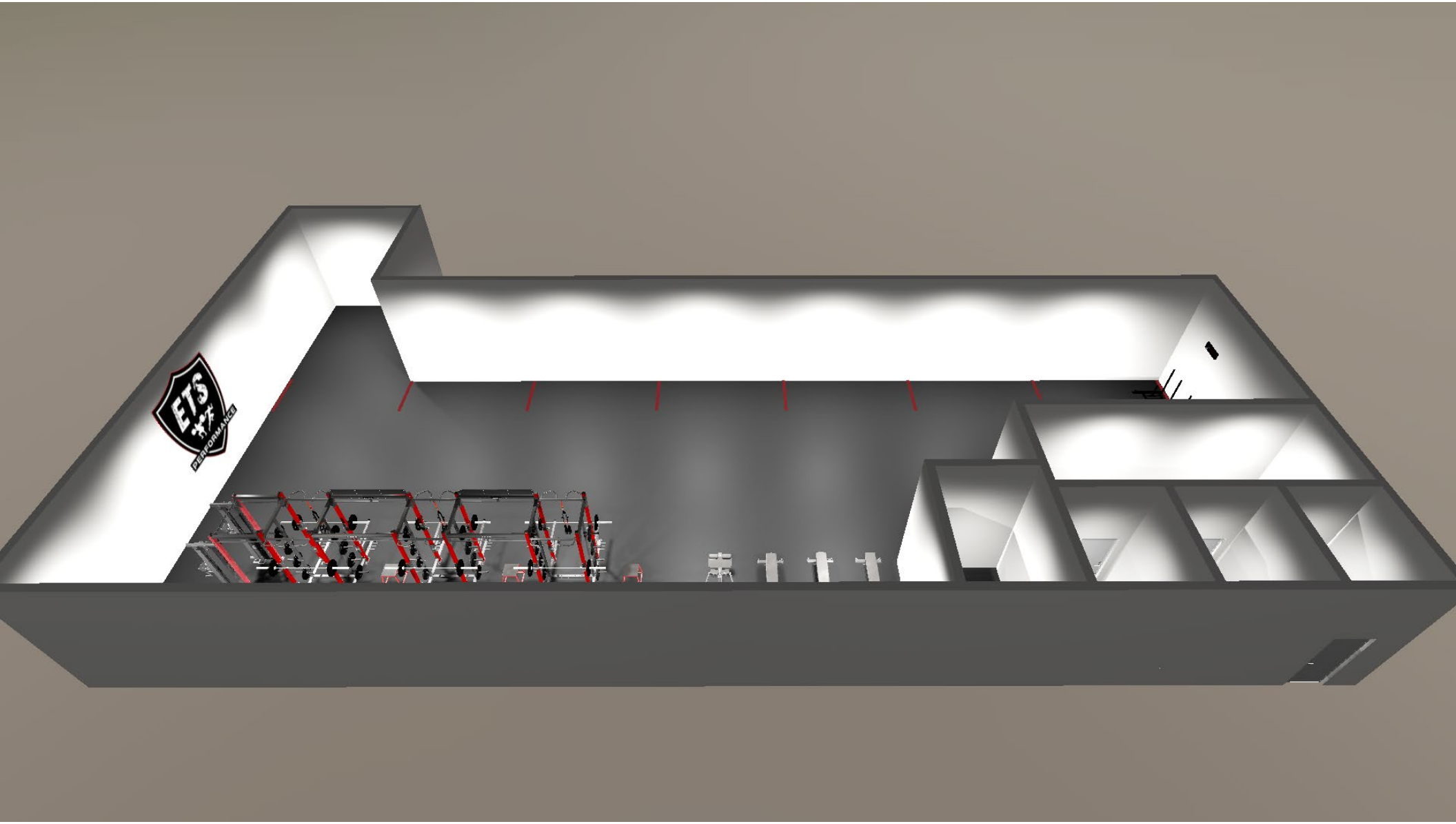
Schaumberg IL



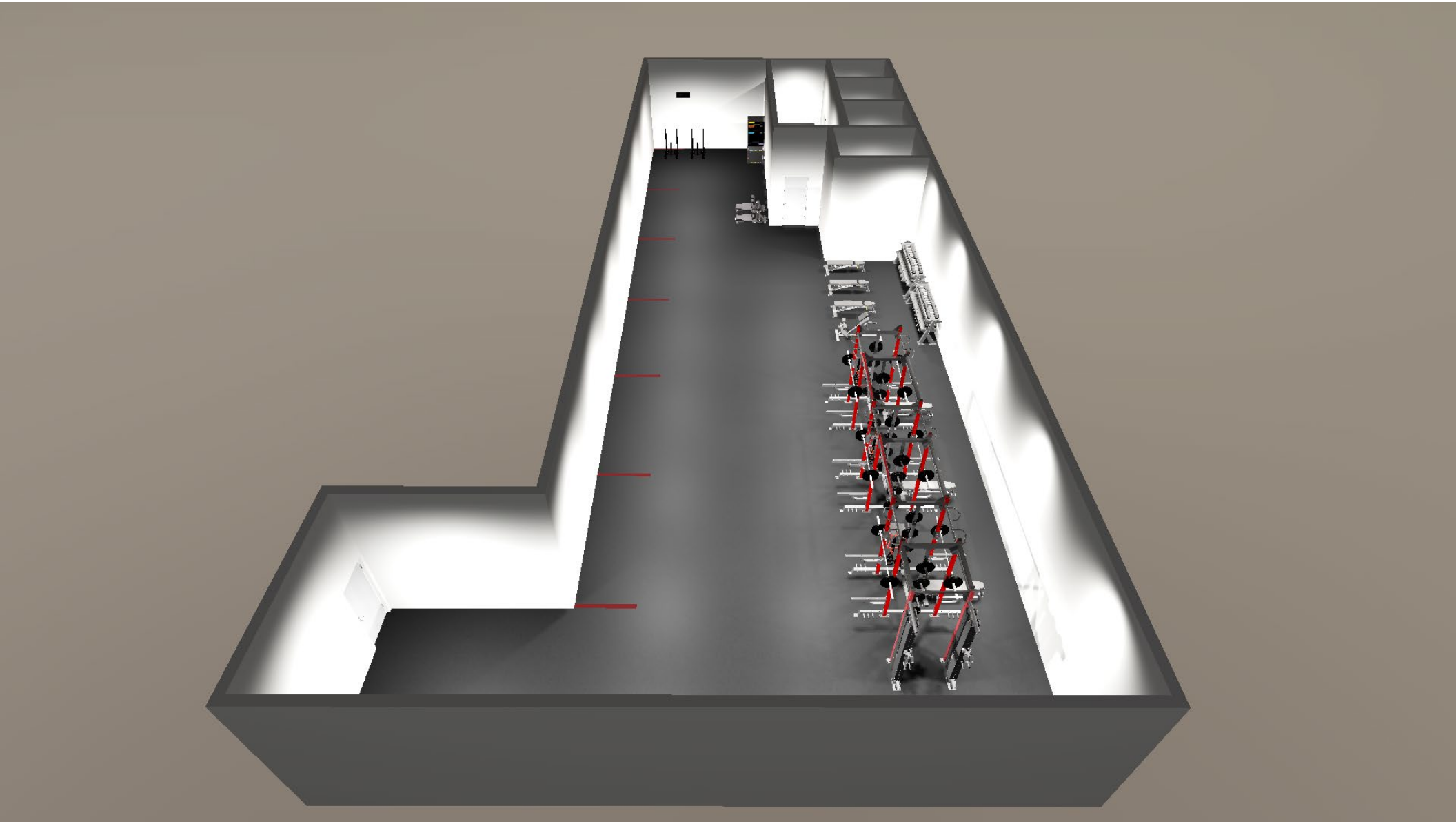
Schaumberg IL



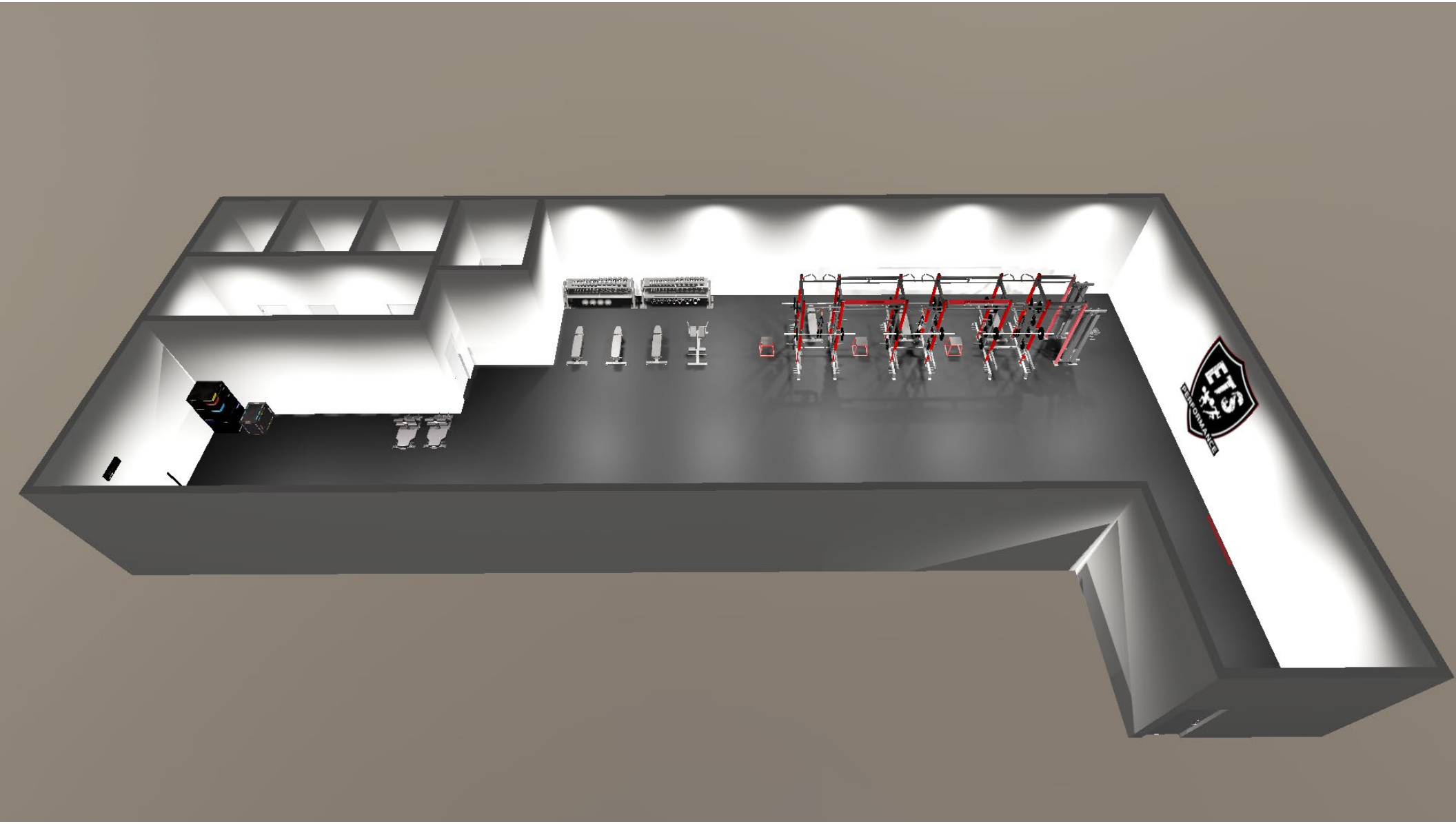
Schaumberg IL



Schaumberg IL



Schaumberg IL



Schaumberg IL



Schaumberg IL



Schaumberg IL



Schaumberg IL



Schaumberg IL



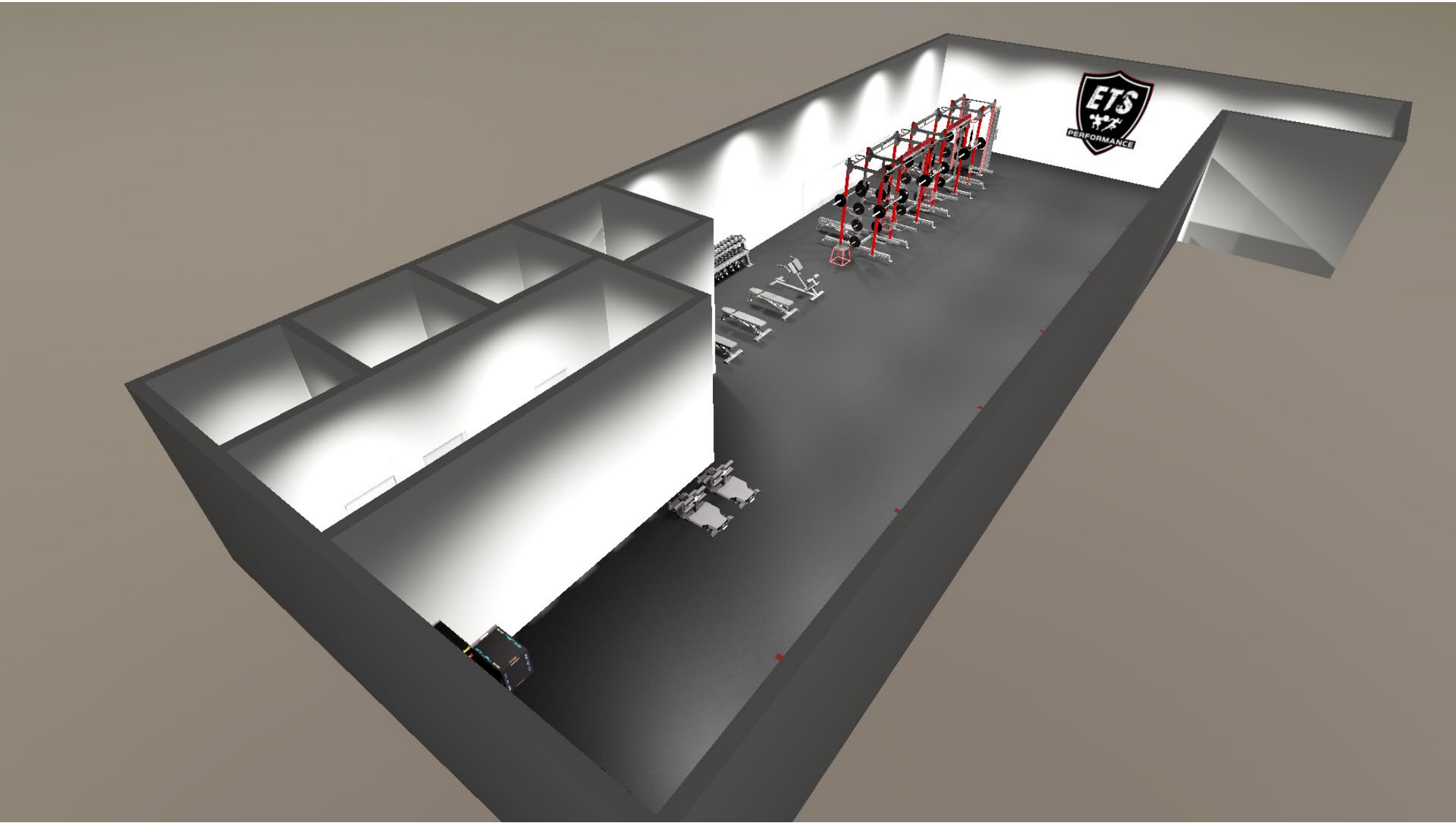
Schaumberg IL



Schaumberg IL



Schaumberg IL




ETS
PERFORMANCE



GET SOCIAL WITH US!
#TORQUEFITNESS
#TORQUETANK

SEE PLACEMENTS AND TRAINING VIDEOS
www.facebook.com/torquefitness
www.instagram.com/torque.fitness
www.linkedin.com/company/torque-fitness-llc

LEGEND:

	Sanitary Manhole
	Storm Catch Basin/Inlet
	Fire Hydrant w/B-Box
	Water Valve Vault
	Street Light
	Traffic Sign
O.H.—o—O.H.	Overhead Wire W/ Utility Pole
(D)	DEED
(M)	MEASURED
(R)	RECORDED
R	RADIUS
A	ARC
CN	CROSS NOTCH
(F)	FOUND
IP	IRON PIPE
LN	LINE NOTCH
PK	CONCRETE NAIL MARKER

N

1" = 40'

0 40' 80'

GRAPHIC SCALE

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NUMBER 661900-5 WITH AN EFFECTIVE DATE OF MARCH 19, 2014 AND REVISED APRIL 18, 2014:

4. EASEMENT, 10 FEET IN WIDTH, IN, UPON, UNDER, OVER, AND ALONG THE LAND AS SHOWN ON EXHIBIT ATTACHED THERETO TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRONIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, FILED JANUARY 30, 1975 AS DOCUMENT LR2793249. (AFFECTS PARCELS 1 AND 2) [PLOTTED ON THE DRAWING]

5. EASEMENT IN FAVOR OF THE VILLAGE OF SCHAUMBURG FOR THE CONSTRUCTION OF PUBLIC ROADWAY IMPROVEMENTS AS GRANTED IN THE PERMANENT EASEMENT AGREEMENT FOR PUBLIC ROADWAY IMPROVEMENTS RECORDED AUGUST 27, 1993 AS DOCUMENT 93679427, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 2). [PLOTTED ON THE DRAWING]

6. EASEMENT, 10 FEET IN WIDTH, IN FAVOR OF THE VILLAGE OF SCHAUMBURG, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH PUBLIC UTILITIES AND DRAINAGE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO, CONTAINED IN THE GRANT RECORDED AUGUST 26, 1993 AS DOCUMENT 93679434. (AFFECTS PARCEL 1) [PLOTTED ON THE DRAWING]

7. EASEMENT, 10 FEET IN WIDTH, IN FAVOR OF THE VILLAGE OF SCHAUMBURG, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH PUBLIC UTILITIES AND DRAINAGE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO, CONTAINED IN THE GRANT RECORDED AUGUST 26, 1993 AS DOCUMENT 93679435. (AFFECTS PARCEL 2) [PLOTTED ON THE DRAWING]

8. PERMANENT EASEMENT AGREEMENT IN FAVOR OF THE VILLAGE OF SCHAUMBURG FOR THE PURPOSE OF REPAIR OR REPLACEMENT OF BIKE PATH AS SHOWN IN EXHIBIT A ATTACHED THERETO RECORDED JULY 10, 2001 AS DOCUMENT 0010607566, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 2) [PLOTTED ON THE DRAWING]

9. EASEMENT OVER THE EASTERLY 10 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY, ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY, AND ITS SUCCESSORS AND ASSIGNS, AS SHOWN ON THE PLAT OF SUBDIVISION FILED MAY 18, 1973 AS DOCUMENT LR2692491. (AFFECTS PARCEL 3) [PLOTTED ON THE DRAWING]

10. EASEMENT, 20 FEET IN WIDTH, IN, UPON, UNDER, OVER, AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, FILED DECEMBER 1, 1970 AS DOCUMENT LR2532934. (AFFECTS THE EASTERLY 10 FEET OF PARCEL 3) [PLOTTED ON THE DRAWING]

11. EASEMENT OVER THE EASTERLY 10 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO ILLINOIS BELL TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS SHOWN ON THE PLAT OF SUBDIVISION FILED MAY 18, 1973 AS DOCUMENT LR2692491. (AFFECTS PARCEL 3) [PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER:
07-11-400-027-0000 (PARCEL 1)
07-11-400-028-0000 (PARCEL 2)
07-11-400-062-0000 (PARCEL 3)

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM NATIONAL PARKWAY AND REMINGTON ROAD, BOTH LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS.

TABLE A – ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A – ITEM 2 STATEMENT AS TO ADDRESS: THE OBSERVED ADDRESS OF THE PROPERTY IS 1026-1100 NATIONAL PARKWAY, SCHAUMBURG, ILLINOIS.

TABLE A – ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0191J WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A – ITEM 4 STATEMENT AS TO GROSS LAND AREA: PARCEL 1 CONTAINS 153,493 SQUARE FEET OR 3.5237 ACRES. PARCEL 2 CONTAINS 144,059 SQUARE FEET OR 3.3071 ACRES. PARCEL 3 CONTAINS 52,003 SQUARE FEET OR 1.1938 ACRES. PARCELS 1, 2 & 3 TAKEN TOGETHER AS A TRACT CONTAIN 349,555 SQUARE FEET OR 8.0247 ACRES.

TABLE A – ITEM 6(b) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS: THIS SURVEY REFLECTS CERTAIN ZONING INFORMATION PROVIDED TO THIS SURVEYOR AS REFERENCED IN COMMERCIAL DUE DILIGENCE SERVICES ZONING CLASSIFICATION REPORT DATED MAY 15, 2014.
EXISTING ZONING DESIGNATION: M-1, MANUFACTURING DISTRICT
SETBACKS: FRONT = 30 FT. PLUS 1 ADDITIONAL FOOT FOR EVERY 1 FT. INCREASE IN BUILDING HEIGHT OVER 16 FT., SIDE = 30 FT. CORNER & 15 FT. INTERIOR, REAR = 15 FT.
MAXIMUM BUILDING HEIGHT: 45 FT.
MINIMUM LOT AREA: 15,000 SQ. FT.
MINIMUM LOT WIDTH: 100 FT.
MAXIMUM LOT COVERAGE: 45%
MAXIMUM FAR: 45%

TABLE A – ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A – ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: SEE DRAWING FOR THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.

TABLE A – ITEM 7(c) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE: SEE DRAWING FOR THE MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE.

TABLE A – ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A – ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 295 EXISTING PARKING SPACES INCLUDING 6 DESIGNATED HANDICAP PARKING SPACES.

TABLE A – ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A – ITEM 13 STATEMENT REGARDING ADJOINING OWNERS: SEE DRAWING FOR NAMES OF ADJOINING OWNERS AS OBTAINED FROM THE COOK COUNTY TREASURER'S WEBSITE.

TABLE A – ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

TABLE A – ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.

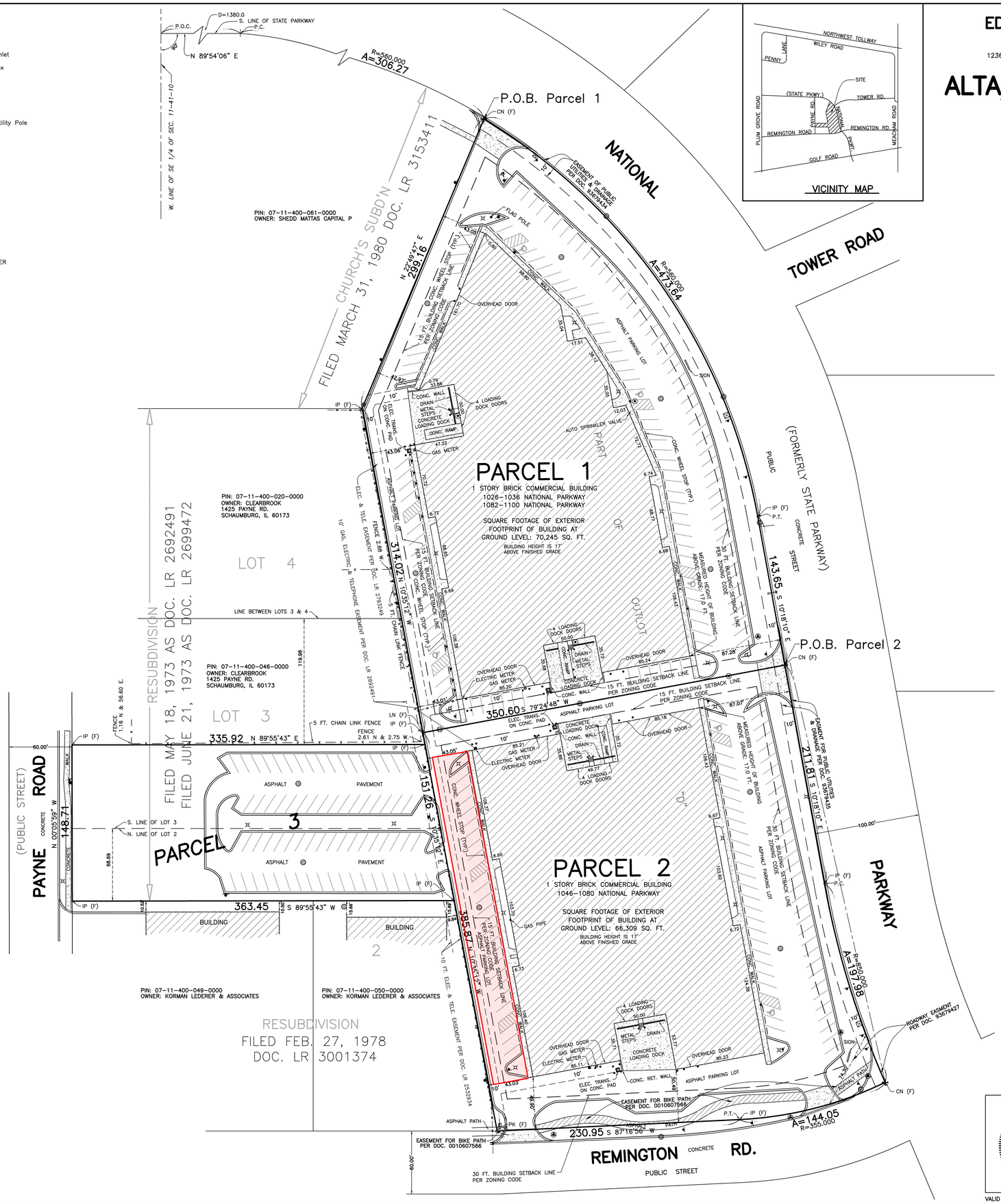
TABLE A – ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

TABLE A – ITEM 18 STATEMENT REGARDING SITE USE: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

TABLE "A" ITEM 19 STATEMENT OF WETLAND AREAS: SURVEYOR FINDS NO INDICATION OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES ON THE PROPERTY.

TABLE "A" ITEM 20(a) STATEMENT OF OFFSITE EASEMENTS: SURVEYOR FINDS NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS.

TABLE A – ITEM 21 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST



VICINITY MAP

DRAFTED BY: BJE

ORDER NO.: *140052*
FILE: *11-41-10*
PROJECT NO.: 1597

EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
e-mail: emolloy@ejmolloy.com

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1:
THAT PART OF OUTLOT "D" IN SCHAUMBURG INDUSTRIAL PARK (HEREINAFTER DESCRIBED) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF STATE PARKWAY WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY ALONG THE SOUTH LINE OF STATE PARKWAY AND AT RIGHT ANGLES TO THE SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (SAID LINE OF STATE PARKWAY BEARING NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST) A DISTANCE OF 1380.00 FEET TO A POINT OF CURVE IN SAID LINE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF STATE PARKWAY, BEING THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED LINE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS 560.00 FEET, A DISTANCE OF 306.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF STATE PARKWAY AND ALONG THE EXTENSION OF THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 473.64 FEET TO A POINT OF CURVED TANGENCY; THENCE SOUTH 10 DEGREES 18 MINUTES 10 SECONDS EAST ALONG THE WESTERLY LINE OF STATE PARKWAY, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 143.65 FEET; THENCE SOUTH 79 DEGREES 24 MINUTES 48 SECONDS WEST, A DISTANCE OF 350.60 FEET; THENCE NORTH 10 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 314.02 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 299.16 FEET TO THE POINT OF BEGINNING, IN SCHAUMBURG INDUSTRIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11; PART OF THE SOUTHWEST 1/4 OF SECTION 12; PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF FILED ON JUNE 10, 1969 AS LR2455597, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF OUTLOT "D" IN SCHAUMBURG INDUSTRIAL PARK (HEREINAFTER DESCRIBED) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF STATE PARKWAY WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY ALONG THE SOUTH LINE OF STATE PARKWAY AND AT RIGHT ANGLES TO THE SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (SAID LINE OF STATE PARKWAY BEARING NORTH 89 DEGREES 54 MINUTES 06 SECONDS EAST), A DISTANCE OF 1380.00 FEET TO A POINT OF CURVE IN SAID LINES; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF STATE PARKWAY, BEING THE ARC OF CIRCLE, TANGENT TO THE LAST DESCRIBED LINE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 560.00 FOR A DISTANCE OF 779.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES 18 MINUTES 10 SECONDS EAST ALONG THE WESTERLY LINE OF STATE PARKWAY, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 143.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF STATE PARKWAY, A DISTANCE OF 211.81 FEET TO A POINT OF CURVE IN SAID LINE; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF STATE PARKWAY, BEING THE ARC OF CIRCLE, TANGENT TO THE LAST DESCRIBED LINE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 850.00 FEET, A DISTANCE OF 197.98 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 355.00 FEET, A DISTANCE OF 144.05 FEET; THENCE SOUTH 87 DEGREES 16 MINUTES 56 SECONDS WEST TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 230.95 FEET; THENCE NORTH 10 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 385.87 FEET; THENCE NORTH 79 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 350.60 FEET TO THE POINT OF BEGINNING, IN SCHAUMBURG INDUSTRIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11; PART OF THE NORTHEAST 1/4 OF SECTION 11; PART OF THE SOUTHWEST 1/4 OF SECTION 12; PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF FILED ON JUNE 10, 1969 AS LR2455597, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOT 3 (EXCEPT THE NORTH 119.98 FEET) AND THE NORTH 68.69 FEET OF LOT 2 (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) ALL IN RESUBDIVISION OF PART OF OUTLOT D IN SCHAUMBURG INDUSTRIAL PARK AS RECORDED JUNE 10, 1969, UNDER DOCUMENT NUMBER 20866510 AND FILED WITH THE REGISTRAR OF DEEDS UNDER TORRENS REGISTRATION NUMBER 2455597, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11; PART OF THE SOUTHWEST 1/4 OF SECTION 12; PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 18, 1973 AS DOCUMENT NUMBER 2692491, AND SURVEYOR'S CERTIFICATE OF CORRECTION REGISTERED ON JUNE 21, 1973 AS DOCUMENT NUMBER 2699472, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1026-1100 NATIONAL PARKWAY, SCHAUMBURG, ILLINOIS

JUNE 20, 2014: ADJOINING OWNERS ADDED.
MAY 27, 2014: REVISED TITLE COMMITMENT, ZONING REPORT AND BUYER'S COMMENTS.
APRIL 25, 2014: REVISE PER LENDER REQUIREMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY TO:
SPARROWHAWK CHICAGO INDUSTRIAL LP;
SECURITY LIFE OF DENVER INSURANCE COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY;
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19, 20(a) AND 21 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 2, 2014. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 10TH DAY OF APRIL , A.D. 2014

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM – LICENSE NO. 184-002910

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2014 AND IS RENEWABLE)
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002910

THOMAS A. MOLLOY
35-3409
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BENSENVILLE, ILLINOIS

VALID ONLY WITH EMBOSSED SEAL

Development Review Application

DEVR-26-6

Submitted On: Jan 12, 2026

Applicant

Matt Miller

[redacted]

Primary Location

1056 NATIONAL PKY
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Chido Baker

Z2601-04 / ETS PERFORMANCE / 1056 National Pkwy / Special Use for a Gymnasium and Parking Variation

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Tenant

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Jay Dalby

Property Owner Street Address

700 Commerce Drive

Property Owner City

Oak Brook

Property Owner State

IL

Property Owner Zip Code

60523

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-11-400-027-0000

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

"During the first two-three weeks of opening, our Director of Operations and our parachute team will be having one on one evaluations with prospective members. From this, they will transition to having sessions where athletes sign up for a 45 minute block of time to do "small group" training.

Hours of operations are noon to 8 pm during school year, where 12 pm to 3 pm is usually just following up with prospects and doing lead generation. 3 pm to 8 pm is the window of time that athletes can sign up for sessions for 45 minutes and these are usually capped at no more than 25 athletes per sessions.

We have a one to six coach to athlete ratio, so with 25 athletes in one given session, you would see roughly four to five coaches handling those sessions. 95% of our athletes are ages 13 to 14 years old and they are dropped off and picked up five to 10 minutes before and after each session.

Summer hours vary. Usually there will be windows from 8 to 11 am for athletes that want to train in the mornings (same, 25 max athletes per session) and then 3 pm to usually 6 pm in the evening for same sessions."

Project Staff

Type

--

If Other, Describe

--

Company Name

--

Staff Name

Jay Dalby

Staff Mailing Address

700 Commerce Drive, Suite 200, Oak Brook, IL 60523

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

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:03pm.

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:	Chidochashe Baker Community Planner	Cory Englebert ETS Performance 1056 National Parkway Schaumburg

Mr. Cory Englebert, representing the Petitioner, stated that ETS Performance does youth sports performance training. Parents drop off their kids and pick them up when they are done. The only time parents come in is at the first evaluation when they sign up their kids. He said that parking is not an issue on the subject property and added that they have 65 gyms across the U.S. and started opening locations in the Chicagoland area in the past couple years.

Ms. Chidochashe Baker stated that the current subject tenant space is vacant, and the floor plan is simple. The Petitioner proposes a vestibule at the main entrance, some restrooms, a small office and a room filled with gym equipment. The anticipated age of the athletes will be 13 – 14 years old. At maximum, they will have 25 athletes and 5 coaches. The proposed hours of operation are Monday – Friday, 12pm to 8pm and on Saturdays, 8am – 10am. During the summer months, they will have morning hours.

The subject property is located in the Parkway Plaza Business Center. The majority of the uses in the building are warehouse and manufacturing and have a limited number of people coming there. The Petitioner provided Staff with some parking counts, specifically, the parking lot in front of the subject tenant space. The parking counts, which were conducted on 3 separate days and 3 different times throughout each day, showed that a total of 4 parking spaces were occupied. There is another sports training facility located on the other side of the building facing National Parkway that might get filled, but Staff determined that there is enough parking for the Petitioner. The 3 properties within the Plaza are identified as Parcel 1, Parcel 2 and Parcel 3 and have a shared parking arrangement. One of the conditions on the Staff Report requires a recorded Shared Parking Agreement prior to the issuance of building permits. The total required parking for all 3 parcels is 231 parking spaces, and 292 spaces are provided. Staff feels that the 61-parking-space surplus is adequate for the proposed business. Ms. Baker said that Staff recommends approval, subject to the conditions in the Staff Report.

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.

Chairman Raimondi asked the Board for their comments.

Ms. Errera, Mr. Bhagwakar, Mr. Dolbeare, Ms. Veatch, Mr. Riley, Mr. Szurgot and Chairman Raimondi had no questions.

Mr. Mytych asked what method of advertising the Petitioner uses, and Mr. Engelbert said they advertise on social media and by word of mouth.

Mr. Morreale stated that, historically, parking in that area has been troublesome and he is pleased that a shared parking agreement will be implemented.

PUBLIC HEARING CLOSED

Mr. Szurgot made a motion, seconded by Mr. Mytych, to close the hearing. **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Riley, to recommend approval of a Special Use for a Gymnasium and Parking Variation for ETS Performance located at 1056 National Parkway, Case No. Z2601-04 subject to the following conditions:

1. Prior to issuance of building permits the property owner shall provide a recorded shared access and parking Agreement for Parcels 1, 2 and 3 as shown on the submitted Plat of Survey.
2. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on January 27, 2026.
3. The following plans shall be adopted with the enabling ordinance:
   a. Preliminary Space Plan - 1056 National Parkway, Prepared by Interwork Architects, received by the Community Development Department on January 14, 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, 3/10/26.

ADJOURNMENT
The meeting was adjourned at 7:10pm.

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

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for a Tattoo Establishment for John Bass Art Inc / 235 W. Golf Road, Unit 175
03/10/26
Village Board

Presenter: Ian Salzman
Lead Department: Community Development

Executive Summary:

Case Title
Z2601-05 / John Bass Art Inc / 235 W. Golf Road, Unit 175 / Special Use for a Tattoo Establishment

Hearing Date
February 25, 2026

Summary
The petitioner requests Special Use approval for a tattoo establishment for John Bass Art Inc., proposed to be located at 235 West Golf Road within Schaumburg Marketplace shopping center.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
9 – 0 with no member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should approve the request as presented.

ATTACHMENTS:
- PRG Report
- Location Map
- Redacted Z2601-05 John Bass Art Application.pdf
- Project Narrative
- Plat of Survey
- Floor Plans
- FINAL Z2601-05 John Bass Art Mts 2-25-26.docx

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: February 25, 2026

DATE PREPARED: February 13, 2026

CASE NUMBER: Z2601-05

TITLE: Z2601-05 / JOHN BASS ART INC / 235 W. Golf Road / Special Use for a Tattoo Establishment

BACKGROUND INFORMATION

Petitioner:	John Bass
Address of Petitioner:	933 Graceland Avenue, Apt. 201 Des Plaines, IL 60016
Status of Petitioner:	Tenant
Owner of Parcel:	CP Management, LLC
Address of Owner:	830 S. Buffalo Grove Road, Suite 106 Buffalo Grove, IL 60089
Existing Zoning:	B-2 General Business District Golf Road Corridor Subdistrict D
Existing Land Use:	General Commercial

Requested Action:

- Approval of a Special Use for a Tattoo Establishment [Title 15, Chapter 154, Section 154.198(E) of the Zoning Ordinance]
- Approval of a Variation to the General Regulations for a Special Use for a Tattoo Establishment [Title 15, Chapter 154, Section 154.90.09(A) of the Zoning Ordinance]

ANALYSIS

The petitioner requests Special Use approval for a tattoo establishment for John Bass Art, proposed to be located at 235 W. Golf Road within the Schaumburg Marketplace. John Bass Art is proposing to open a professional body art facility offering both black & gray and color tattooing. The subject tenant space is occupied by Salon Lofts, which has 35 loft spaces and is approximately 6,100 square feet. The tattoo establishment will occupy loft 175, as shown on the submitted floor plan. It is approximately 170 square feet. Hours of operation will be Monday through Saturday from 11 AM to 7 PM by appointment only. The business will be owner-operated, with John Bass as the only employee.



In June 2017, the Village Board approved an Ordinance amending the municipal code to allow tattoo establishments as a special use in the B-2, B-4, M-P and M-1 zoning districts. In February 2022, the Village Board approved an Ordinance creating the Golf Road Corridor Overlay District, which allowed tattoo establishments as a special use in Subdistricts C and D. This is the sixth request for a tattoo establishment in the Village. The first tattoo establishment approved was Atmosphere Tattoo Gallery, located at 301 W. Golf Road (Case No. Z1707-01). The second was the first location for Urban Rebels Ink, located at 910 Bode Road (Case No. Z2102-05). The third was also for Urban Rebels Inc, which relocated to 839 E. Algonquin Road (Case No. Z2401-05). The fourth was for Ink C. Tatts, located in one of the Salon Lofts studios at 1289 E. Higgins Road (Case No. Z2503-06). The fifth and most recent approval was for Razor Tattoo Studio Inc., located at 636 S. Roselle Road (Case No. Z2508-03).

Staff is supportive of the request since the proposed operation meets three of the five special use requirements for tattoo establishments. Staff recommends a variation for the other two requirements. The special use requirements include:

- **Compliance with the State of Illinois requirements for body art.**
- **Hours of operation are limited from 10 AM to 10 PM.**
- **Main entrance is visible from a public street and shall remain unlocked at all times during hours of business.** The proposed use will occupy a loft within the interior of the space, along with other salon related uses. All the lofts are privately secured with a door for access. Therefore, the tattoo establishment will not have a primary "main entrance." Staff is supportive of a variation to this requirement based on the set-up of the interior space, wherein the main entrance to the building shall be visible from a public street and shall remain unlocked at all times during business hours. The petitioner's proposed loft space shall also remain unlocked at all times during business hours.
- **Any windows or doors into the lobby shall not be covered. Lobby must be clearly visible and not obstructed, unless otherwise approved by the Village.** The Salon Lofts space is designed with a row of lofts on the outer rim of the tenant space, with two clusters of lofts in the center. The proposed loft space for the tattoo establishment is in one of the central clusters, further into the space away from the main entrance. It has access to the main hallway, but there are no windows or doors from the loft space to the building exterior. There is a main lobby for the tenant space; however, it is shared and not exclusive to the tattoo establishment. Staff is supportive of a variation to this requirement based on the set-up of the interior space, wherein

any windows or doors into the building's lobby shall not be covered or obstructed and shall be clearly visible.

- **No person, while on the premises of any tattoo establishment shall possess, sell, dispense, provide, give, keep, or maintain any alcoholic beverage.**

The petitioner is aware of the requirements above.

Zoning History:

The Schaumburg Marketplace shopping center was originally developed as the Annex Shopping Center. The Village Board of Trustees adopted Ordinance No. 2148 granting a Special Use for an 80,230 square foot commercial center in a B-3 Planned Office Business district and Site Plan approval for the Annex Shopping Center in July 1982. In 1985, the Village Board adopted Ordinance No. 2460 approving a 4,004 square foot building addition and a 36-space parking variation and prohibiting any restaurant from locating within the shopping center. However, in 1987, the Village Board granted a Special Use for a Type "C" restaurant and a one-space parking variation for a Subway Sandwich Shop located in an outlot of the shopping center (Ordinance No. 2858). In 1995, the Village Board approved a rezoning from B-3 Planned Office Business District to B-2 General Business District for the Annex Shopping Center. The following year, in 1996, the Village Board approved a Special Use for a Type "C" restaurant for Thai Garden and reversed the prohibition of restaurants within the former Annex Shopping Center now known as the Schaumburg Marketplace Shopping Center (Ordinance No. 96-087). There are now several restaurants located in the Schaumburg Marketplace. In 1999, the Village Board approved a Special Use for a type "A" restaurant for Solip Hana Korean Barbecue and adopted an additional 54-space parking variation (Ordinance No. 99-140). In 2000 the Village Board approved a Special Use for a Type "C" restaurant for @CoffeeHaus Web Café (Ordinance No. 00-177). In 2001, the Village Board approved a Special Use for a Type "A" restaurant for The Melting Pot Restaurant (Ordinance No. 01-057). In September 2010, the Village Board approved special use for a Type "A" Restaurant for Dream Green restaurant and a two-space parking variation (Ordinance No. 10-095). In December 2010, the Village Board approved a Special Use for a Type "A" Restaurant and 29-space parking variation for Sankalp (Ordinance No. 10-139). Most recently, in March 2018, the Village Board approved a Special Use for a Type "C" Restaurant for Knead Bakery and a 39-space parking variation (Ordinance No. 18-037).

Surrounding Zoning and Land Uses:

North: B-4 Retail, Service, and Automobile Business (Zeigler car dealerships)
South: B-4 Retail, Service, and Automobile Business (Subaru Dealership - 200 W. Higgins Road)
East: Outside Schaumburg municipal boundaries/Hoffman Estates (Commercial/Retail Center)
West: B-2 General Business (Golf Point Shopping Center)

Compatibility with Surrounding Land Uses:

Existing uses in the Schaumburg Marketplace shopping center include restaurants, retail stores, and general service uses. Salon Lofts tenants include hair stylists, estheticians, massage therapists, and hair

stylists. Salon Lofts is approximately 50 feet from another tattoo establishment (Atmosphere Tattoo Gallery, approved in Case No. Z1707-01). The proposed tattoo establishment is compatible with existing uses within the Schaumburg Marketplace shopping center.

Comprehensive Plan Designation:

Schaumburg Marketplace is designated for general commercial uses within the Village's Comprehensive Plan. This designation is appropriate for larger shopping centers and developments along arterial corridors. It is also part of the Golf Road Corridor overlay district. Typical uses within this corridor are commercial retail and service uses. The proposed use is compatible with commercial retail and service uses that are typical in this designation.

Parking:

Staff has evaluated the parking requirements for both existing and proposed uses and determined that the provided parking along with previously approved parking variations at the shopping center meets code requirements. The proposed Tattoo Establishment will occupy one loft space within Salon Lofts at 235 W. Golf Road. The parking table below already includes an overall parking calculation for the subject tenant space under service uses. Therefore, a separate calculation for the proposed tattoo establishment is not required.

Business	GFA sq. ft.	NFA sq. ft.	Parking Rate	Required Parking
Orange Theory	3300	2970	50 sf per person/25% capacity	15
Sayfani Coffee House	3300	2970	12 Spaces Per 1,000 Sq Ft NFA	36
Regional Finance	3200	2880	4 Spaces Per 1,000 Sq. Ft. NFA	12
Flawless	4039	3635.1	4 Spaces Per 1,000 Sq Ft NFA	15
Title Boxing Club Schaumburg	6260	5634	4 Spaces Per 1,000 Sq Ft NFA	23
Vacant (former Godavari Chicago)	2700	2430	16 Spaces Per 1,000 Sq. Ft. NFA	39
Infinite Fitness	4000	3600	4 Spaces Per 1,000 Sq. Ft. NFA	14
Sakura Sushi	4609	4148.1	16 Spaces Per 1,000 Sq. Ft. NFA	66
Kurti Collection	1554	1398.6	4 Spaces Per 1,000 Sq Ft NFA	6
Rainbow Massage Spa	1146	1031.4	4 Spaces Per 1,000 Sq. Ft. NFA	4
Love Me Mochi	1400	1260	12 Spaces Per 1,000 Sq Ft NFA	15
OsteoStrong	1220	1098	4 Spaces Per 1,000 Sq Ft NFA	4
Ann's Nails	1220	1098	4 Spaces Per 1,000 Sq. Ft. NFA	4
Beyond the Reef	2240	2016	4 Spaces Per 1,000 Sq. Ft. NFA	8
CoffeeHaus	1525	1372.5	12 Spaces Per 1,000 Sq. Ft. NFA	16

Vitalant Blood Donation	3046	2741.4	4 Spaces Per 1,000 Sq. Ft. NFA	11
Schaumburg Dental Studio	1500	1350	4 Spaces Per 1,000 Sq Ft NFA	5
Supercuts, Inc.	1225	1102.5	4 Spaces Per 1,000 Sq. Ft. NFA	4
Cricket Wireless	686	617.4	4 Spaces Per 1,000 Sq Ft NFA	2
Thai Garden, Inc.	3724	3351.6	16 Spaces Per 1,000 Sq Ft NFA	54
Dessert Café 365	4040	3636	12 Spaces Per 1,000 Sq. Ft. NFA	44
Salon Lofts	6080	5472	4 Spaces Per 1,000 Sq. Ft. NFA	22
92 Town Korean BBQ	2700	2430	16 Spaces Per 1,000 Sq. Ft. NFA	39
bb.q Chicken	3200	2880	16 Spaces Per 1,000 Sq. Ft. NFA	46
HobbyTown	5000	4500	4 Spaces Per 1,000 Sq. Ft. NFA	18
Rockler Woodworking	6000	5400	4 Spaces Per 1,000 Sq. Ft. NFA	22
Melting Pot Restaurant	3801	3420.9	16 Spaces Per 1,000 Sq. Ft. NFA	55
Total Parking Required				**599**
Total Parking Provided				**432**
Previous Variations Granted (Z8410-06, Z9908-08, Z1003-02, Z1011-04, Z1802-03, MA2407-01)				**167**
Deficit/Surplus				**0**

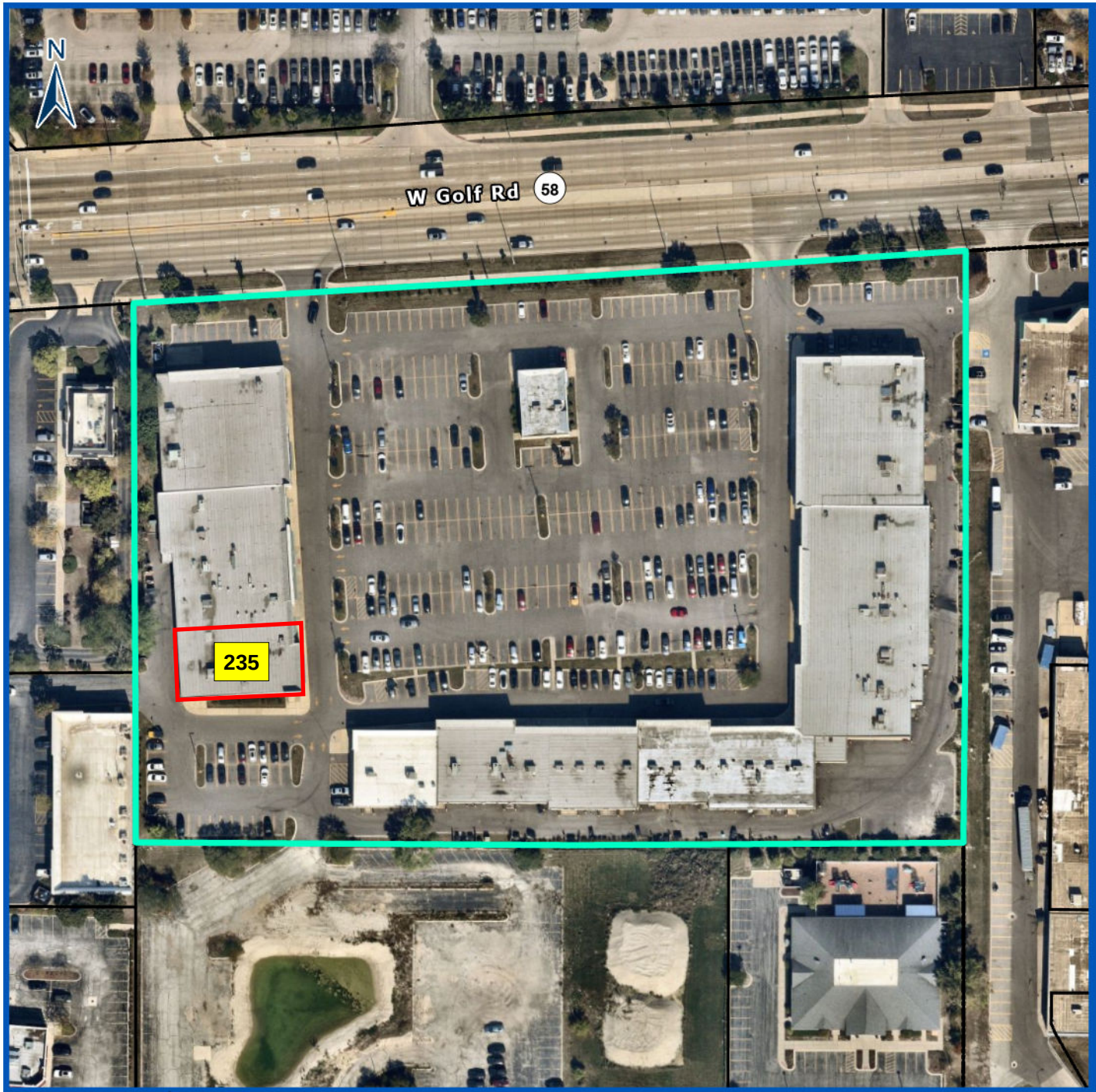
RECOMMENDATION

Staff has reviewed the proposed special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Special Use for a Tattoo Establishment and a Variation to the Special Use General Regulations for John Bass Art Inc., located at 235 W. Golf Road – Schaumburg Marketplace, Case No. Z2601-05, subject to the following conditions:

1. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on January 12, 2026.
2. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
3. Air ventilation of the loft space will be conducted during building permit review.
4. Hours of operation shall be limited from 10 am to 10 pm.
5. The main entrance to the building shall be visible from the public street and shall remain unlocked at all times during hours of business. The loft space shall also remain unlocked at all times during hours of business.
6. Any windows or doors into the building's lobby or waiting area shall not be covered. The lobby or waiting area must be clearly visible and not obstructed. Prior to the issuance of a final Certificate of Occupancy, Staff will confirm this requirement is being met.

7. No person, while on the premises of any tattoo establishment shall possess, sell, dispense, provide, give keep or maintain any alcoholic beverage.
8. The following plans, studies, and exhibits shall be adopted as part of the governing ordinance:
   a. Floor Plan, Sheet A200, prepared by Rebecca Olsen Architect, LLC, dated July 26, 2023, and received by the Community Development Department on January 12, 2026.
   b. Business Narrative; received by the Community Development Department on January 12, 2026.

pc: Petitioner
Owner of Property





Subject Property

Z2601-05

JOHN BASS ART INC

Special Use for a Tattoo Establishment

0 60 120
Feet

235 W Golf Rd

VILLAGE OF SCHAUMBURG

Prepared By:
Village of Schaumburg
Community Development Department

Development Review Application

DEVR-26-5

Submitted On: Jan 12, 2026

Applicant

John Bass

[redacted]

Primary Location

235 W GOLF RD
Unit 175
Schaumburg, IL 60195

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Ian Salzman

Z2601-05 / JOHN BASS ART INC / 235 W. Golf Road, Unit 175 / Special Use for a Tattoo Establishment

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

--

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Su Moon

Property Owner Street Address

830 S. Buffalo Grove Rd Suite 106

Property Owner City

Buffalo Grove

Property Owner State

Illinois

Property Owner Zip Code

60089

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07151000280000

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

Special use permit for tattoo studio

Project Staff

Type

--

If Other, Describe

Owner

Company Name

John Bass Art Inc

Staff Name

John Bass

Staff Mailing Address

933 Graceland Ave Apt 201

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

Project Description:
I intend to open a tattoo studio specializing in high end black & grey and color tattooing.
The studio will provide a unique and private experience for all clients seeking high quality tattoo work.

Number of Employees:
1 (one). Owner Operated

Proposed Hours of Operation:
Monday – Saturday, 11:00am to 7:00pm (by appointment only)

Business Operation:
The studio will provide a private, appointment-based tattoo experience in a clean and professional setting. Strict sanitation protocols will be followed as required by local health regulations. The space will be designed to ensure client comfort & safety and artist efficiency, adhering to all zoning and safety regulations.

GREMLEY & BIEDERMANN, INC.

PROFESSIONAL ILLINOIS LAND SURVEYORS

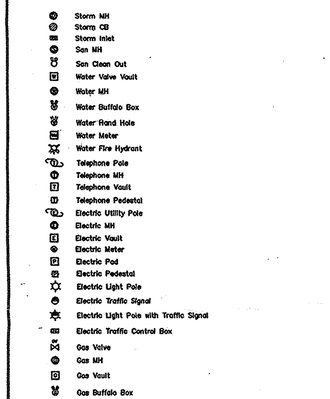
4505 N. Elston Avenue Chicago, Illinois 60630

Telephone: (773) 685-5102 Fax: (773) 286-4184

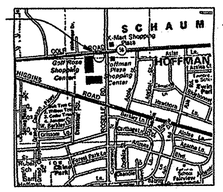
Plat of Survey

ALTA / ACSM Land Title Survey

The West 1650.00 feet (as measured along the North line thereof) of the Northwest Quarter of Section 15, Township 41 North, Range 10, East of the Third Principal Meridian, in the Township of Schaumburg, Cook County, Illinois (excepting and reserving therefrom the West 950.0 feet thereof, as measured along the North line of the Northwest Quarter of said Section; also excepting therefrom that part lying South of and adjoining a line drawn perpendicular to and extending West from a point on the East line which is 492.807 feet North of the Northerly line of Higgins Road, as widened, and excepting that part lying North of the South line of Golf Road, as condemned per Court Case Number 71L8422) in Cook County, Illinois.



SURVEY SITE

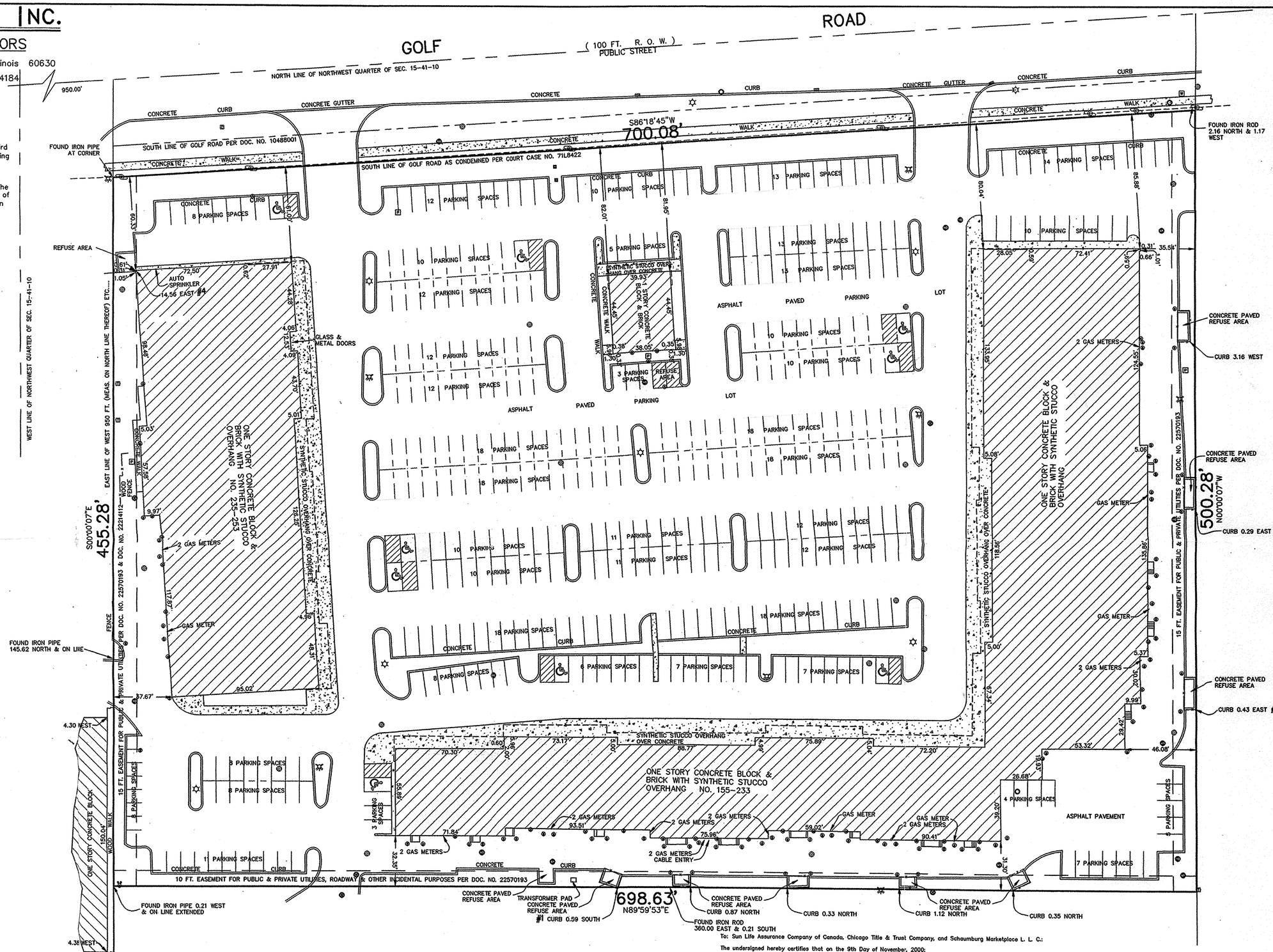


VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



REVISED: 1/10/00
RECERTIFIED: November 09, 2000 for Baird & Warner per order No. 1002154 jrh

Checked	Drawn
.	BB

ORDER NO.	10087
SCALE:	1 Inch = 30 Feet
DATE:	FEBRUARY 5, 2000
ADDRESS:	150-255 W. GOLF
ORDERED BY:	FREEBORN & PETERS

G:\sdsk8\PROJ\10087\dwg\10087.dwg

423 REGULAR PARKING SPACES
9 HANDICAPPED SPACES

AREA OF PROPERTY = 333789 SQ. FT.
BUILDING FOOTPRINT AREA:
EAST BUILDING = 26,578 SQ. FT.
MIDDLE BUILDING = 2,004 SQ. FT.
WEST BUILDING = 55,539 SQ. FT.
SUBJECT TO EASEMENT DOC. #26638923

REGARDING MATTERS OF PUBLIC RECORD WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1401 007851863 D2 EFFECTIVE DATE JANUARY 13, 2000

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

© GREMLEY & BIEDERMANN, INC. 2000 "All Rights Reserved"

PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA BUT APPEARS IN ZONE C AREAS OF MINIMAL FLOODING AS PER INSURANCE RATE MAP VILLAGE OF SCHAUMBURG COMMUNITY PANEL NO. 170158 0005 D EFFECTIVE DATE SEPTEMBER 03, 1982

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

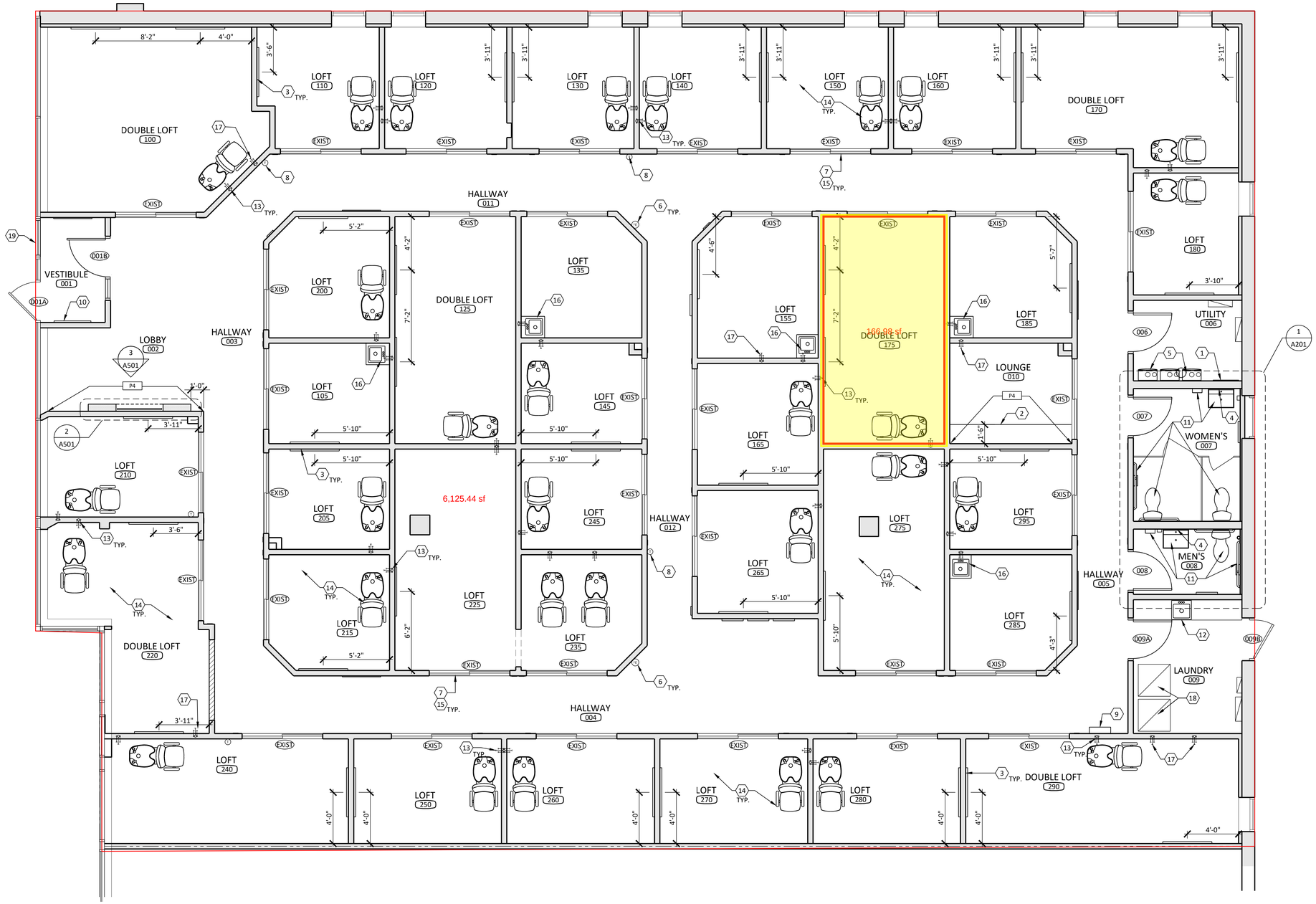
To: Sun Life Assurance Company of Canada, Chicago Title & Trust Company, and Schaumburg Marketplace L. L. C.:

The undersigned hereby certifies that on the 9th Day of November, 2000:

1. This survey was prepared by the undersigned or under the undersigned's supervision and was made on the ground as per the field notes shown on this survey and accurately shows (i) the courses and measured distances of the exterior property lines, all discrepancies between the property lines of the premises as shown on the survey and as described in the legal description and includes the street addres and legal description of the premises; (ii) encroachments from the premises onto adjoining properties, as well as any encroachments onto the premises and the extent of such encroachments in feet and in (iii) the location and identification of above ground indication of any sanitary sewers, storm sewers, water, gas and electrical easements (each identified with recording data); (iv) the location and identificatio of all easements, roadways, rights-of-way and fences (which are visible through an inspection of the premises or of record in Cook County) affecting the premises and that, if applicable, the easements sho on the survey permit the premises unencumbered access to a public roadway(s) (each identified with recording data, as applicable); (v) that the premises have access (ingress and egress) to a publicly dedicated roadway and further shows the lines of the public streets abutting the premises; (vi) the location of buildings, fences, signs, parking areas, foundations, structures and other improvements within th property lines at ground surface level and the distance therefrom to the nearest facing exterior property lines of said premises (vii) the square footage of the land, building as well as the number and type parking spaces; (viii) that no portion of the premises is located within a "Special Flood Hazard Area" as defined by the National Flood Protection Act (such determination having been made from a personal review of flood map number 170158 0005 D, which is the latest available flood map for the premises) with the flood zone designation noted thereon; (ix) the scale, the North direction, the beginning point, t distance to the nearest intersection street and point of reference from which the premises are measured, the width of the street or streets on which the premises abut, the lot and block number shown on any field map to which reference is made in the legal description together with the filing date of such map; (x) if the premises is described as being on a filed or recorded map, the legend relating this sur to such map; (xi) other physical matters on the ground which may affect the premises or title thereof or use there of.
2. This survey was prepared in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" 1999 and includes items 1, 2, 3, 4, 7, 8, 9, 10, 11 and 13 of Table "A" thereof.

G. THOMAS GREEN
PROFESSIONAL LAND SURVEYOR 2477
CHICAGO, ILLINOIS
STATE OF ILLINOIS

Professional Illinois Land Surveyor # 2477
G. Thomas Green



1 A200 FLOOR PLAN

1/4"=1'-0"

PLAN KEY NOTES

1. NEW 2'-0" x 8'-0" F.R. TREATED PLYWOOD BACKING BOARD FOR NETWORK EQUIPMENT.
2. COUNTERTOP. INSTALL FINISHED HT. @ 2'-10"A.F.F. WITH WALL SUPPORTS AT 4'-0" O.C. MAX - BLACK. PROVIDE BLOCKING IN WALL AS REQ'D., PATCH AND REPAIR WALL AS REQUIRED.
3. PROVIDE F.R.T. WD. BLOCKING IN WALL @ 7'-5" AS REQ'D. FOR INSTALLATION OF LOFT MIRROR, TYP. TOP OF MIRROR AT 7'-6" A.F.F. DIMENSION INDICATED ON PLAN IS TO CENTERLINE OF LOFT MIRROR. PATCH AND REPAIR WALL AS REQUIRED.
4. PROVIDE F.R.T. WD. BLOCKING IN WALL AS REQUIRED FOR INSTALLATION OF MIRROR. T.O. BLOCKING @ 7'-3"A.F.F. PATCH AND REPAIR WALL AS REQUIRED.
5. NEW NAVIEN TANKLESS HOT WATER HEATERS AND EXPANSION TANK. MODIFY EXISTING PLUMBING AS REQUIRED FOR NEW WATER HEATERS.
6. EXISTING WALL MOUNTED FIRE EXTINGUSHER LOCATION TO REMAIN. RE-INSTALL AFTER WALL IS PAINTED.
7. PAINT ALL WOOD ON EXISTING SLIDING LOFT DOORS AND CASING TRIM WHITE (VERIFY COLOR SPEC WITH SALON LOFTS).
8. EXISTING THERMOSTAT TO REMAIN.
9. INSTALL NEW WALL MOUNTED BOTTLE FILLER WITH FILTER. CONNECT TO EXISTING PLUMBING IN WALL AS REQUIRED.
10. INSTALL SALON LOFTS VESTIBULE PUCK SIGNAGE ON WALL. CENTER HORIZONTALLY ON WALL W/ VERTICAL CENTER @5'-0" A.F.F. COORDINATE ANY REQUIRED BLOCKING AND ELECTRICAL FOR SIGNAGE ON SITE.
11. INSTALL NEW TOILET ROOM PLUMBING FIXTURES, GRAB BARS, HAND DRYERS, TOILET PAPER DISPENSERS, SOAP DISPENSERS, ETC.
12. INSTALL NEW STAINLESS STEEL DROP IN TYPE LAUNDRY SINK IN EXISTING COUNTERTOP. CONNECT TO EXISTING PLUMBING AS REQUIRED.
13. MODIFY PLUMBING TO SERVICE NEW HAIR WASHING SHUTTLES AT LOCATIONS INDICATED ON DRAWINGS.
14. NEW LOFT EQUIPMENT TO INCLUDE WALL MIRROR, ROLLING CARTS, AND BACKWASH SHAMPOO SINK, U.N.O.
15. INSTALL NEW LOCKING HARDWARE COMPATIBLE WITH SALON LOFTS MASTER KEY SYSTEM ON ALL EXISITNG SLIDING LOFT DOORS.
16. NEW SINK CABINET IN LOFT IN LIEU OF BACKWASH SHAMPOO SINK. CONNECT TO EXISTING PLUMBING.
17. REMOVE AND CAP IN WALL ALL UN-USED PLUMBING. PATCH AND REPAIR WALL AS REQUIRED.
18. EXISTING STACKED WASHER/ DRYER TO REMAIN.
19. INFILL STOREFRONT AT REMOVED DOOR LOCATION WITH ALUM./GLASS STOREFRONT TO MATCH THE EXISTING ADJACENT STOREFRONT SYSTEM.

Rebecca Olson ARCHITECT

Rebecca Olson Architect, LLC
2145 Ford Parkway, Suite 301
Saint Paul, Minnesota 55116
651.888.6885

SEAL/SIGNATURE:

PROJECT:

SALON LOFTS®

SCHAUMBURG WEST GOLF

235 W. GOLF ROAD
SCHAUMBURG, IL 60195

PROJECT NO.: SL2327

DRAWN BY: KMH/SAW

CHECKED BY: SAW

ISSUES AND REVISIONS:

CLIENT REVIEW 06.07.2023

FOR CONSTRUCTION 07.26.2023

SHEET TITLE:

FLOOR PLAN

A200

Village of Schaumburg
Zoning Board of Appeals
February 25, 2026

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, Patty Errera, Jeff Mytych and Dhitu Bhagwakar
Member(s) Absent:	

A quorum was present.

Also Present:	Parth Joshi Planning Manager	Chidochashe Baker Community Planner
Sworn in for testimony:	Ian Salzman Associate Planner	John Bass 235 W. Golf Road Unit 175 Schaumburg

Mr. John Bass, Petitioner, stated that he would like to open a private, appointment-based only tattoo studio. He has 16 years of experience and will comply with all State, local and sanitation laws, as he has been doing. He anticipates working on one client per day as his work has shifted into more large-scale work. He plans to bring a higher-end tattoo studio that has a safe, private and sterile setting.

Mr. Ian Salzman stated that this is the 6th request for a tattoo establishment in the Village. The proposed business will be in the Schaumburg Marketplace Shopping Center. The Petitioner will be occupying a 170 square-foot tenant space within Salon Lofts. This appointment-based business proposes the hours of operation as Monday – Saturday, 11am – 7pm. There is sufficient parking provided in the shopping center. There are 2 required variations to this special use based on the Salon Lofts space. The first is that the main entrance must be visible from a public street and shall remain unlocked at all times during business hours. The Petitioner will occupy a loft far back within the interior of the space. All lofts are privately secured with a door for access. Therefore, the tattoo establishment will not have a primary "main entrance." The variation to this is to ensure that the main entrance to Salon Lofts, as a whole, is visible from a public street and is unlocked during business hours. The second variation to this special use is that any windows or doors into the lobby shall not be covered. The lobby must be clearly visible and not obstructed. The subject studio space does not have a lobby, and Staff is proposing a requirement that any windows or doors into the building's lobby shall not be covered or obstructed and shall be clearly visible. Mr. Salzman said that Staff feels the proposed tattoo establishment is compatible with the existing uses within the shopping center and recommends approval.

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.

Chairman Raimondi asked the Board for their comments.

Mr. Morreale, Ms. Errera and Mr. Dolbeare had no questions.

Mr. Szurgot asked what the reasoning is for any windows or doors into the building or in the lobby waiting area shall not be covered. Mr. Salzman said it is for safety reasons and added that no alcohol is permitted to be consumed onsite. Mr. Szurgot asked if beauty salons have the same requirement, and Mr. Salzman said it is specifically for tattoo establishments.

Mr. Mytych asked if the Petitioner is agreeable to all of the conditions in the Staff Report, and Mr. Bass said yes.

Mr. Bhagwakar asked if there are bathrooms within the Salon Lofts that are shared amongst all 35 existing businesses, and Mr. Bass said, yes.

Ms. Veatch stated that she is familiar with Salon Lofts and this use makes perfect sense for that space.

Mr. Riley stated that he can't see any reason why the proposed business will not work in that space.

Chairman Raimondi asked if there is a reason that the Petitioner will be occupying one of the larger units. Mr. Bass said that his clientele includes college, Olympic and professional athletes and he likes to offer them a more memorable experience, along with quality work and safety protocols in place.

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

Ms. Errera made a motion, seconded by Mr. Mytych, to recommend approval of a Special Use for a Tattoo Establishment for John Bass Art Inc located at 235 W. Golf Road, Unit 175, Case No. Z2601-05 subject to the following conditions:

1. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on January 12, 2026.
2. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
3. Air ventilation of the loft space will be conducted during building permit review.
4. Hours of operation shall be limited from 10 am to 10 pm.
5. The main entrance to the building shall be visible from the public street and shall remain unlocked at all times during hours of business. The loft space shall also remain unlocked at all times during hours of business.
6. Any windows or doors into the building's lobby or waiting area shall not be covered. The lobby or waiting area must be clearly visible and not obstructed. Prior to the issuance of a final Certificate of Occupancy, Staff will confirm this requirement is being met.
7. No person, while on the premises of any tattoo establishment shall possess, sell, dispense, provide, give keep or maintain any alcoholic beverage.

8. The following plans, studies, and exhibits shall be adopted as part of the governing ordinance:
   a. Floor Plan, Sheet A200, prepared by Rebecca Olsen Architect, LLC, dated July 26, 2023, and received by the Community Development Department on January 12, 2026.
   b. Business Narrative; received by the Community Development Department on January 12, 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, 3/10/26.

ADJOURNMENT
The meeting was adjourned at 7:20pm.

_____
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

Recommendation to Approve an Amendment to Municipal Code / Title 15, Chapter 155 (Signs) Pertaining to Olde Schaumburg Centre Sign Regulations
03/10/26
Village Board

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

Executive Summary:

Case Title
Z2602-01 / Amendment to Municipal Code / Title 15, Chapter 155 (Signs) Pertaining to Olde Schaumburg Centre Sign Regulations

Hearing Date
February 25, 2026

Summary
Staff was asked to summarize illumination sources for wall signs in the Old Schaumburg Centre (OSC) district. This request is related to the wall signs installed by a recently opened business in the Village called Blissful Bay at 16 W. Schaumburg Road.

Sign regulations for the Olde Schaumburg Centre are established to regulate the location, size, placement, and certain features of signs in the district for the purpose of maintaining the integrity and enhancing the historical character of the area. The regulations are intended to encourage compatibility between the signs and the architecture of the district, promote the preservation of the area, and be in keeping with guidelines of the OSC Design Manual. Chapter 155 of the zoning code includes provisions for signs in the Village and sections 155.200 through 155.218 includes regulations specifically for OSC signs.

The matter was reviewed by the Planning, Building, and Development (PBD) committee on December 18, 2025. The item included a summary of the existing OSC sign code allowance, a summary of all the existing wall signs in the OSC district, and a recommendation to amend the sign code regarding light source color. Additionally, an amortization period of 2 years will be created for signs installed legally to bring them into compliance. The committee recommended the Village Board direct staff to draft a code amendment for consideration by the Zoning Board of Appeals. The proposed code amendment includes changes to the sign ordinance; therefore, review by the ZBA is required.

PBD also provided staff with direction on enforcement actions for existing signs installed without a permit and/or not compliant with the approved sign permit. That information isn't being presented to ZBA for review or recommendation.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
9 – 0 with no member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should approve the request as presented.

ATTACHMENTS:
- Staff Report
- OSC Sign Photos.pdf
- FINAL Z2602-01 Amend MC OSC Illuminated Sign Regs Mts 2-25-26.docx

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: February 25, 2026

DATE PREPARED: February 11, 2026

CASE NUMBER: Z2602-01

TITLE: Z2602-01 / Amendment to Municipal Code / Title 15, Chapter 155 (Signs) Pertaining to Olde Schaumburg Centre Sign Regulations

BACKGROUND INFORMATION

Petitioner:	Village of Schaumburg
Address of Petitioner:	101 Schaumburg Court Schaumburg, IL 60193

Requested Action:

- Amendment to Municipal Code - Title 15, Chapter 155, Section 155.210 – Illumination

Introduction:

Staff was asked to summarize illumination sources for wall signs in the Old Schaumburg Centre (OSC) district. This request is related to the wall signs installed by a recently opened business in the Village called Blissful Bay at 16 W. Schaumburg Road.

Sign regulations for the Olde Schaumburg Centre are established to regulate the location, size, placement, and certain features of signs in the district for the purpose of maintaining the integrity and enhancing the historical character of the area. The regulations are intended to encourage compatibility between the signs and the architecture of the district, promote the preservation of the area, and be in keeping with guidelines of the OSC Design Manual. Chapter 155 of the zoning code includes provisions for signs in the Village and sections 155.200 through 155.218 includes regulations specifically for OSC signs.

The matter was reviewed by the Planning, Building, and Development (PBD) committee on December 18, 2025. The item included a summary of the existing OSC sign code allowance, a summary of all the existing wall signs in the OSC district, and a recommendation to amend the sign code regarding light source color. Additionally, an amortization period of 2 years will be created for signs installed legally to bring them into compliance. The committee recommended the Village Board direct staff to draft a code amendment for consideration by the Zoning Board of Appeals. The proposed code amendment includes changes to the sign ordinance; therefore, review by the ZBA is required.

PBD also provided staff with direction on enforcement actions for existing signs installed without a permit and/or not compliant with the approved sign permit. That information isn't being presented to ZBA for review or recommendation.

Discussion

The OSC sign code includes regulations including but not limited to material, lettering styles, lettering sizes, colors and illumination. Sign colors must be complementary and harmonious with the color scheme of the building which the sign identifies. Contrasting colors are appropriate as long as they do not detract from the architectural integrity of the building or the area. The use of garish, brilliant, or fluorescent colors is prohibited. In addition, wall signs are allowed to be illuminated by either gooseneck lights, ground lights that are completely concealed from view, or are individually mounted, backlit, channel letters where the source of such backlighting must be internal to each letter and must illuminate the wall to which they are attached. Internal illumination (i.e. LED mounted individual channel letters) of signs is prohibited. Below is a night image of the Blissful Bay wall sign.



The business is located in an in-line tenant space 16 W. Schaumburg Rd, within the Schoolhouse Square shopping center located at the northwest corner of Roselle and Schaumburg Road. Per code, each business is permitted to have one (1) wall sign per street frontage. In addition, if a tenant abuts a street but possesses a main pedestrian access along the rear or side of the structure from a rear parking area, a second wall sign is permitted. Therefore, Blissful Bay received approval of two (2) sign permits (25-00289 and 25-00290) in May, 2025. The installed signs do not comply with the approved sign permit drawings for two elements: they didn't call out the decorative swoosh and the bottom letters "Scalp Therapy & Spa" to be lit. Below is a night view of the sign submitted and approved as part of the permits.



As mentioned, the OSC sign code regulates the colors of the signs and how it can be illuminated (gooseneck, backlit/halo lit, etc.). However, the lighting section doesn't specify the colors of the illumination, only that it needs to be internal to the letter. The night view appearance of the backlit illumination and the composition of the Blissful Bay sign makes it appear to be neon. Although the colored lighting complies with the code, it does not meet the intent of the OSC sign regulations.

Consistent with the intent and purpose of the OSC sign code, staff is recommending a code amendment to limit the lighting source for all wall signs to be white in color. Doing so will create a cohesive and uniform appearance of signs in the OSC district, maintain historic compatibility, reduce visual clutter, and minimize light spill and glare. Staff is not recommending to impose any additional requirements on the color of signs as doing such would limit the ability for businesses to promote their brand.

Proposed Redline

New language is shown in *red italics*

§ 155.210 ILLUMINATION.

(A) Illumination of Signs:

(2) Wall signs may be illuminated by either gooseneck lights, ground lights that are completely concealed from view, or are individually mounted, backlit, channel letters*; provided that any backlighting or light source used for illumination shall be white (Pantone 000C) in color,* where the source of such backlighting shall be internal to each letter and shall illuminate the wall to which they are attached.

Summary of existing signs

To aid in the research of impact on existing businesses with the proposed code amendment, staff inspected all commercial wall signs in the OSC District to determine if they are compliant. Attached to your packets are night images of all the wall signs in the OSC district. Below is a summary of the survey.

		Notes
Total backlit signs	42	
Total internally illuminated signs (not permitted in the OSC District)	8	Chiro One (2 signs), Westside Children's Therapy (2 signs), Illinois Bone and Joint Institute (2 signs), Wells Fargo (2 signs)
Total number of approved permits for internally illuminated signs	2	Chiro One (permits 21-00784 and 21-00785 issued in error)
Total number of unauthorized (no-permit on file) internally illuminated signs	4	Westside Children's Therapy, Illinois Bone and Joint Institute
Total number of approved sign permits, but not-in-compliance	4	Blissful Bay (swoosh and tagline not in compliance), Wells Fargo (internally illuminated)
Total number of signs compliant with current code, but will require to be changed with the proposed white backlit code change	6	Blissful Bay (2 signs), Tennis 27 (2 signs), The Eye Place (2 signs)

Recommendation

If the Zoning Board of Appeals concurs with staff, they should recommend the Village Board **approve** the proposed amendment to the Municipal Code pertaining to Olde Schaumburg Centre sign regulations.


TENNIS 27
107


THE EYE PLACE
113


THE EYE PLACE


TIMOTHY GRANT JEWELRY
10
REPAIRS DONE
ON PREMISES


ORTHODONTICS


FURLEY & VOLK ORTHODONTICS


OBERWEIS


OBERWEIS


ILLINOIS BONE
& JOINT INSTITUTE


ILLINOIS BONE
& JOINT INSTITUTE


EYES on
SCHAUMBURG
140B


BUSHIDO
JAPANESE MARTIAL ARTS
(630) 400-6121


mbrella TEA HOUSE
OPEN


Sweet Reserve
CAFE & BAKERY


F45


BONEFISH


TONY'S
Fresh Market


BAKERY


LIQUOR


WELLS FARGO


WELLS FARGO


WELLS FARGO


Blissful Bay
SCALP THERAPY & SPA


Blissful Bay
SCALP THERAPY & SPA


9ROUND
KICKBOXING FITNESS
OPEN


OraMax
ORAL SURGERY CENTER


KIDS FIRST
PEDIATRIC DENTISTRY


CHILDREN'S THERAPY


LUNA FLOWERS


SHAWARMA STOP
OPEN


RUNNING SHOES
MILE
RUNNING
OPEN


chiro one
wellness centers

DENTIST	

Z2602-01 / Amendment to Municipal Code / Title 15, Chapter 155 (Signs) Pertaining to Olde Schaumburg Centre Sign Regulations

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:21pm.

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:	Chidochashe Baker Community Planner	Ian Salzman Associate Planner

Sworn in for testimony: Parth Joshi
Planning Manager

Mr. Parth Joshi stated that Staff was asked to summarize the wall sign illumination sources within the Olde Schaumburg Centre (OSC) District which is generally in the area surrounding Schaumburg and Roselle Roads. This request was initiated by a recent wall sign that was installed by Blissful Bay at 16 W. Schaumburg Road (the photo of the sign was included in the ZBA members' packets). The OSC sign code is slightly different than the regular sign code to maintain its integrity and enhance the historical character of the area and in keeping with the OSC design manual. The matter was reviewed by the Planning, Building and Development Committee (PBD) at their 12/18/25 meeting. That memo included a summary of all the existing signs, including the sign code allowance and then a recommendation to change the light source color of the signs. PBD recommended approval of the code amendment.

The OSC sign code does regulate the materials, colors, design of the text, size of the text, design of the font, but does not regulate the color of the backlit portion of the signs. There are 2 ways in which illumination of wall signs in the OSC District are permitted:

1) Gooseneck lighting at the top or bottom of the wall sign.
2) Halo-lit in the back of the sign where the light source is not visible from the street.

LED-mounted or internally channel-illuminated letters are not permitted in the OSC District. In the case of Blissful Bay, permits were issued but the installed sign is not code compliant—i.e., the sign does not match the approved plan. The way the colors appear at nighttime makes the sign look like neon which does not meet the intent of the OSC code. The proposal is to change the code to only limit the back-lit light source to be white for all signs.

He noted that the proposed red-line was included in the members' packets. Code Enforcement action will be taken for some of the existing non-compliant signs, which was also included in the members' packets for reference purposes only.

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 it's correct that non-compliant signs only require changing the back-lit color of the signs. Mr. Joshi said correct and added that there are 3 businesses that have a different color of back-lit signs. Staff will be working with them to get their signs into compliance, as it could be a programmable component.

Mr. Bhagwakar, Mr. Dolbeare, Mr. Riley, Mr. Morreale, Ms. Errera had no questions.

Ms. Veatch stated that she is pleased that this is being addressed because she has noticed that OSC business signs are different than they were 10 years ago.

Mr. Szurgot asked if the Tennis wall sign is permitted. Mr. Joshi stated that Tennis 27 will have to change part of their sign from green to white. He also asked if Timothy Grant Jewelry and Bonefish will have to replace their signs. Mr. Joshi said their signs are white but do appear yellow. Staff believes that the lights on their signs are old and when they get replaced, they will be white.

Chairman Raimondi stated that when he was a member of the Olde Schaumburg Centre Commission several years ago, none of these signs would have been approved, so a lot has changed.

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

Mr. Dolbeare made a motion, seconded by Mr. Riley, to recommend approval of an Amendment to Municipal Code / Title 15, Chapter 155 (Signs) Pertaining to Olde Schaumburg Centre Sign Regulations, Case No. Z2602-01 as presented.

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, 3/10/26.

ADJOURNMENT
The meeting was adjourned at 7:30pm.

_____
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

Recommendation to Approve an Amendment to Municipal Code / Title 15, Chapter 154 (Zoning) Pertaining to Administrative Approvals (Z2602-02)
03/10/26
Village Board

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

Executive Summary:

Case Title
Z2602-02 / Amendment to Municipal Code / Title 15, Chapter 154 (Zoning) Pertaining to Administrative Approvals

Hearing Date
February 25, 2026

Summary
Schaumburg, like many other communities, allows administrative approvals of minor plan amendments to approved site plans. Administrative approvals (minor amendments) allow for a faster and more streamlined process for routine or low-impact requests, and are also more business-friendly without negatively affecting community aesthetics.

Section 154.51 of the zoning code includes a list of projects which can be approved administratively by the Village Manager or designee. The Village last updated this code section in 2013. Staff is proposing a code amendment to modify the existing projects which can be approved administratively and add new types of projects to this section of the code. An amendment to the Village's fee schedule, as listed in Section 41.01, is also proposed. Changes to the fee schedule does not require ZBA review, the changes have been included in the information provided to ZBA to provide context.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
9 – 0 with no member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should approve the request as presented.

ATTACHMENTS:
- Stafff Report
- Proposed Code Amendment
- FINAL Z2602-02 Amend MC Admin Approvals Mts 2-25-26.docx

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: February 25, 2026

DATE PREPARED: February 11, 2026

CASE NUMBER: Z2602-02

TITLE: Z2602-02 / Amendment to Municipal Code / Title 15, Chapter 154 (Zoning) Pertaining to Administrative Approvals

BACKGROUND INFORMATION

Petitioner: Village of Schaumburg

Address of Petitioner: 101 Schaumburg Court
Schaumburg, IL 60193

Requested Action:

- Amendment to Municipal Code - Title 15, Chapter 154, Section 154.51 – Administration; Administrative Amendments

Introduction:

Schaumburg, like many other communities, allows administrative approvals of minor plan amendments to approved site plans. Administrative approvals (minor amendments) allow for a faster and more streamlined process for routine or low-impact requests, and are also more business-friendly without negatively affecting community aesthetics.

Section 154.51 of the zoning code includes a list of projects which can be approved administratively by the Village Manager or designee. The Village last updated this code section in 2013. Staff is proposing a code amendment to modify the existing projects which can be approved administratively and add new types of projects to this section of the code. An amendment to the Village's fee schedule, as listed in Section 41.01, is also proposed. Changes to the fee schedule does not require ZBA review, the changes have been included in the information provided to ZBA to provide context.

The proposed code change was reviewed by the Planning, Building, and Development (PBD) committee on December 18, 2025, who provided a positive recommendation. The committee recommended the Village Board direct staff to draft a code amendment for consideration by the Zoning Board of Appeals.

Discussion
Administrative Amendments

Below is a summary of existing projects that can be approved administratively –

- Building additions less than 500 square feet
- Commercial patio additions less then 500 square feet
- Installation of ground-mounted utility and mechanical equipment
- Minor changes to a building facade
- Designation of parking spaces for short-term parking
- Reduction to parking requirements by 20%

Staff is proposing to modify the existing projects as follows to provide additional flexibility to businesses who wish to construct a bigger building and patio. These types of additions are often proposed to be in line with industry standards for operational needs for a business.

- Building additions less than 750 square feet
- Commercial patio additions less than 750 square feet

In addition, staff is proposing to add the following projects to be approved administratively –

- **Site and parking lot expansions or modifications of up to 10% of the overall lot or 1 acre, whichever is less.** This will provide flexibility to accommodate minor site improvements for business operational needs, circulation improvements, or accessibility requirements without altering the intensity or character of the site. A site maintenance or land development permit is still required for construction of these types of projects to ensure compliance with all applicable codes and provisions of Village code.
- **Reduction of up to 5 feet in the required foundation landscaping along no more than 25% of the total length and width of a building façade or 100 linear feet, whichever is less, given the total greenspace of the lot is 20% or more.** Reduction in foundation landscaping is a common request for new and redevelopment projects. In 2025, the Zoning Board of Appeals (ZBA) and Village Board (VB) recommended approval of five (5) cases which included this variation to the zoning code. Exceeding overall quantity of plantings, exceeding the minimum required greenspace, addition of sidewalks for safety and pedestrian connectivity, operational needs such as outdoor patio or playground, pre-existing condition and tight sight constrains were reasons to support such variations.

Amending the code to add the proposed project type under administrative amendments will provide flexibility for small to mid-size buildings in regards to building design and site constraints while preserving the intent of the landscaping standards by maintaining the majority of required

plantings along the building perimeter. The purpose of the proposed maximum linear feet is to deter large buildings from providing 25% in foundation landscaping as it could significantly impact the landscape aesthetics.

Proposed Redline

Attached to your staff reports is the proposed redline exhibit. New language is shown in *red italics.*

Fees

Please note, ZBA review is not required for changes to the fee schedule as listed in Chapter 41, but a summary has been included below for reference.

The current fee for a minor amendment is $335. The majority of the existing projects which can be approved administratively require either a building, site maintenance or land development permit, which covers the cost of staff review; therefore, an applicant does not get charged twice. However, landscape modifications to a property complying with the criteria for a minor amendment does not require a permit. The proposed reduction in foundation landscaping would fall under this category. A modified landscape plan with greenspace calculations would be required to be submitted for staff's review. Because of the general nature of a landscape review, potential subsequent reviews and a final landscape inspection, staff is proposing to add a new fee of $1,908 to the Village's fee schedule for the review of reduction in a building's foundation landscaping. This fee is in line with the current site plan amendment fee which typically covers reviews from all disciplines including engineering and building. A request to reduce foundation landscaping could potentially include reviews from other disciplines.

Conclusion

The proposed code amendments relative to administrative approvals for site plans, associated fees, and modifications to the amusement license process will reduce processing time and eliminate duplicative review, while still allowing the Village to impose conditions necessary to protect public health, safety, and welfare.

Recommendation

If the Zoning Board of Appeals concurs with staff, they should recommend the Village Board **approve** the proposed amendment to the Municipal Code pertaining to Administrative Approvals.

§ 154.51 ADMINISTRATION; ADMINISTRATIVE AMENDMENTS.

(A) Approval: The village manager or designee may administratively approve the below listed amendments to approved special use site plans and site plans approved under provision of section 154.46 of this Code:

(1) The following projects shall qualify for an administrative amendment, as long as the subject property will still meet code requirements once the project is completed. If the subject property will not meet code requirements once the project is completed, the project cannot be approved administratively.

(a) Installation of ground-mounted utility and mechanical equipment, provided that screening is installed per the zoning district requirements of said property.

(b) Building additions of ~~five~~ *seven* hundred *and fifty* (*7*50~~0~~) square feet or less.

(c) Reduction of the square footage of a business that has received special use approval.

(d) Commercial patio additions of no more than ~~five~~ *seven* hundred *and fifty* (*7*50~~0~~) square feet in area.

(e) Reduction in the quantity of healthy trees on a property, provided that the property meets the minimum requirements of the landscape and screening ordinance.

(f) Minor changes to a building's facade or exterior building materials which are in general conformance with the approved site plans.

(g) *Site and parking lot expansions or modifications of up to 10% of the overall lot or 1 acre, whichever is less.*

(h) Reduction of up to 5 feet in the required foundation landscaping along no more than 25% of the total length and width of a building façade or 100 linear feet, whichever is less, given the total greenspace of the lot is 20% or more.

~~(g)~~ *(i)* Designation of parking spaces for use as short-term parking.

~~(h)~~ *(j)* Requests for reductions or modifications to parking requirements:

1. Reduction of up to ten percent (10%) of the required parking:
    a. Parking counts must be provided to the village for evaluation of the request.
2. Reduction of up to twenty percent (20%) of the required parking for commercial shopping centers or established multi-tenant developments with a shared parking agreement:
    a. Parking counts and shared parking agreement (if applicable) must be provided to the village for evaluation of the request.

The director of community development or authorized designee has the authority to refer approval of an administrative parking variation request to the zoning board of appeals for review.

(B) Appeal: An appeal of the village man*a*ger or designee's determination may be made to the village board by filing a written appeal within ten (10) days of the village manager or designee's written determination with the community development department. Such written appeal must state the reasons for the appeal and specifically address the criteria for administrative amendments listed in subsection (A) of this section.

(Ord. 163, passed 12-5-1961; Am. Ord. 90-170, passed 11-12-1990; Am. Ord. 94-03, passed 1-11-1994; Am. Ord. 95-62, passed 6-13-1995; Am. Ord. 97-61, passed 6-10-1997; Am. Ord. 07-110, passed 7-24-2007; Am. Ord. 07-198, passed 12-11-2007; Am. Ord. 11-079, passed 9-13-2011; Am. Ord. 13-115, passed 11-19-2013; Am. Ord. 21-004, passed 1-12-2021)

Z2602-02 / Amendment to Municipal Code / Title 15, Chapter 154 (Zoning) Pertaining to Administrative Approvals

Village of Schaumburg
Zoning Board of Appeals
February 25, 2026

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:30pm.

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:	Chidochashe Baker Community Planner	Ian Salzman Associate Planner

Sworn in for testimony: Parth Joshi
Planning Manager

Mr. Parth Joshi stated that current Village code includes provisions for Staff to approve certain types of projects administratively in order to provide a faster and more streamlined process for routine and low-impact requests and it is also more business-friendly. This section of the code was updated in 2013. Staff is proposing a code amendment to the existing projects which can be approved administratively and to also add 2 new types of projects to this section of the code. The Planning, Building and Development (PBD) Committee provided a positive recommendation at their 12/18/25 meeting regarding this proposed code amendment. Below is a summary of existing projects that can be approved administratively:

- Building additions less than 500 square feet.
- Commercial patio additions less than 500 square feet.
- Installation of ground-mounted utility and mechanical equipment.
- Minor changes to a building façade, predominantly this is the main request that Staff receives from time to time.
- Designation of parking spaces for short-term parking.
- Reduction to parking requirements by 20%.

Staff is proposing to modify existing projects in an effort to provide additional flexibility to businesses that wish to construct a larger building and patio. These types of additions are often proposed to be in line with industry standards for a business's operational needs. They are as follows:

- Increase building additions from 500 square feet to 750 square feet.
- Increase commercial patio additions from 500 square feet to 750 square feet.

Mr. Joshi said that Staff is also proposing that the following 2 projects be approved administratively:

- **Site and parking lot expansions or modifications of up to 10% of the overall lot size or 1 acre, whichever is less.** This will provide flexibility to accommodate minor site improvements for various operational needs, circulation or accessibility improvements without altering the intensity or character of the site. A land development permit will still be required in order for Staff to ensure that no variations are needed that would require going before the ZBA.

- **Reduction of foundation landscaping of up to 5 feet along no more than 25% of the total length and width of a building façade or 100 linear feet, whichever is less, given the total greenspace of the site is 20% or more.** This is the most common type of request which ZBA reviewed last year, which was a reduction in foundation landscaping. Approximately 5 of those cases were recommended for approval by ZBA. Exceeding overall quantity of plantings, exceeding the minimum required green space, addition of sidewalks for safety and pedestrian connectivity, operational needs such as outdoor patio or playground, pre-existing condition and tight site constraints were reasons to support such variations. The purpose is to provide flexibility to small-to-midsize buildings in regard to building design and site constraints while preserving landscaping standards by maintaining the majority of the required green space onsite. Staff included a maximum for larger buildings, which is to deter them from providing less foundation landscaping as it can significantly impact the aesthetics of a site. The proposed redline was included in the ZBA members' packets.

Mr. Joshi noted an error on Page 3 of the Staff Report, under "Conclusion." On the second line, the words "amusement license" should have been deleted.

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

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare, Ms. Veatch, Mr. Riley, Mr. Morreale, Mr. Szurgot, Ms. Errera, Mr. Mytych and Mr. Baghwakar had no questions.

Chairman Raimondi stated that with new buildings, it is frustrating to go from 5 feet to 3 feet which is like almost going to nothing and added that aesthetics are important. Mr. Joshi said that anything less than 5 feet will still require going before the ZBA.

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 Ms. Errera, to recommend approval of an Amendment to Municipal Code / Title 15, Chapter 154 (Zoning) Pertaining to Administrative Approvals, Case No. Z2602-02 as presented.

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, 3/10/26.

ADJOURNMENT
The meeting was adjourned at 7:37pm.

_____
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

Recommendation to Award Bid for the Walnut Lift Station Reconstruction Project to DiMeo Bros Inc.
03/10/26
Village Board

Presenter: Mateusz Pec, Senior Civil Engineer
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
5729020-7455 (16045-20-230) - FY 25/26	$400,000	$400,000
5729020-7455 (16045-20-230) - FY 26/27	$2,700,000	$2,509,770

The budget status for this request is: Under Budget

Amount Under Budget: $190,230

Executive Summary:

The sanitary lift station located at 1151 N Walnut Lane was constructed in 1965 and has reached the end of its expected life. This project was initially designed and bid for construction in 2019, but due to budget constraints, it was postponed until a future date. Ciorba, Inc. was contracted in 2025 to complete a re-design of this lift station to match current required lift station standards. This re-design included a new prefabricated structure with a shallower wet well, new pumps, new external generator, and improved wet well cleaning access.

This project was released for bid via OpenGov, the Village's bidding assistance platform, on January 22, 2026. Four contractors submitted bids: Bolder Contractors, LLC, DiMeo Bros Inc., Martam Construction, and Performance Construction and Engineering LLC. DiMeo Bros Inc (DiMeo) was identified as the lowest responsible bidder on the project, with a bid of $2,909,770. DiMeo has previously completed successful projects within the Village of Schaumburg and has a good reputation in the industry.

Construction of the Walnut Lift Station has been included in the Village's Capital Improvement Program (CIP) in FY 25/26 and FY 26/27. In FY 25/26, the Village has budgeted $400,000 for initial equipment orders. In FY 26/27, the Village has budgeted $2.7 million to cover the balance of construction. DiMeo's bid of $2,909,7770 is under budget.

Recommended Action:

The Village Manager recommends the Village Board award a bid for the Walnut Lift Station Reconstruction to the lowest responsible bidder, DiMeo Bros Inc. of Elk Grove Village, IL, in the

amount of $2,909,770.

ATTACHMENTS:
- Bid Tab
- Dimeo Bid Submittal

				Bolder Contractors, LLC		DiMeo Bros Inc		Martam Construction		Performance Construction and Engineering, LLC	
Line Item	Description	Quantity	Unit of Measure	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost
01 33 00	VIDEO DOCUMENTATION OF EXISTING CONDITIONS	1	L SUM	$100	$100	$4,000	$4,000	$1,500	$1,500	$6,200	$6,200
01 50 00	TEMPORARY FACILITIES AND CONTROLS	1	L SUM	$5,000	$5,000	$35,000	$35,000	$6,875	$6,875	$76,000	$76,000
01 53 00	TEMPORARY BYPASS SYSTEM	1	L SUM	$10,000	$10,000	$75,000	$75,000	$25,000	$25,000	$120,000	$120,000
01 57 13	EROSION AND SEDIMENT CONTROL	1	L SUM	$5,000	$5,000	$10,000	$10,000	$10,000	$10,000	$9,000	$9,000
01 17 13	MOBILIZATION AND DEMOBILIZATION	1	L SUM	$250,000	$250,000	$28,000	$28,000	$12,500	$12,500	$250,000	$250,000
02 41 00	DEMOLITION	1	L SUM	$250,000	$250,000	$150,000	$150,000	$53,922	$53,922	$230,000	$230,000
03 00 00-1	WET WELL	1	LSUM	$750,000	$750,000	$160,000	$160,000	$382,398	$382,398	$223,000	$223,000
03 00 00-2	CONCRETE BUILDING FOUNDATION AND SLAB	1	L SUM	$120,000	$120,000	$95,000	$95,000	$105,330	$105,330	$100,000	$100,000
03 00 00-3	RELIEF STORAGE CONCRETE WORK	1	L SUM	$30,000	$30,000	$75,000	$75,000	$29,815	$29,815	$109,000	$109,000
03 00 00-4	SANITARY MANHOLES, 4' DIAMETER	1	EA	$40,000	$40,000	$20,000	$20,000	$12,500	$12,500	$30,000	$30,000
03 00 00-5	CONCRETE GENERATOR PAD	1	L SUM	$8,000	$8,000	$10,000	$10,000	$10,300	$10,300	$20,000	$20,000
03 00 00-6	PIG LAUNCHING STRUCTURE	1	EA	$30,000	$30,000	$30,000	$30,000	$25,100	$25,100	$42,000	$42,000
08 10 00	RELIEF STORAGE ACCESS HATCHES AND VENTS	1	L SUM	$10,000	$10,000	$5,000	$5,000	$10,100	$10,100	$40,000	$40,000
13 34 23	PREFABRICATED PUMP STATION BUILDING COMPLETE	1	L SUM	$891,000	$891,000	$875,000	$875,000	$816,210	$816,210	$875,000	$875,000
22 10 10	PROCESS PIPING AND APPURTENANCES	1	L SUM	$130,000	$130,000	$100,000	$100,000	$84,960	$84,960	$100,000	$100,000
22 13 19	PROCESS VALVES AND APPURTENANCES	1	L SUM	$130,000	$130,000	$120,000	$120,000	$4,720	$4,720	$7,000	$7,000
22 13 29	SUBMERSIBLE SOLIDS HANDLING PUMPS AND APPURTENANCES	1	L SUM	$270,000	$270,000	$300,000	$300,000	$257,830	$257,830	$290,000	$290,000
26 05 16	ELECTRIC WIRES AND CABLES	1	L SUM	$40,000	$40,000	$23,000	$23,000	$21,594	$21,594	$22,000	$22,000
26 05 26	GROUNDING	1	L SUM	$10,000	$10,000	$5,000	$5,000	$4,956	$4,956	$6,000	$6,000
26 05 33	ELECTRICAL CONDUIT	1	L SUM	$60,000	$60,000	$50,000	$50,000	$46,964	$46,964	$40,000	$40,000
26 20 00-1	ELECTRIC SERVICE INSTALLATION	1	L SUM	$50,000	$50,000	$40,000	$40,000	$35,754	$35,754	$35,000	$35,000
26 36 20	NATURAL GAS ENGINE GENERATOR	1	L SUM	$140,000	$140,000	$135,000	$135,000	$138,060	$138,060	$135,000	$135,000
31 23 16-1	EARTHWORK	1	L SUM	$90,000	$90,000	$150,000	$150,000	$8,110	$8,110	$25,000	$25,000
31 23 16-2	COMPACTED CA-6 SUBGRADE	1	L SUM	$25,000	$25,000	$30,000	$30,000	$1,000	$1,000	$18,000	$18,000
31 23 19	DEWATERING	1	L SUM	$5,000	$5,000	$50,000	$50,000	$48,000	$48,000	$189,224	$189,224
31 41 00	TEMPORARY SOIL RETENTION SYSTEMS	1	L SUM	$5,000	$5,000	$25,000	$25,000	$543,222	$543,222	$140,000	$140,000
32 01 17	CLASS D PATCHES, 11"	13	SQ YD	$200	$2,600	$200	$2,600	$200	$2,600	$150	$1,950
32 12 16	BITUMINOUS INDUSTRIAL DRIVEWAY	638	SQ YD	$100	$63,800	$55	$35,090	$75	$47,850	$50	$31,900
32 13 13-1	INDUSTRIAL CONCRETE APRON	93	SQ YD	$260	$24,180	$200	$18,600	$250	$23,250	$150	$13,950
32 13 13-2	CONCRETE SIDEWALK, 5"	378	SQ FT	$30	$11,340	$20	$7,560	$25	$9,450	$25	$9,450
32 92 00-1	TOPSOIL FURNISH AND PALCE, 4"	1210	SQ YD	$10	$12,100	$7	$8,470	$10	$12,100	$9	$10,890
32 92 00-2	SEEDING CLASS 1	0.15	ACRE	$30,000	$4,500	$7,500	$1,125	$20,000	$3,000	$12,250	$1,838
32 92 00-3	SEEDING CLASS 1A	0.1	ACRE	$30,000	$3,000	$7,500	$750	$20,000	$2,000	$12,255	$1,226
32 92 00-4	MULCH, METHOD 3	0.25	ACRE	$30,000	$7,500	$7,500	$1,875	$18,000	$4,500	$18,400	$4,600
33 05 19	DUCTILE IRON FORCE MAIN, 10-INCH	72	FT	$400	$28,800	$350	$25,200	$315	$22,680	$800	$57,600
33 31 11-1	SANITARY SEWER, DUCTILE IRON, 16"	43	FT	$600	$25,800	$450	$19,350	$200	$8,600	$1,800	$77,400
33 31 11-2	SANITARY SEWER, PVC SDR 26, 8"	82	FT	$400	$32,800	$325	$26,650	$100	$8,200	$900	$73,800
33 31 11-3	SANITARY SEWER SERVICE, PVC SDR 26, 6"	25	FT	$300	$7,500	$300	$7,500	$50	$1,250	$470	$11,750
40 90 20	WASTEWATER PUMPING CONTROL SYSTEM COMPLETE	1	L SUM	$160,000	$160,000	$140,000	$140,000	$131,210	$131,210	$150,000	$150,000
26 20 00-2	ELECTRIC SERVICE UTILITY FEE	1	ALLOWANCE	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
32 92 00-5	LANDSCAPING ALLOWANCE	1	ALLOWANCE	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
	Total				$3,753,020		$2,909,770		$2,988,410		$3,598,777

Village of Schaumburg
Engineering and Public Works
Mike Hall, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

[DIMEO BROS INC] RESPONSE DOCUMENT REPORT

IFB No. 2025-IFB-064

Walnut Lift Station Reconstruction

RESPONSE DEADLINE: February 6, 2026 at 4:00 pm

Report Generated: Wednesday, February 11, 2026

DiMeo Bros Inc Response

CONTACT INFORMATION

Company:
DiMeo Bros Inc

Email:
john@dimeobros.com

Contact:
John DiMeo

Address:
800 Nicholas Blvd
Elk Grove Village, IL 60007

Phone:
N/A

Website:
N/A

Submission Date:
Feb 6, 2026 3:47 PM (Central Time)

PRICE TABLES

BID SHEET

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
01 33 00	VIDEO DOCUMENTATION OF EXISTING CONDITIONS	1	L SUM	$4,000.00	$4,000.00
01 50 00	TEMPORARY FACILITIES AND CONTROLS	1	L SUM	$35,000.00	$35,000.00
01 53 00	TEMPORARY BYPASS SYSTEM	1	L SUM	$75,000.00	$75,000.00
01 57 13	EROSION AND SEDIMENT CONTROL	1	L SUM	$10,000.00	$10,000.00
01 17 13	MOBILIZATION AND DEMOBILIZATION	1	L SUM	$28,000.00	$28,000.00
02 41 00	DEMOLITION	1	L SUM	$150,000.00	$150,000.00
03 00 00-1	WET WELL	1	LSUM	$160,000.00	$160,000.00
03 00 00-2	CONCRETE BUILDING FOUNDATION AND SLAB	1	L SUM	$95,000.00	$95,000.00
03 00 00-3	RELIEF STORAGE CONCRETE WORK	1	L SUM	$75,000.00	$75,000.00
03 00 00-4	SANITARY MANHOLES, 4' DIAMETER	1	EA	$20,000.00	$20,000.00
03 00 00-5	CONCRETE GENERATOR PAD	1	L SUM	$10,000.00	$10,000.00
03 00 00-6	PIG LAUNCHING STRUCTURE	1	EA	$30,000.00	$30,000.00
08 10 00	RELIEF STORAGE ACCESS HATCHES AND VENTS	1	L SUM	$5,000.00	$5,000.00
13 34 23	PREFABRICATED PUMP STATION BUILDING COMPLETE	1	L SUM	$875,000.00	$875,000.00
22 10 10	PROCESS PIPING AND APPURTENANCES	1	L SUM	$100,000.00	$100,000.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
22 13 19	PROCESS VALVES AND APPURTENANCES	1	L SUM	$120,000.00	$120,000.00
22 13 29	SUBMERSIBLE SOLIDS HANDLING PUMPS AND APPURTENANCES	1	L SUM	$300,000.00	$300,000.00
26 05 16	ELECTRIC WIRES AND CABLES	1	L SUM	$23,000.00	$23,000.00
26 05 26	GROUNDING	1	L SUM	$5,000.00	$5,000.00
26 05 33	ELECTRICAL CONDUIT	1	L SUM	$50,000.00	$50,000.00
26 20 00-1	ELECTRIC SERVICE INSTALLATION	1	L SUM	$40,000.00	$40,000.00
26 36 20	NATURAL GAS ENGINE GENERATOR	1	L SUM	$135,000.00	$135,000.00
31 23 16-1	EARTHWORK	1	L SUM	$150,000.00	$150,000.00
31 23 16-2	COMPACTED CA-6 SUBGRADE	1	L SUM	$30,000.00	$30,000.00
31 23 19	DEWATERING	1	L SUM	$50,000.00	$50,000.00
31 41 00	TEMPORARY SOIL RETENTION SYSTEMS	1	L SUM	$25,000.00	$25,000.00
32 01 17	CLASS D PATCHES, 11"	13	SQ YD	$200.00	$2,600.00
32 12 16	BITUMINOUS INDUSTRIAL DRIVEWAY	638	SQ YD	$55.00	$35,090.00
32 13 13-1	INDUSTRIAL CONCRETE APRON	93	SQ YD	$200.00	$18,600.00
32 13 13-2	CONCRETE SIDEWALK, 5"	378	SQ FT	$20.00	$7,560.00
32 92 00-1	TOPSOIL FURNISH AND PALCE, 4"	1,210	SQ YD	$7.00	$8,470.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
32 92 00-2	SEEDING CLASS 1	0.15	ACRE	$7,500.00	$1,125.00
32 92 00-3	SEEDING CLASS 1A	0.1	ACRE	$7,500.00	$750.00
32 92 00-4	MULCH, METHOD 3	0.25	ACRE	$7,500.00	$1,875.00
33 05 19	DUCTILE IRON FORCE MAIN, 10-INCH	72	FT	$350.00	$25,200.00
33 31 11-1	SANITARY SEWER, DUCTILE IRON, 16"	43	FT	$450.00	$19,350.00
33 31 11-2	SANITARY SEWER, PVC SDR 26, 8"	82	FT	$325.00	$26,650.00
33 31 11-3	SANITARY SEWER SERVICE, PVC SDR 26, 6"	25	FT	$300.00	$7,500.00
40 90 20	WASTEWATER PUMPING CONTROL SYSTEM COMPLETE	1	L SUM	$140,000.00	$140,000.00
TOTAL					**$2,894,770.00**

ALLOWANCE ITEMS

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
26 20 00-2	ELECTRIC SERVICE UTILITY FEE	1	ALLOWANCE	$10,000.00	$10,000.00
32 92 00-5	LANDSCAPING ALLOWANCE	1	ALLOWANCE	$5,000.00	$5,000.00
TOTAL					**$15,000.00**

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing Settlement of the Proceeding of Yousif Youtem v. Village of Schaumburg (Case No. 24 L 5894).
03/10/26
Village Board

Presenter:

Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Schaumburg - Resolution re_ Youtem Settlement Agreement(2079670.1).docx
- Youtem Settlement Release-signed (002).pdf

RESOLUTION NO R-26-_____

RESOLUTION AUTHORIZING SETTLEMENT OF THE PROCEEDING OF YOUSIF YOUTEM V. VILLAGE OF SCHAUMBURG (Case No. 24 L 5894)

WHEREAS, Yousif Youtem ("Plaintiff") initiated an action against the Village in Case No. 24 L 5894 (the "Lawsuit") asserting claims as further set out in the Lawsuit; and

WHEREAS, the Village and Plaintiff have reached an agreement, attached hereto as Exhibit "A", to resolve the proceeding, subject to the terms and conditions set forth therein (the "Settlement Agreement"); and

WHEREAS, it would be in the best interests of the Village and its citizens to enter into the attached Settlement Agreement (Exhibit "A").

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That the Village Manager be and is hereby authorized and directed to execute the attached Settlement Agreement (Exhibit "A") by and between the Village and Plaintiff, and to take such further steps to comply with the terms and conditions set forth therein.

SECTION TWO: That this Resolution shall be in full force and effect after passage and approval as required by law.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

YOUSIF YOUTEM,	)	
	)	
Plaintiff,	)	
	)	
v.	)	**Case No. 2024 L 005894**
	)	
JORGE A. MENDOZA, Individually and As an Agent and/or Employee of the VILLAGE OF SCHAUMBURG; VILLAGE OF SCHAUMBURG, and each Of them	)	
	)	
Defendants.	)	

SETTLEMENT AGREEMENT AND GENERAL RELEASE

This Settlement Agreement and General Release ("Agreement") is made and entered into this 2nd day of March, 2026, by and between the following parties: Yousif Youtem ("Plaintiff"), and Village of Schaumburg ("Village") and all known and unknown officers, employees, and agents of the Village of Schaumburg, including named employee Jordge A. Mendoza, and all past and current appointed and elected officials, presidents, and trustees, employees, volunteers, agents, attorneys, and representatives of the Village of Schaumburg (who are referred to at times collectively with the Village as "Defendants"), and any other officer. Plaintiffs and Defendant are referred to individually at times in this Agreement as "Party" and collectively referred to at times in this Agreement as the "Parties."

PREAMBLE

WHEREAS, Plaintiff filed a Complaint against the Village and its employee, Jorge A. Mendoza, and said case presently is pending in the Circuit Court of Cook County, Case No. 2024 L 5894 (the "Lawsuit"); and

WHEREAS, Plaintiff asserted claims against the Village and its employee including negligence and willful and wanton conduct claims, for an incident that allegedly occurred on February 10, 2024 (the "Incident"), as set forth more particularly in the pleadings in the Lawsuit, claims which the Village has denied and continues to deny; and

WHEREAS, it is now the desire of the Plaintiff and the Village to fully and finally resolve and settle the Lawsuit, their respective claims, which exist between them and any and all other claims or matters which may exist or arguably existed between them, as of the date of this Agreement, and enter into a full and final compromise, settlement and mutual release.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged:

1. Incorporation of the Preamble. Each of the introductory statements contained in the preamble hereto are incorporated into Section 1 of this Agreement as material terms and provisions agreed to by Plaintiff and the Village.

2. Compromise and Settlement. This Agreement constitutes the compromise and settlement of disputed claims that is made to avoid further costs of litigation. Nothing contained herein, nor any actions taken by Plaintiff or the Village in connection herewith, shall constitute, be construed as or be deemed to be, an admission of fault, liability or wrongdoing whatsoever on the part of any party.

3. Settlement of All Claims. Plaintiff and the Village intend this Agreement to be a complete and total resolution and settlement of any and all claims of any kind, whether asserted or not asserted, known or unknown, that Plaintiff may have against the Village up to, and including the date of this Agreement.

4. Dismissal of the Lawsuit. Plaintiff will dismiss with prejudice their Lawsuit against the Village and Jorge A. Mendoza in its entirety.

5. Payment to Plaintiff. In return for Plaintiff's dismissal of all their claims and their lawsuit against the Village in its entirety, the Village of Schaumburg agrees to pay Plaintiff Yousif Youtem the sum of **one million and five hundred thousand dollars ($1,500,000.00), inclusive of all of Plaintiff's attorney's fees and litigation costs and litigation expenses incurred by the Plaintiff or Plaintiff's attorneys relative to the Lawsuit, within thirty (30) calendar days of the execution of the Agreement and of final approval by the Village of Schaumburg Board of Trustees. No other economic consideration or financial payments shall be paid by the Village and/or the other named Defendants to Plaintiff under this Agreement beyond the financial compensation stated in this paragraph. The above payment is being made to settle the Lawsuit based on a cost of defense economic decision of the Village and not a decision related to the merits of Plaintiff's allegations set forth in the Lawsuit.** The money shall be tendered by a check issued by the Village of Schaumburg in the name of Yousif Youtem C/O Power Rogers Trial Lawyers.

6. Plaintiff's Responsibility for Liens. Plaintiff agrees to assume responsibility for all outstanding liens, those known and unknown, including but not limited to medical liens and attorney liens, from the proceeds of this settlement. In the event that any liens are enforced which have been served upon Plaintiff's attorneys, Plaintiff agrees to hold harmless the Village, including but not limited to the Village and its elected officials, officers, administrators, employees, directors, agents, successors, executors, legal and/or personal representatives of any kind, insurers, and assigns for all said liens. Plaintiff also hereby agrees to defend the Village against the enforcement of said liens and to assume all costs, expenses, and attorney fees related to said

defense.

7. General Release and Covenant Not To Sue. Plaintiff, on behalf of themselves and their heirs, executors, administrators, successors and assigns, for and in consideration of the payment set forth herein, irrevocably and unconditionally releases and forever discharge and acquit the Village from any and all claims, charges, liabilities, debts, demands, grievances and causes of action of whatsoever kind, whether at law or in equity, whether accrued, contingent or inchoate, and whether known or unknown, suspected or unsuspected, or otherwise which Plaintiff has, had or may have against the Village and Jorge A. Mendoza arising from or relating to acts or omissions up to and including the date of the incident, or involving the future or continuing effects of any acts or omissions which occurred up to and including the date of the incident.

The claims released and waived by this Agreement include, but are not limited to, claims relating to or arising out of the allegations and claims set forth in the pleadings in the Lawsuit, claims for pain and suffering, mental and emotional distress, and monetary damages, or other claims under any federal, state or local constitution, statute, regulation, order, common law or other authority having the force of law.

Plaintiff acknowledges and agrees that the nature, materiality, extent and results of the claims compromised and released by this Agreement may not now all be known or anticipated by them. However, it is the intention of the parties hereto that this Agreement shall be effective as a bar to each and every claim, charge, liability, and/or cause of action that the Plaintiff may have against the Village and their respective personal representatives, agents, insurers, attorneys, executors, administrators, heirs, successors and assigns. Plaintiff further acknowledges and agrees that they may hereafter discover facts different from or in addition to those now known, suspected or believed to be true with respect to such claims, demands or causes of action and agrees that this

release will be and remain effective in all respects notwithstanding any such differences or additional facts.

Plaintiff further covenants and agrees not to sue, to file a charge, to make a claim or demand, to commence or maintain, or assist or otherwise participate (except, as required by law, to give testimony), in any action or proceeding of any kind in any court, before any government agency or in any other forum or to accept any money, benefit, or other relief from any proceeding, which would be precluded by this release, whether brought directly by Plaintiff or brought by any other person, agency or entity which would provide relief or benefit to Plaintiff, and agrees to indemnify the Village against all liability, costs and expenses and attorney's fees in the event Plaintiff breaches this release and covenant not to sue. Plaintiff also assigns to the Village all their rights, titles, and interests in any relief from any proceeding that would be precluded by this release.

8. No Attorneys' Fees. Plaintiff waives their right, if any, to attorneys' fees. The Village will pay all expenses incurred by itself, and Plaintiff will bear all their incurred expenses for the Lawsuit and in the negotiation and preparation of this Agreement.

9. Choice of Law; Savings Provision. This Agreement will be governed by Illinois law. If any provisions of this Agreement shall be invalidated or refused enforcement by any court of competent jurisdiction, the provisions not invalidated or refused enforcement shall remain in full force and effect.

10. Entire Agreement. This Agreement represents the entire agreement between Plaintiff and the Village with respect to the matters set forth herein and supersedes all prior agreements or understandings, if any, between the parties. Plaintiff acknowledges that except for the explicit provisions of this Agreement, no promises or representations of any kind have been

made to them by the Village or its attorneys, to induce them to enter into this Agreement. No modification of this Agreement can be made except in writing and signed by Plaintiff and an authorized representative of the Village.

11. For Settlement Only. This Agreement is entered into for settlement purposes only and represents the compromise of disputed claims, actual or potential, which Plaintiff has or may believe they have. Neither this Agreement, the decision to enter into this Agreement, nor anything done pursuant to this Agreement, shall be construed to be an admission or evidence of any wrongdoing or liability by Plaintiff or any Defendant, **such wrongdoing and liability being expressly denied**. Nor will this Agreement, its existence or its terms, be admissible in any proceeding other than a proceeding to enforce the terms of this Agreement.

12. Representations & Warranties By All Parties. All of the parties represent and warrant that (a) they have the capacity, full power and authority to enter into this Agreement; (b) the individuals signing on behalf of the Village are authorized to do so; (c) they have not assigned, encumbered or in any manner transferred all or any portion of the claims covered by this Agreement; (d) there are not other charges, complaints, suits, arbitrations or other claims or proceedings pending between the parties in any court, before any agency, or in any forum; and (e) no other person or party has any right, title or interest in any of the claims covered by this Agreement.

13. Successors & Assigns. This Agreement shall be binding upon and inure to the benefit of Plaintiff and the Village, and their respective personal representatives, agents, insurers, attorneys, executors, administrators, heirs, successors and assigns.

14. Knowing and Voluntary Signing of Binding Contract. Plaintiff represents and warrants that they have read this Agreement and understands all of its terms and executes this

Agreement voluntarily and without duress or undue influence, and with full knowledge of its significance, intending to be legally bound. Plaintiff acknowledges that by signing this Agreement, they are GIVING UP ALL CLAIMS AGAINST THE VILLAGE WITH REGARD TO THE ALLEGED INCIDENT OF February 10, 2024.

15. Opportunity To Consult Advisors. Plaintiff and the Village have had reasonable opportunity to consult with attorneys or other advisors of their own choosing before executing this Agreement.

16. Counterparts. This Agreement may be executed in counterparts, each of which may be signed separately and may be enforceable as an original, but all of which together shall constitute but one agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement by affixing their signatures and the date of execution as indicated below.

YOUSIF YOUTEM

Dated: 3/2/26

VILLAGE OF SCHAUMBURG

_____

Dated:_____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager to Execute an Intergovernmental Agreement with the Schaumburg Township District Library regarding Library Locker Installation and Operation at the Schaumburg Metra Station.
03/10/26
Village Board

Presenter: Marisa Krawiec, AICP, Transportation Program Manager
Lead Department: Transportation

Executive Summary:

Staff was approached by the Schaumburg Township District Library about installation of a library locker at the Schaumburg Metra Station. The library locker will serve as a kiosk for library patrons to pick up reserved library materials and can enter a digital code on the kiosk to pick up reserved library materials. The locker will also include a drop box to return library materials.

The Library has installed different sized lockers at various locations, including the Schaumburg Township District Central Library as well as the Hoffman Estates and Hanover Park branches of the Schaumburg Township District Library. The location at the Schaumburg Metra station would be the first non-library location. In 2025, the number of checked out items from the library lockers ranged between 1,634 and 12,484 items. It should be noted that the proposed kiosk would have 18 lockers compared to the other locations, which have 36 and 99 lockers.

As proposed the locker will be located inside the Metra Station along the wall adjacent to the existing coffee vendor. The Engineering & Public Works Department will provide an electric connection on that wall. The library will use the existing Wi-Fi at the station. The locker will be installed by the Library's third party installer and will be bracketed to the wall. Three benches will need to be relocated within the station to other locations to provide accessibility to the locker. This location was selected because of the large amount of wall space available; additionally, other locations inside the station would block windows. With the proposed location, the dedication plaques would need to be relocated. Staff proposes to relocate the plaques to the exterior along the west-facing wall of the building. The west facing wall provides good visibility of the plaques and is covered by a roof, protecting the plaques from environmental conditions.

The attached IGA outlines responsibilities for both the Village and the Library. The agreement shall be in effect for a term of 5 years and may be extended or renewed upon mutual agreement of both parties. If the locker is to be removed, the Library will be responsible for restoration of the surfaces where the locker is located. The Library approved the agreement at their Board meeting on February 16, 2026.

Transportation Department staff coordinated with the Engineering and Public Works Department and Information Technology Department regarding the request. Legal Counsel has also reviewed the agreement. Staff believes that adding the locker to the Metra Station will be a good amenity for village residents and library patrons and could increase visitors to the Metra Station.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager to execute an Intergovernmental Agreement with the Schaumburg Township District Library Regarding Library Locker Installation and Operation at the Schaumburg Metra Station and approve the required Resolution.

ATTACHMENTS:

- Library Locker IGA.docx
- Metra Floorplan.pdf
- Library IGA Resolution.docx

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE SCHAUMBURG TOWNSHIP DISTRICT LIBRARY
AND
THE VILLAGE OF SCHAUMBURG
REGARDING LIBRARY LOCKER INSTALLATION AND OPERATION AT
THE SCHAUMBURG METRA STATION

This Intergovernmental Agreement ("Agreement") is entered into as of the _____ day of _____, 2025, by and between the Schaumburg Township District Library ("Library") and the Village of Schaumburg ("Village"), each a unit of local government within the State of Illinois. The Library and Village may be referred to individually as "Party" or jointly as "Parties," throughout this Agreement.

RECITALS

WHEREAS, Article VII, Section 10 of the 1970 Constitution of the State of Illinois provides that units of local government may contract among themselves to obtain or share services and to exercise, combine, or transfer any power or function of Government in any manner not prohibited by law or ordinance; and

WHEREAS, Section 5 of the Intergovernmental Cooperation Act, 5 ILCS 220/5, authorizes units of local government to contract with other local governments to perform any governmental service, activity, or undertaking or to combine, transfer, or exercise any powers, functions, privileges, or authority which any of the agencies entering into the contract is authorized by law to perform; and

WHEREAS, Section 30-55.40 of the Public Library District Act, 75 ILCS 16/30-55.40, authorizes the Library to contract with any public or private entity for the purpose of providing or receiving library services; and

WHEREAS, the Village, through an Operation and Maintenance Agreement with the Commuter Rail Division of the Regional Transportation Authority ("Metra"), is responsible for the day-to-day operation and maintenance of the Schaumburg Metra Station located at 2000 S. Springinsguth Road, Schaumburg, Illinois ("Station"); and

WHEREAS, the Village has identified certain space within the Station as suitable for the placement of a Library locker system ("Locker System") where Library materials may be picked up or dropped off by Library patrons; and

WHEREAS, the Parties believe that the installation of the Locker System at the Station will provide benefits to the Library, the Village, and the general public, and therefore the Parties believe it is in their best interests to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises stated in this Agreement and other good and valuable consideration, the Parties agree as follows:

1. RECITALS

The above-stated recitals are incorporated into this Agreement by reference.

2. LOCKER SYSTEM

The Parties agree that the Locker System will be installed by the Library in the location identified on Exhibit A to this Agreement (the "Locker Area"). The Locker System will be accessible whenever the portion of the Station where the Locker Area is located is open to the public (currently 4:00 AM to 8:00 PM daily). Lobby hours are subject to change at the Village's discretion, and the Village will provide advance notice to the Library about any planned temporary or permanent change to the lobby hours no less than two (2) business days prior to a temporary change and seven (7) days prior to a permanent change. Should the hours change on a temporary basis due to an emergency or other unforeseen circumstance, the Village shall provide notice to the Library of the hours change within twenty-four (24) hours of the need for said change.

Prior to installation, the Library shall submit to the Village for written approval all plans, specifications, mounting details, wall penetrations, electrical connections, and clearance diagrams. Installation shall comply with all applicable ADA, building, electrical, and fire/life-safety codes and standards, and shall be performed by qualified contractors holding all required permits.

The Village may, upon thirty (30) days' prior written notice (or less in the event of an emergency or to comply with Metra directives), require temporary removal or relocation of the Locker System at the Library's sole cost and expense to accommodate Station maintenance, repair, construction, operational or security needs.

3. RESPONSIBILITIES OF THE LIBRARY

a. Purchase, own, install, and maintain the Locker System at its sole expense, in accordance with the approved plans/specifications and all codes and permits.
b. Coordinate with the Village to schedule installation to minimize disruption to Station operations; restore any disturbed areas caused by installation activities.
c. Provide and maintain all signage and public information about the Locker System, subject to Village approval.
d. Be responsible for daily operations, including customer service, access control, and inventory management of Locker System.
e. Keep the Locker System clean, sanitary, and in good repair; repair vandalism or malfunctions promptly and in any event within five (5) business days after notice.
f. Upon termination or removal, remove the Locker System and restore affected walls, floors, and surfaces to their pre-installation condition (including patching and painting) at its sole cost.

4. RESPONSIBILITIES OF THE VILLAGE

a. Collaborate with the Library on installation logistics and reasonable future modifications, subject to Village operational needs and security.

b. Provide access to electrical power and wireless data connectivity for the Locker System as available (see Section 6).
c. Provide reasonable access for Library personnel to service the Locker System during posted hours of the portion of the Station where the Locker Area is located. subject to Station operations and safety.
d. Notify the Library before any maintenance, renovations or other activities that might impact Locker System access or operation.
e. Perform routine Station inspections and promptly notify the Library of any observed issues with the Locker System. The Village has no duty to inspect, maintain, or repair the Locker System.

5. VILLAGE REPRESENTATIONS

The Village represents and warrants that it has received any required permissions and consent from Metra and any other necessary parties to permit the installation of the Locker System at the Station, and that is has the requisite authority to enter into this Agreement and perform all obligations required under this Agreement. Nothing in this Agreement will be deemed or construed to obligate the Library to comply with the terms of the Village's agreement(s) with Metra, except as otherwise expressly provided in this Agreement.

6. UTILITIES

The Village will provide electricity and wireless data connectivity at no cost to the Library for operation of the Locker System, as available. The Village makes no representation or warranty regarding uninterrupted service and shall not be liable for service interruptions. The Library is responsible for any backup or supplemental connectivity required for its operations.

7. MAINTENANCE AND REPAIRS

The Library will be solely responsible for maintaining the Locker System in good working order. The Village is not responsible for maintenance, repair, or any associated costs for operation of the Locker System.

8. DATA PRIVACY AND FOIA

The Library is the sole custodian of all patron and circulation data associated with the Locker System. Such data shall not be collected, stored, or controlled by the Village. If the Village receives a Freedom of Information Act (FOIA) request that may encompass such data, it shall promptly notify the Library so the Library may assert any applicable exemptions.

9. SIGNAGE AND BRANDING

All signage, decals, logos, and branding on the Locker System are subject to prior written approval by the Village. Advertising unrelated to Library services is prohibited.

10. LIABILITY

To the fullest extent permitted by law, the Library shall indemnify and hold harmless the Village, Metra, the Regional Transportation Authority (RTA), and the Northeast Illinois Regional Commuter Railroad Corporation (NIRCRC), and their respective officers, officials, employees, and agents, from and against third-party claims, damages, liabilities, and reasonable expenses (including reasonable attorneys' fees) arising out of or relating to the installation, operation, maintenance, or removal of the Locker System, but only to the extent caused by the negligent or wrongful acts or omissions of the Library or those for whom the Library is legally responsible.

To the fullest extent permitted by law, the Village shall indemnify and hold harmless the Library and its officers, employees, and agents from and against third-party claims, damages, liabilities, and reasonable expenses (including reasonable attorneys' fees) arising out of or relating to the Village's performance of its obligations under this Agreement, but only to the extent caused by the negligent or wrongful acts or omissions of the Village or those for whom the Village is legally responsible.

Each Party retains all defenses and immunities under the Illinois Local Governmental and Governmental Employees Tort Immunity Act and no provision herein shall be construed as a waiver thereof. In no event shall either Party be liable for consequential, special, or punitive damages. Indemnification applies to third-party claims only.

11. INSURANCE

Each Party shall maintain Commercial General Liability insurance with limits of not less than $1,000,000 per occurrence and $3,000,000 aggregate, and umbrella/excess liability of not less than $5,000,000. Policies shall name, as additional insureds, the other Party as applicable, and for the Library's coverages also the Village, Metra, RTA, and NIRCRC, and their officers, officials, employees, and agents, on a primary and non-contributory basis with waiver of subrogation. Certificates of insurance shall provide thirty (30) days' advance written notice of cancellation, non-renewal, or material reduction in limits (ten (10) days for non-payment of premium) to the policy holder per the policy terms and conditions.

12. TERM AND TERMINATION

This Agreement shall take effect on the date of final execution and remain in effect for a period of five (5) years. This Agreement may be extended or renewed for successive terms upon mutual written agreement of the Parties. Either Party may terminate this Agreement for convenience upon at least ninety (90) days' prior written notice.

Upon termination, the Library shall, at its sole cost, remove the Locker System, cease all operations under this Agreement, and restore all affected walls, floors, and surfaces to their pre-installation condition, including patching, painting, and repair of penetrations, to the reasonable satisfaction of the Village.

13. ENTIRE AGREEMENT; MODIFICATIONS

This Agreement constitutes the entire agreement between the Parties and supersedes any and all prior agreements and negotiations between the Parties, whether written or oral, relating to the

subject matter of this Agreement. This Agreement may only be modified only in writing, signed by both parties.

14. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. The venue for any dispute arising under this Agreement shall be the Circuit Court of Cook County, Illinois.

15. RELATIONSHIP BETWEEN PARTIES

The Parties are independent contractors, and nothing in this Agreement will be deemed or construed to create an agency, partnership, joint venture, or employment relationship between the Parties.

16. ASSIGNMENT

Neither Party may assign this Agreement without the prior written consent of the other Party.

17. NO THIRD-PARTY BENEFICIARIES.

This Agreement is solely for the benefit of the Parties, and nothing in this Agreement is intended to create any rights or remedies for any persons other than the Parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates written below.

_____ _____

Annie Miskewitch, Executive Director
Schaumburg Township District Library

Date:

_____ _____

Brian Townsend, Village Manager
Village of Schaumburg

Date:

METRA STATION
1ST FLOOR PLAN

Plaques to be relocated to the exterior on the north side by the ticket agent office.



Plaque specs:
24"W x 18"H

Exisiting conditions

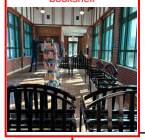


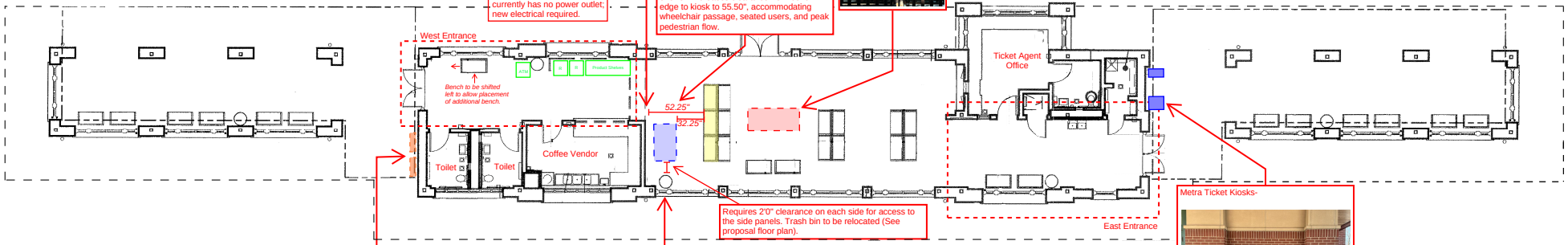
Wall dimensions: 124.25" W

The width of the wall accommodates the 43"W library kiosk with 24"W clearance on each side to access side panels. This wall currently has no power outlet; new electrical required.

Clearance Note:
Existing distance from wall to bench edge = 52.25". Proposed kiosk depth = 20", leaving 32.25" clear (does not include additional clearance required for power/data connection). The remaining 32.25" is below the ADA minimum 36" clear width for an accessible route and shall not be reduced. If this location is confirmed for the kiosk, the three west-facing benches must be relocated. Bench depth = 23.25"; relocating one row increases clearance from bench edge to kiosk to 55.50", accommodating wheelchair passage, seated users, and peak pedestrian flow.

Existing freestanding bookshelf





Requires 2'0" clearance on each side for access to the side panels. Trash bin to be relocated (See proposal floor plan).

Metra Ticket Kiosks-

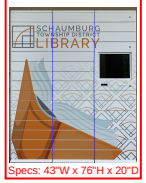


West Entrance - Preferred Location



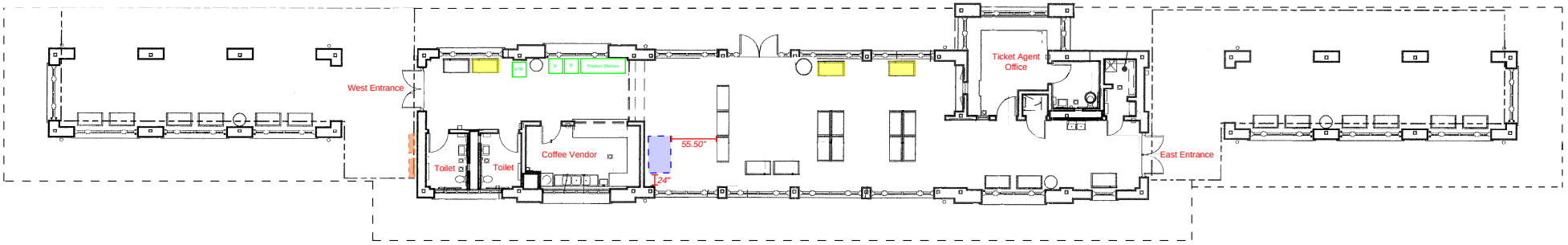
Positioned on the wall West Entrance. This location is covered by roof, providing some protection, but remains outdoors and exposed to environmental conditions.

Proposed location of the new library Kiosk



Specs: 43"W x 76"H x 20"D

PROPOSAL



RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE SCHAUMBURG TOWNSHIP DISTRICT LIBRARY REGARDING LIBRARY LOCKER INSTALLATION AND OPERATION AT THE SCHAUMBURG METRA STATION

WHEREAS, the Transportation Department and Legal have reviewed the agreement marked Attachment "A" attached hereto; and

WHEREAS, The Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg authorize the Village Manager to execute an intergovernmental agreement with the Schaumburg Township District Library regarding library locker installation and operation at the Schaumburg Metra Station; and

WHEREAS, it is in the best interests of the Village of Schaumburg to execute an intergovernmental agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That the Village Manager is hereby authorized to execute the Intergovernmental Agreement with Schaumburg Township District Library.

SECTION TWO: That the Village Manager be authorized to sign any documents in furtherance of this Resolution.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval according to law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-___An Ordinance Granting a Special Use for a Gymnasium and Parking Variation for ETS Performance (1056 National Parkway – Z2601-04) [first reading – motion to waive first reading].
03/10/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Final Z2601-04 ETS Performance ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A GYMNASIUM AND PARKING VARIATION FOR ETS PERFORMANCE (1056 NATIONAL PARKWAY)

CASE NO. Z2601-04

ADOPTED: MARCH 10, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON

MARCH 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A GYMNASIUM AND PARKING VARIATION FOR ETS PERFORMANCE (1056 NATIONAL PARKWAY)

CASE NO. Z2601-04

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on February 25, 2026 and has recommended a Special Use for a Gymnasium and Parking Variation for ETS Performance located at 1056 National Parkway, Case No. Z2601-04;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Gymnasium and Parking Variation for ETS Performance located at 1056 National Parkway, Case No. Z2601-04 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Special Use for a Gymnasium and Parking Variation described as follows:

- Special Use for a Gymnasium [Title 15, Chapter 154, Section 154.188 (C)(6) of the Zoning Ordinance]
- Parking Variation [Title 15, Chapter 154, Section 154.123 of the Zoning Ordinance]

for ETS Performance located at 1056 National Parkway, Case No. Z2601-04 be and is hereby granted on the property legally described as:

PARCEL 1:

THAT PART OF OUTLOT "D" IN SCHAUMBURG INDUSTRIAL PARK (HEREINAFTER DESCRIBED) BOUNDED BY A LINE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF STATE PARKWAY WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41, NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY ALONG THE SOUTH LINE OF STATE PARKWAY AND AT RIGHT ANGLES TO THE SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (SAID LINE OF STATE PARKWAY BEARING NORTH 89 DEGREES, 54 MINUTES, 06 SECONDS EAST) A DISTANCE OF 1380.00 FEET TO A POINT OF CURVE IN SAID LINE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF STATE PARKWAY, BEING THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED LINE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS 560.00 FEET, A DISTANCE OF 306.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF STATE PARKWAY AND ALONG THE EXTENSION OF THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 473.64 FEET TO A POINT OF CURVED TANGENCY; THENCE SOUTH 10 DEGREES, 18 MINUTES, 10 SECONDS EAST ALONG THE WESTERLY LINE OF STATE PARKWAY, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 143.65 FEET; THENCE SOUTH 79 DEGREES, 24 MINUTES, 48 SECONDS WEST, A

DISTANCE OF 350.60 FEET; THENCE NORTH 10 DEGREES, 35 MINUTES, 12 SECONDS WEST, A DISTANCE OF 314.02 FEET; THENCE NORTH 22 DEGREES, 49 MINUTES, 47 SECONDS EAST, A DISTANCE OF 299.16 FEET TO THE POINT OF BEGINNING, IN SCHAUMBURG INDUSTRIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHWEST 1/4 OF SECTION 12; PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF FILED ON JUNE 10, 1969 AS LR2455597, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF OUTLOT "D" IN SCHAUMBURG INDUSTRIAL PARK (HEREINAFTER DESCRIBED) BOUNDED BY A LINE DESCRIBED BY A LINE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF STATE PARKWAY WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EASTERLY ALONG THE SOUTH LINE OF STATE PARKWAY AND AT RIGHT ANGLES TO THE SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (SAID LINE OF STATE PARKWAY BEARING NORTH 89 DEGREES, 54 MINUTES, 06 SECONDS) EAST A DISTANCE OF 1380.00 FEET TO A POINT OF CURVE IN SAID LINES; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF STATE PARKWAY, BEING THE ARC OF CIRCLE, TANGENT TO THE LAST DESCRIBED LINE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 560.00 FEET FOR A DISTANCE OF 779.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES, 18 MINUTES, 10 SECONDS EAST ALONG THE WESTERLY LINE OF STATE PARKWAY, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 143.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF STATE PARKWAY, A DISTANCE OF 211.81 FEET TO A POINT OF CURVE IN SAID LINE; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF STATE PARKWAY, BEING THE ARC OF CIRCLE, TANGENT TO THE LAST DESCRIBED LINE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 850.00 FEET, A DISTANCE OF 197.98 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 355.00 FEET, A DISTANCE OF 144.05 FEET; THENCE SOUTH 87 DEGREES, 16 MINUTES, 56 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 230.95

FEET; THENCE NORTH 10 DEGREES, 35 MINUTES, 12 SECONDS WEST, A DISTANCE OF 385.87 FEET; THENCE NORTH 79 DEGREES, 24 MINUTES, 48 SECONDS EAST, A DISTANCE OF 350.60 FEET TO THE POINT OF BEGINNING, IN SCHAUMBURG INDUSTRIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHWEST 1/4 OF SECTION 12; PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF FILED ON JUNE 10, 1969 AS LR2455597, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOT 3 (EXCEPT THE NORTH 119.98 FEET) AND THE NORTH 68.69 FEET OF LOT 2 AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) ALL IN RESUBDIVISION OF PART OF OUT-LOT D IN SCHAUMBURG INDUSTRIAL PARK, AS RECORDED JUNE 10, 1969, UNDER DOCUMENT NUMBER 20866510 AND FILED WITH THE REGISTRAR OF DEED UNDER TORRENS REGISTRATION NUMBER 2455597, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHWEST 1/4 OF SECTION 12, PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 18, 1973 AS DOCUMENT NUMBER 2692491, AND SURVEYOR'S CERTIFICATE OF CORRECTION, REGISTERED ON JUNE 21, 1973 AS DOCUMENT NUMBER 2699472 ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1026-1100 NATIONAL PARKWAY, SCHAUMBURG, ILLINOIS

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. Prior to issuance of building permits the property owner shall provide a recorded shared access and parking Agreement for Parcels 1, 2 and 3 as shown on the submitted Plat of Survey.
2. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on January 27, 2026.
3. The following plans shall be adopted with the enabling ordinance:
   a. Preliminary Space Plan - 1056 National Parkway, Prepared by Interwork Architects, received by the Community Development Department on January 14, 2026.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A GYMNASIUM AND PARKING VARIATION FOR ETS PERFORMANCE (1056 NATIONAL PARKWAY)

CASE NO. Z2601-04

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 10th day of March, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Granting a Special Use for a Tattoo Establishment for John Bass Art Inc (235 W. Golf Road, Unit 175 – Z2601-05) [first reading – motion to waive first reading].
03/10/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Final Z2601-05 John Bass Art ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A TATTOO ESTABLISHMENT FOR JOHN BASS ART INC (235 W. GOLF ROAD, UNIT 175)

CASE NO. Z2601-05

ADOPTED: MARCH 10, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON

MARCH 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A TATTOO ESTABLISHMENT FOR JOHN BASS ART INC (235 W. GOLF ROAD, UNIT 175)

CASE NO. Z2601-05

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on February 25, 2026 and has recommended a Special Use for a Tattoo Establishment for John Bass Art Inc 235 W. Golf Road, Unit 175, Case No. Z2601-05;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Tattoo Establishment for John Bass Art Inc 235 W. Golf Road, Unit 175, Case No. Z2601-05 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Special Use for a Tattoo Establishment described as follows:

- Approval of a Special Use for a Tattoo Establishment [Title 15, Chapter 154, Section 154.198(E) of the Zoning Ordinance]
- Approval of a Variation to the General Regulations for a Special Use for a Tattoo Establishment [Title 15, Chapter 154, Section 154.90.09(A) of the Zoning Ordinance]

for John Bass Art Inc 235 W. Golf Road, Unit 175 Case No. Z2601-04 be and is hereby granted on the property legally described as:

> THE WEST 1650.00 FEET (AS MEASURED ALONG THE NORTH LINE THEREOF) OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SCHAUMBURG, COOK COUNTY, ILLINOIS (EXCEPTING AND RESERVING THEREFROM THE WEST 950.0 FEET THEREOF, AS MEASURED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION; ALSO EXCEPTING THEREFROM THAT PART LYING SOUTH OF AND ADJOINING A LINE DRAWN PERPENDICULAR TO AND EXTENDING WEST FROM A POINT ON THE EAST LINE WHICH IS 492.807 FEET NORTH OF THE NORTHERLY LINE OF HIGGINS ROAD, AS WIDENED, AND EXCEPTING THAT PART LYING NORTH OF THE SOUTH LINE OF GOLF ROAD, AS CONDEMNED PER COURT CASE NUMBER 71L8422), IN COOK COUNTY, ILLINOIS.
>
> PROP. ADD: 155-255 W. GOLF ROAD, SCHAUMBURG, IL

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on January 12, 2026.
2. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A TATTOO ESTABLISHMENT FOR JOHN BASS ART INC (235 W. GOLF ROAD, UNIT 175)

CASE NO. Z2601-05

3. Air ventilation of the loft space will be conducted during building permit review.
4. Hours of operation shall be limited from 10 am to 10 pm.
5. The main entrance to the building shall be visible from the public street and shall remain unlocked at all times during hours of business. The loft space shall also remain unlocked at all times during hours of business.
6. Any windows or doors into the building's lobby or waiting area shall not be covered. The lobby or waiting area must be clearly visible and not obstructed. Prior to the issuance of a final Certificate of Occupancy, Staff will confirm this requirement is being met.
7. No person, while on the premises of any tattoo establishment shall possess, sell, dispense, provide, give keep or maintain any alcoholic beverage.
8. The following plans, studies, and exhibits shall be adopted as part of the governing ordinance:
   a. Floor Plan, Sheet A200, prepared by Rebecca Olsen Architect, LLC, dated July 26, 2023, and received by the Community Development Department on January 12, 2026.
   b. Business Narrative; received by the Community Development Department on January 12, 2026.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 10th day of March, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Amending Title 15, Chapter 155 (Signs), Section 155.210(A)(2) of the Municipal Code Pertaining to Illumination of Signage in the Olde Schaumburg Centre (Z2602-01) [first reading – motion to waive first reading].
03/10/26
Village Board

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 3-3-26FINAL Z2602-01 Amend to MC OSC Sign Regulations ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 15, CHAPTER 155 (SIGNS), SECTION 155.210(A)(2) OF THE MUNICIPAL CODE PERTAINING TO ILLUMINATION OF SIGNAGE IN THE OLDE SCHAUMBURG CENTRE

CASE NO. Z2602-01

ADOPTED: MARCH 10, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON

MARCH 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 15, CHAPTER 155 (SIGNS), SECTION 155.210(A)(2) OF THE MUNICIPAL CODE PERTAINING TO ILLUMINATION OF SIGNAGE IN THE OLDE SCHAUMBURG CENTRE

CASE NO. Z2602-01

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Schaumburg currently regulates the illumination of signage in the Olde Schaumburg Center; and

WHEREAS, the Village's Zoning Board of Appeals held a hearing on February 25, 2026 to consider amendments to the sign code with respect to illumination of signage in the Olde Schaumburg Centre, and recommended approval of the same; and

WHEREAS, the Village of Schaumburg finds it in the best interests of the Village to amend the Village Code relative to the same;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: That Title 15 (Land Usage), Chapter 155 (Signs), Section 155.210(A)(2) (Illumination) is hereby amended to read in its entirety as follows:

> "(2) Wall signs may be illuminated by either gooseneck lights, ground lights that are completely concealed from view, or are individually mounted, backlit, channel letters*;* provided that any backlighting or light source used for illumination shall be white (Pantone 000C) in color, where the source of such backlighting shall be internal to each letter and shall illuminate the wall to which they are attached."

SECTION THREE: This Ordinance shall be in full force and effect, after passage, approval and publication as required by law.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 10th day of March, 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Amending Title 15, Chapter 154 (Zoning), Section 154.51(A) of the Municipal Code Pertaining to Administrative Approvals (Z2602-02) [first reading – motion to waive first reading].
03/10/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- 3-3-26 FINAL Z2602-02 Amend to MC Administrative Approvals ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 15, CHAPTER 154 (ZONING), SECTION 154.51(A) OF THE MUNICIPAL CODE PERTAINING TO ADMINISTRATIVE APPROVALS

CASE NO. Z2602-02

ADOPTED: MARCH 10, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON

MARCH 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 15, CHAPTER 154 (ZONING), SECTION 154.51(A) OF THE MUNICIPAL CODE PERTAINING TO ADMINISTRATIVE APPROVALS

CASE NO. Z2602-02

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Schaumburg currently allows administrative amendments to approved site plans; and

WHEREAS, the Village's Zoning Board of Appeals held a hearing on February 25, 2026 to consider amendments to the zoning code with respect to administrative amendments, and recommended approval of the same; and

WHEREAS, the Village of Schaumburg finds it in the best interests of the Village to amend the Village Code relative to the same;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: That Title 15 (Land Usage), Chapter 154 (Zoning), Section 154.51(A) (Administration; Administrative Amendments) is hereby amended to read in its entirety as follows:

> "(A) Approval: The village manager or designee may administratively approve the below listed amendments to approved special use site plans and site plans approved under provision of section 154.46 of this Code:
>
> (1) The following projects shall qualify for an administrative amendment, as long as the subject property will still meet code requirements once the project is completed. If the subject property will not meet code requirements once the project is completed, the project cannot be approved administratively.
>
> (a) Installation of ground-mounted utility and mechanical equipment, provided that screening is installed per the zoning district requirements of said property.
> (b) Building additions of seven hundred and fifty (750) square feet or less.
> (c) Reduction of the square footage of a business that has received special use approval.
> (d) Commercial patio additions of no more than seven hundred and fifty (750) square feet in area.
> (e) Reduction in the quantity of healthy trees on a property, provided that the property meets the minimum requirements of the landscape and screening ordinance.
> (f) Minor changes to a building's facade or exterior building materials which are in general conformance with the approved site plans.
> (g) Site and parking lot expansions or modifications of up to 10% of the overall lot or 1 acre, whichever is less.

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 15, CHAPTER 154 (ZONING), SECTION 154.51(A) OF THE MUNICIPAL CODE PERTAINING TO ADMINISTRATIVE APPROVALS

CASE NO. Z2602-02

(h) Reduction of up to 5 feet in the required foundation landscaping along no more than 25% of the total length and width of a building façade or 100 linear feet, whichever is less, given the total greenspace of the lot is 20% or more.
(i) Designation of parking spaces for use as short-term parking.
(j) Requests for reductions or modifications to parking requirements:

1. Reduction of up to ten percent (10%) of the required parking:
    a. Parking counts must be provided to the village for evaluation of the request.
2. Reduction of up to twenty percent (20%) of the required parking for commercial shopping centers or established multi-tenant developments with a shared parking agreement:
    a. Parking counts and shared parking agreement (if applicable) must be provided to the village for evaluation of the request.

The director of community development or authorized designee has the authority to refer approval of an administrative parking variation request to the zoning board of appeals for review."

SECTION THREE: That this Ordinance shall be in full force and effect after passage, approval and publication as required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this 10th day of March, 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resignations/Appointments of Committee Members
03/10/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- VBM March 10, 2026 Appointments Memo.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

OFFICE OF MAYOR TOM DAILLY

MEMORANDUM

Date: March 3, 2026
To: Board of Trustees
From: Village President
Subject: Committee/Commission Appointments/Resignations

I ask for your concurrence in the appointments/resignations on the following committee/commissions at the March 10, 2026, Board meeting.

Environmental Committee (all terms end 04/30/2026):
Removal(s): Ritika Muthukumar (resigned 03/02/2026)

Respectfully,

Tom Dailly

Tom Dailly
Mayor