AGENDA

Village Board

Tuesday, May 12, 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

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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. April 28, 2026

V. Approval of Expenditures

A. $6,510,300.56

VI. Presentations

A. Presentation of Youth Orchestra Scholarships by Eddie Sugarman, Assistant Director of Cultural Services and Donna Robertelli, Youth Program Assistant

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 Approve the Request from Global Brew Tap House for One (1) Class D One Day Liquor License for Schaumburg Springfest event and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Mr. Shashin Vyas of Global Brew for One (1) Class D One Day Liquor License for Schaumburg Springfest on May 9, 2026 at 235 E. Beech Drive (Waived Fee).

B. Recommendation to Approve the Request from St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for a Bingo Event and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Mr. William Solomon of St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for Bingo Event on May 17, 2026 at 1451 W. Bode Road (Waived Fee).

IX. Correspondence

A. Recommendation to Approve the Request from LMJ's Lost Souls-Alzheimer's Fund to Hold a Raffle
- [motion] to recommend the Village Board approve the request from LMJ's Lost Souls-Alzheimer's Fund to hold a raffle on June 20, 2026 at Wintrust Field located at 1999 S. Springinsguth Road, and waive the fidelity bond requirement.

X. Proclamations

A. Motorcycle Awareness Month - May 2026

XI. Zoning Board of Appeals

A. Recommendation to Approve an Amendment to Shopping Center Signage Plan for The District at Veridian / West of Meacham Road, South of Algonquin Road and North of Progress Parkway
- [motion] to recommend the Village Board Approve an Amendment to Shopping Center Signage Plan for The District at Veridian (West of Meacham Road, South of Algonquin Road and North of Progress Parkway – Z2511-04).

B. Recommendation to Approve an Amendment to Approved Shopping Center Signage Plan for Woodfield Mall / 5 Woodfield Mall
- [motion] to recommend the Village Board Approve an Amendment to Approved Shopping Center Signage Plan for Woodfield Mall (5 Woodfield Mall – Z2603-04).

C. Recommendation to Approve a Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review for N. Family School / 1996 N. Roselle Road
- [motion] to recommend the Village Board Approve a Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review for N. Family School (1996 N. Roselle Road – Z2512-01).

XII. Award of Bid

A. Recommendation to Award Bid for Village Hall Furniture Installation to Installation Specialists, Inc.
- [motion] to recommend the Village Board award the bid for the Village Hall Furniture Installation to Installation Specialists, Inc. of Itasca, IL in an amount not to exceed $140,387.

B. Recommendation to Award Bid for Demountable Wall Furniture Installation at Village Hall to Apex Interior Services
- [motion] to recommend the Village Board Award the Bid for Demountable Wall Installation to Apex Interior Services of West Chicago, IL in an amount not to exceed $149,936.

XIII. Traffic Agreements

A. Recommendation to Approve a Traffic Agreement with Casey's Retail Company for the property located at 1601 E. Algonquin Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Casey's Retail Company located at 1601 E. Algonquin Road.

XIV. Ordinances (Next Ord. 26-040)

A. Ordinance No. 26-_____An Ordinance Granting an Amendment to Shopping Center Signage Plan for The District at Veridian (West of Meacham Road, South of Algonquin Road and North of Progress Parkway – Z2511-04) [first reading – motion to waive first reading].

B. Ordinance No. 26-_____An Ordinance Granting an Amendment to Approved Shopping Center Signage Plan for Woodfield Mall (5 Woodfield Mall – Z2603-04) [first reading – motion to waive first reading].

C. Ordinance No. 26-_____An Ordinance Granting a Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review for N. Family School (1996 N. Roselle Road – Z2512-01) [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

April 28, 2026
05/12/26
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-04-28.docx

VILLAGE OF SCHAUMBURG **"UNAPPROVED"**
VILLAGE BOARD MINUTES
TUESDAY, APRIL 28, 2026
PARKER HALL

M I N U T E S

I. CALL TO ORDER: 7:00 PM

II. Roll Call – Trustee Patel, Clar, Sullivan, Madej, Bieschke, LaRosa
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
J. Dugan – Deputy Police Chief
L. Petersen – Director/Finance
M. Frank – Director/Economic Development
M. Krawiec – Program Manager/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
A. Fejklowicz - Communications

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

III. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Trustee Bieschke.

IV. APPROVAL OF MINUTES:

A. Trustee Bieschke made a motion to approve the April 14, 2026, Village Board Minutes and Trustee Sullivan seconded the motion. Voice vote – 6-0. Motion carried unanimously.

B. Trustee Bieschke made the motion to approve the April 14, 2026, Public Hearing Minutes and Trustee LaRosa Seconded th43 motion. Voice vote – 6-0. Motion carried unanimously.

C. Trustee Bieschke made a motion to approve the April 14, 2026, Executive Session Village Board Minutes and Trustee Patel seconded the motion. Voice vote – 6-0. Motion carried unanimously.

V. APPROVAL OF EXPENDITURES:

$$5,499,705.49 – Trustee Clar made a motion to approve the expenditures as presented and Trustee Sullivan seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, Bieschke, LaRosa. No Trustee voted nay. Motion carried unanimously.

VI. PRESENTATIONS

A. Presentation of the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting by Lisa Petersen, Director of Finance

Lisa Petersen explained that the Certificate of Achievement for Excellence in Financial Report for FY 2024/2025 is awarded by the Government Finance Office Association. She said the Village has received this award 41 times and it is the highest form of recognition for excellence for State and Local government financial reporting. She said to be awarded this distinction, a government must publish an easily readable and efficiently organized annual comprehensive report. She thanked Franceska Fabyan, Accounting Manager, and the Finance Department Staff for their collaborative efforts, and their commitment to the Village's core values, and thanked the Village Board and Village Manager for their support and confidence in the Finance team.

VII. LIQUOR LICENSE REQUESTS:

A. Request from Mr. Neel Patel for Four (4) Class Q-V Video Gaming/Liquor Licenses for Four (4) locations for Jenny's Slots located at 2327 W. Schaumburg Road, 1227 N. Roselle Road, 13 W. Weathersfield Road, and 722 E. Schaumburg Road (New Owner).

Minah Patel came forward to answer any questions the Board may have. There being no objections from the Board, President Dailly explained the process for the liquor license.

VIII. 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 St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for a church event, and to Waive the Fee

- [motion] to recommend the Village Board approve the request from Mr. William Solomon of St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for a church event on Sunday, April 26, 2026, at 1451 W. Bode Road.

B. Recommendation to Approve the Request from Fogo de Chao for One (1) Class D One Day Liquor License for SBA's Golf Classic, and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Ms. Kari Allen of Fogo de Chao for One (1) Class D one Day Liquor License for the SBA's Golf Classic Event on June 17, 2026, at 401 N. Roselle Road (Waived Fee).

X. Correspondence

A. Recommendation to Approve the Request from Prairie Center Arts Foundation to Hold a Raffle
- [motion] to recommend the Village Board approve the request from Prairie Center Arts Foundation to hold a raffle on June 20, 2026, at Al Larson Cultural Center located at 201 Schaumburg Court and to waive the fidelity bond requirement.

XI. Proclamations

A. National Small Business Week - May 03-09, 2026

B. National Police Week - May 11-16, 2026

C. Historic Preservation Month - May 2026

D. Building Safety Month - May 2026

E. Monarch Conservation Month - May 2026

XII. Finance, Legal, and General Government Committee

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

B. Recommendation to Approve the Metropolitan Mayors Caucus Membership Dues
- [motion] to recommend the Village Board approve membership in the Metropolitan Mayors Caucus, and that membership dues in the amount of $3,542.54 be paid.

C. Recommendation to Extend Lobbying Services Agreement with Thomson Weir, LLC for FY 26/27
- [motion] to recommend to the Village Board that the agreement with Thomson Weir, LLC of Springfield, IL for legislative consulting services be extended for FY 26/27.

D. Recommendation to Approve Third Year Renewal for the Three-Year Contract with Tyler Technologies (MUNIS)
- [motion] to recommend the Village Board approve issuing a purchase order to Tyler Technologies of Yarmouth, ME for year three in the amount of $385,360.

E. Recommendation to Award Bid for the Purchase of Fortinet Support Renewal and Endpoint Client Subscriptions to Saitech Inc.
- [motion] recommend the Village Board award the bid for the purchase of Fortinet Support renewal and Endpoint Client subscriptions to Saitech Inc., Fremont, CA in the amount of $148,762.66.

F. Recommendation to Approve a Purchase Order for Security Video System Server Upgrades from Pace Systems, Inc.
- [motion] to recommend the Village Board authorize the Village Manager to approve a Purchase Order for Security Video System Server Upgrade to Pace Systems, Inc. of Naperville, IL in the amount of $178,044.60.

G. Recommendation to Allocate the Village of Schaumburg Tax-Exempt Private Activity Bonding Authority to the Town of Normal for the Assist Homeownership Program
- [motion] to recommend Village Board adopt an Ordinance authorizing a reservation of the Village's tax-exempt private activity bonding authority to the Town of Normal for the Assist Homeownership Program.

H. Recommendation to Approve a New Development Agreement for the Existing Class 6B at 1050 Albion Avenue for Yamada America, Inc.
- [motion] to recommend the Village Board approve a new Development Agreement for the existing Class 6B at 1050 Albion Avenue for Yamada America, Inc.

I. Recommendation to Approve the TIF Redevelopment Agreement for the Loeber Farm Development Between the Village of Schaumburg and Nitti Group, LLC
- [motion- to recommend the Village Board approve the TIF Redevelopment Agreement between the Village of Schaumburg and Nitti Group, LLC, and authorize execution of the TIF Redevelopment Agreement by the Village Manager and Village Clerk and approve the required Resolution.

J. Recommendation to Adopt an Ordinance Amending the Fee Schedule to Adjust Rates for the Al Larson Cultural Center
- [motion] to recommend the Village Board adopt an Ordinance Amending Title 3, Chapter 41, (Fee Schedule), Section A - General Fees (Various Cultural Services Rates) effective September 1, 2026.

XIII. Committee of the Whole

A. Recommendation to Adopt the Fiscal Year 26/27 Annual Budget
- [motion] to recommend the Village Board adopt an Ordinance Adopting an Annual Budget for the Fiscal Year Commencing May 1, 2026, and Ending April 30, 2027, in Lieu of Passage of an Appropriation Ordinance.

XIV. Health and Human Services Committee

A. Recommendation to Approve 2025 Community Development Block Grant (CDBG) Action Plan Amendment
- [motion] to recommend the Village Board approve the 2025 Community Development Block Grant (CDBG) Action Plan Amendment.

XV. Public Safety Committee

A. Recommendation to Approve a Contract Extension with JG Uniforms for Police Department Uniforms and Equipment
- [motion] to recommend the Village Board approve extending the agreement with JG Uniform of Chicago, IL for Police Department Uniforms and Equipment through April 30, 2027, in an amount not to exceed the approved budget.

XVI. Plan Commission

A. Recommendation to Approve a Special Use for Home-Based Business - Preparation of Baked Goods for Lily Grove Bakery / 438 Scholten Drive
- [motion] to recommend the Village Board Approve a Special Use for Home-Based Business - Preparation of Baked Goods for Lily Grove Bakery (438 Scholten Drive - P2603-01)

B. Recommendation to Approve a Rear Yard Variation - Principal Structure (Room Addition) and Variation to Allow a Patio in the Side Yard / 227 Clearbrook Court
- [motion] to recommend the Village Board Approve a Rear Yard Variation - Principal Structure (Room Addition) and Variation to Allow a Patio in the Side Yard (227 Clearbrook Court - P2603-02)

C. Recommendation to Approve a Special Use for Home-Based Business - Preparation of Honey Products for Botanical Honey Farm / 2213 W. Weathersfield Way
- [motion] to recommend the Village Board Approve a Special Use for Home-Based Business - Preparation of Honey Products for Botanical Honey Farm / (2213 W. Weathersfield Way - P2603-03)

XVII. Resolutions (Next Res. R-26-038)

A. Resolution No. R-26-038 A Resolution Authorizing the Village Manager and Village Clerk to Execute a Redevelopment Agreement between the Village of Schaumburg and Nitti Group, LLC.

XVIII. Ordinances (Next Ord. 26-031)

A. Ordinance No. 26-031 An Ordinance Adopting an Annual Budget for the Village of Schaumburg for the Fiscal Year Commencing May 1, 2026, and Ending April 30, 2027, in Lieu of Passage of an Appropriation Ordinance [first reading - motion to waive first reading].

B. Ordinance No. 26-032 An Ordinance Approving the Transfer of Volume Cap in Connection with Private Activity Bond Issues, and Related Matters [first reading - motion to waive first reading].

C. Ordinance No. 26-033 An Ordinance Amending Title 3 Chapter 41 (Fee Schedule), Section A (General Fees - Cultural Services Rates) [first reading - motion to waive first reading].

D. Ordinance No. 26-034 An Ordinance Amending Ordinance No. 14-012, Adopted January 14, 2014, by Revising the Redevelopment Project Area Legal Description Attached Thereto as Exhibit A, the Map of the Redevelopment Project Area Attached Thereto as Exhibit B, and the List of Property Identification Numbers Attached Thereto as Exhibit C, Relative to the Designation of the Redevelopment Project Area in Regard to the Village of Schaumburg's North Schaumburg TIF District in the Village of Schaumburg, Illinois [first reading - motion to waive first reading].

E. Ordinance No. 26-035 An Ordinance Amending Ordinance No. 14-011, Adopted January 14, 2014, by Revising the Redevelopment Project Area Legal Description Attached Thereto as Exhibit A and the Map of the Redevelopment Project Area Attached Thereto as Exhibit B, and the Redevelopment Plan and Project Attached Thereto as Exhibit C, in Regard to Amending the Boundaries of the Redevelopment Project Area for the Village of Schaumburg's North Schaumburg Tax Increment Financing District, and to Accommodate Redevelopment within the Amended Boundaries of the Village of Schaumburg's North Schaumburg TIF District [first reading - motion to waive first reading].

F. Ordinance No. 26-036 An Ordinance Amending Ordinance No. 14-013, Adopted January 14, 2014 by Revising the Redevelopment Project Area Legal Description Attached Thereto as Exhibit A and the Map of the Redevelopment Project Area Attached Thereto as Exhibit B, Relative to Adopting Tax Increment Financing in Regard to the Village of Schaumburg's North Schaumburg TIF District [first reading - motion to waive first reading].

G. Ordinance No. 26-037 An Ordinance Granting a Special Use for Home-Based Business - Preparation of Baked Goods for Lily Grove Bakery (438 Scholten Drive – P2603-01) [first reading - motion to waive first reading].

E. Ordinance No. 26-038 An Ordinance Granting a Rear Yard Variation – Principal Structure (Room Addition) and Variation to Allow a Patio in the Side Yard (227 Clearbrook Court – P2603-02) [first reading - motion to waive first reading].

F. Ordinance No. 26-039 An Ordinance Granting a Special Use for Home-Based Business - Preparation of Honey Products for Botanical Honey Farm (2213 W. Weathersfield Way– P2603-03) [first reading - motion to waive first reading].

Trustee LaRosa made a motion to approve the Consent Agenda and Trustee Sullivan seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, Bieschke, LaRosa voted aye. No Trustee voted nay. Motion carried unanimously.

XVIII. COMMITTEE REPORTS:

No Committee Reports.

XIX. COMMENTS FROM THE AUDIENCE:

A. Neha Bodiwalla came forward to address the flooding that is happening in her rental unit at 1809 Dumont Lane. She said the property has flooded 5 times within 6 months. She said she has been in touch with several people who have said the issue is not with the structure, it is an issue with the street. She said she spoke with her association, and they said multiple homes in that area have flooded several times. She is requesting that immediate action be taken as opposed to waiting for fall as was relayed in an email from Michael Hall, Director/Engineering & Public Works. She said the problem is causing financial hardship and the tenant is coming to her as the landlord to fix the problem.

President Dailly said Staff is investigating the cause, but it will take time because the issue involves multiple properties. He said Staff will keep in touch with her and will bring the issue to the Board when there is a solution.

Ms. Bodiwalla said 5 floods has caused a financial burden and is a single mother. She has requested immediate action because it's been happening since November 2025. She said she understands this can take time, but it is her house that is being flooded with sewage over and over and said it has become a public health safety issue. She urges finding a temporary solution until a permanent solution can be put in place.

President Dailly said a solution has to be put in place for everyone because a temporary solution for one person might burden someone else. He said he understands her frustration, but it takes time to find a solution because it has to solve the problem for the whole area.

Ms. Bodiwalla said she is unhappy with the answer because she has been talking about the issue for 6 months and there has been no progress. She said she would like more immediate action and has asked for phone calls and there has been no communication.

B. AFSCME Union Members Robert Byrne, Mary Kirschbaum, Lisa Notarnicola, Jessi Dussard, Laurie Walter, Becky Murzyn; Sandy Golliher, Francesca Anderson, Resident; came forward to talk about employee retention, work conditions, wages, retroactive pay, raises, and contract negotiations, and asked for a fair agreement.

C. Nigel Watt, U.S. Small Business Association Public Affairs Specialist, came forward to discuss disasters that happened in the area in July and August, saying his department is in the area to spread the word on the disaster loan program. He said there are 2 loan types, physical damage loans and economic injury disaster loans, which help businesses, non-profits, homeowners, and renters. He gave President Dailly informational flyers and other material.

Village Manager Townsend said Staff has received emails and is working to distribute the information throughout the community.

XX. COUNSEL REPORT:

A. Release of Executive Session Minutes
- [motion] to recommend the Village Board approve the semi-annual review of executive session minutes and that no closed session minutes be authorized for release at this time.

Attorney Malina asked for a motion to adopt the recommendation that no Executive Session minutes be released. Trustee Madej made the motion to adopt the recommendation that no additional Executive Session minutes be released, and Trustee Bieschke seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, Bieschke, LaRosa. No Trustee voted nay. Motion carried unanimously.

XXI. PRESIDENT'S REPORT:

A. President Dailly commended Police Chief Wolf for standing in for him and speaking at Boys & Girls Clubs of North Central Illinois Great Futures Breakfast on Thursday, April 23rd. Rodney Craig, Mayor of Hanover Park sent a note saying Police Chief Wolf did an excellent job.

B. Mayor Dailly reminded that May 11, 2026, is opening day for the Schaumburg Boomers and said he is looking forward to an exciting season.

XXII. MANAGER'S REPORT:

A. Village Manager Townsend thanked Tiana Weiler, Director/Cultural Services and the Cultural Services Staff for organizing and executing the event, as well as the Staff at Maggiano's for their efforts in making the Volunteer of the Year Luncheon, held on April 22, 2026, a great success.

B. Village Manager Townsend thanked Mike Hall, Director/Engineering & Public Works, and Staff for their extra efforts in making the recycling event held at Wintrust Field on Saturday, April 25, 2026, a successful event.

C. Village Manager Townsend said next week is Public Service Recognition Week and is looking forward to the upcoming events and activities.

XXIII. TRUSTEE COMMENTS/MENTIONS:

There were None.

XXIV. ADJOURNMENT:

Trustee Bieschke made a motion to adjourn the Village Board meeting at 7:47 PM and Trustee Clar seconded the motion. Voice vote – 6-0. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

$6,510,300.56
05/12/26
Village Board

Presenter:
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-05-12 Bills List Approval.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: May 8, 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 May 12, 2026 meeting of the Village Board of Trustees. The total amount of the bills list for approval is $4,260,197.85. This bills list is dated April 25, 2026 through May 8, 2026.

Also for approval is the payroll dated May 1, 2026 for a total amount of $2,250,102.71.

The total amount of disbursements for approval is $6,510,300.56.

Lisa Petersen
Director of Finance

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Accurate Translation Bureau	May 2026	$185.55	Language Services
Acme Sports, Inc.	May 2026	$7,197.65	Firearm Replacement Purchase
Adam Rytel	May 2026	$20.30	Travel Reimbursement
Advanced Psychiatric Solutions Ltd	May 2026	$1,300.00	Mental Health Consults
Air One Equipment Inc	May 2026	$165.00	Breathing Air Quality Test
	May 2026	$165.00	Breathing Air Quality Test
	May 2026	$200.00	SCBA Hydrotest
		$530.00	
Al Warren Oil Company Inc	May 2026	$6,391.48	Diesel Fuel
	May 2026	$8,127.43	Diesel Fuel
		$14,518.91	
Alexandra Moss	May 2026	$239.25	Mileage Reimbursement
Alvarez, Inc.	May 2026	$225.00	Weed Abatement Program
	May 2026	$1,797.50	Weed Abatement Program
		$2,022.50	
Amanda Martin	May 2026	$3,400.00	Schaumburg Youth Orchestra Director
Arein Kalic	May 2026	$340.00	Boot Reimbursement
AT&T	May 2026	$25.61	Telephone Service
	May 2026	$53.94	Telephone Service
	May 2026	$58.24	Telephone Service
	May 2026	$259.00	Telephone Service
	May 2026	$420.97	Telephone Service
		$817.76	
Austin Blumberg	May 2026	$300.00	Screen Test Student Fest Award Winner
Axelliant LLC	May 2026	$37,612.80	Cisco Duo Licenses
Bear Construction Company	May 2026	$37,465.55	ComEd Dual Feed Advanced Throw Switches
	May 2026	$176,507.48	Emergency Backup Generators
	May 2026	$15,166.42	Lecture Hall Electrical Additions
	May 2026	$56,960.93	Lecture Hall/Peg Studio PCA
	May 2026	$219,661.03	Odlum Pump Replacement Project
		$505,761.41	
Belmonte Printing Company	May 2026	$81.00	Business Cards
	May 2026	$95.00	Business Cards
	May 2026	$5,950.00	Window Envelopes
		$6,126.00	
Bernard Mukes	May 2026	$245.05	Mileage Reimbursement

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Blue Cross Blue Shield of Illinois	May 2026	$648.00	Ambulance Refund
Boller Construction Company	May 2026	$397,447.72	90 North Park
Brent McQueen	May 2026	$607.20	Travel Reimbursement
Builders Asphalt LLC	May 2026	$601.21	Hot Mix Asphalt
	May 2026	$1,550.52	Hot Mix Asphalt
	May 2026	$2,369.13	UPM Cold Patch
		$4,520.86	
Camosy Incorporated	May 2026	$7,475.00	Preconstruction Service for PD
Cannon Cochran Management Services Ir	May 2026	$2,625.00	Worker's Compensation Claims
CDWG LLC	May 2026	$2,143.40	MS Remote Desktop Services
Charlotte Anthony	May 2026	$300.00	Screen Test Student Fest Award Winner
Chastain & Associates LLC	May 2026	$11,288.00	Facilities - Supplemental Project Management
	May 2026	$882.00	IDOT Street Banner Permit Application
		$12,170.00	
Chicago Quick Clean LLC	May 2026	$1,943.00	Cleaning Services 90N Parking Garage
Chidochashe Baker	May 2026	$9.06	Mileage Reimbursement
	May 2026	$9.57	Mileage Reimbursement
		$18.63	
Christian Moreno	May 2026	$125.00	Payment For SYSO Rehearsal
Christopher Westgor	May 2026	$871.18	Travel Reimbursement
Christopher B Burke Engineering Ltd	May 2026	$3,215.00	Professional Services
	May 2026	$4,355.00	Professional Services
		$7,570.00	
Cintas Corporation No 2	May 2026	$640.62	Replacement and Maintenance of Floor Mats
Citi Cards-Costco	May 2026	$274.46	Employee Appreciation Supplies
	May 2026	$98.94	Office Supplies
	May 2026	$55.96	Supplies
	May 2026	$299.99	Supplies
		$729.35	
CivicPlus, LLC	May 2026	$2,197.12	Municipal Code
Civiltech Engineering Inc	May 2026	$3,323.62	Meacham and Golf Bike Path
College of Du Page	May 2026	$30,993.60	Training - Basic Academy
	May 2026	$1,950.00	UAV Test Prep Course
		$32,943.60	

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Commonwealth Edison	May 2026	$23.94	Utility Service
	May 2026	$59.80	Utility Service
	May 2026	$99.67	Utility Service
	May 2026	$111.03	Utility Service
	May 2026	$181.17	Utility Service
	May 2026	$189.50	Utility Service
	May 2026	$297.39	Utility Service
	May 2026	$320.36	Utility Service
	May 2026	$473.76	Utility Service
	May 2026	$521.90	Utility Service
	May 2026	$683.89	Utility Service
	May 2026	$802.53	Utility Service
	May 2026	$1,658.06	Utility Service
	May 2026	$4,556.75	Utility Service
	May 2026	$6,960.16	Utility Service
		$16,939.91	
Compassion Funeral Services Inc	May 2026	$405.00	Transport of Deceased
	May 2026	$486.00	Transport of Deceased
		$891.00	
Concept Plumbing	May 2026	$11,443.00	Sanitary Contractual Assistance Repair
Conservation of Sculpture and Objects St	May 2026	$19,180.00	Sculpture Repairs
Cook County	May 2026	$1,075.00	Recording Fees
	May 2026	$264.00	Recording of Traffic Agreements
		$1,339.00	
Dais Inc	May 2026	$3,000.00	Subscription Implementation Fees
Daniel Kent	May 2026	$1,865.92	Travel Reimbursement
Dario R Aldaco	May 2026	$128.62	Travel Reimbursement
David Carlson	May 2026	$493.00	Mileage Reimbursement
David G Eterno	May 2026	$412.50	Professional Services
	May 2026	$562.50	Professional Services
		$975.00	
Deluca Visual Solutions Inc	May 2026	$4,752.50	Banners For 90 North
	May 2026	$170.00	Public Hearing
	May 2026	$170.00	Public Hearing
	May 2026	$170.00	Public Hearing
		$5,262.50	
Docu-Shred Inc	May 2026	$2,067.50	Document Destruction Event
DR Horton Inc-Midwest	May 2026	$600.00	Refund Zoning Fees
E J Equipment Inc	May 2026	$245.04	Freight for Loaner Computer

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
E-S Press Inc	May 2026	$7,065.33	Training
	May 2026	$12,838.21	Training
		$19,903.54	
ENGIE North America Inc	May 2026	$126.39	Utility Service
	May 2026	$552.13	Utility Service
	May 2026	$610.35	Utility Service
	May 2026	$2,607.43	Utility Service
	May 2026	$3,670.70	Utility Service
		$7,567.00	
Eric Jeskey	May 2026	$870.00	Rehab Loan Repayment
Every Creative Graphics Inc	May 2026	$146.25	Graphic Design
Ferguson US Holdings, Inc	May 2026	$1,725.00	Potable Water Meters
	May 2026	$1,821.50	Potable Water Meters
	May 2026	$2,146.00	Potable Water Meters
	May 2026	$2,835.15	Potable Water Meters
	May 2026	$3,644.00	Potable Water Meters
	May 2026	$3,778.25	Potable Water Meters
	May 2026	$4,725.65	Potable Water Meters
	May 2026	$5,749.50	Potable Water Meters
		$26,425.05	
Garland/DBS Inc	May 2026	$13,250.00	Installation of Roof Hatches
	May 2026	$74,216.94	PCA Lecture Hall Roof and Screen Wall Rehab
		$87,466.94	
GHA Technologies Inc	May 2026	$9,576.00	Netwrix Security Software Support
Globetrotters Engineering Corporation	May 2026	$50,000.00	Settlement VOS and Globetrotters
GO Painters Inc	May 2026	$25,000.00	Street Light Pole Painting
Graybar Electric Company Inc	May 2026	$5,395.95	Arms for Progress Parkway
H & H Electric Company	May 2026	$10,022.49	Traffic Signal/Opticom & Street Light Maintenance
	May 2026	$16,842.89	Traffic Signal/Opticom & Street Light Maintenance
		$26,865.38	
Hampton, Lenzini and Renwick Inc	May 2026	$1,902.50	Salem Drive Reconstruction
Hayes Commercial LLC	May 2026	$68,615.00	EPW Server Room Mechanical Unit Replacements
Heather Anderson	May 2026	$182.70	Mileage Reimbursement
	May 2026	$266.80	Mileage Reimbursement
		$449.50	
Heidi Brandt	May 2026	$2,800.00	Training
Henry Schein Inc	May 2026	$816.05	EMS Supplies

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Henry Schein Inc	May 2026	$1,464.00	EMS Supplies
		$2,280.05	
Home Depot Inc	May 2026	$187.00	Operating Supplies
HR Green Inc	May 2026	$5,490.42	Eng Svcs Bode Rd Improvements
Hunter Nickless	May 2026	$600.00	Screen Test Student Fest Award Winner
IL Department of Innovation &Technology	May 2026	$72.79	Communication Charges
Illinois Recovery	May 2026	$300.00	Disposal of Motor Oil & Anti-Freeze-Recycle Event
Independent Forensics of Illinois LLC	May 2026	$650.00	Forensic Evidence Processing
Integrity Environmental Services, Inc.	May 2026	$875.00	UST System Replacement
	May 2026	$1,000.00	UST System Replacement
	May 2026	$3,000.00	UST System Replacement
	May 2026	$3,875.00	UST System Replacement
	May 2026	$11,500.00	UST System Replacement
		$20,250.00	
J&D Ingenuties LLC	May 2026	$5,889.39	Siren Maintenance
James Drive Safety Lane, LLC	May 2026	$287.00	Safety Lane Inspections
	May 2026	$430.00	Safety Lane Inspections
		$717.00	
James Hudson	May 2026	$170.38	Mileage Reimbursement
	May 2026	$195.03	Mileage Reimbursement
		$365.41	
James Nicolussi	May 2026	$108.03	Mileage Reimbursement
Jeffery DeLaRosa	May 2026	$175.00	Director Sub For Jazz Orchestra
Jenn Sales Corporation	May 2026	$300.00	Basic Academy Uniform
	May 2026	$300.00	Basic Academy Uniform
	May 2026	$300.00	Basic Academy Uniform
	May 2026	$300.00	Basic Academy Uniform
	May 2026	$300.00	Basic Academy Uniform
	May 2026	$300.00	Basic Academy Uniform
	May 2026	$300.00	Basic Academy Uniform
	May 2026	$300.00	Basic Academy Uniform
		$2,400.00	
Jessica K. Crowley	May 2026	$2,600.00	Public Safety Wellness Coordinator
Jonathan Schmidt	May 2026	$576.72	Travel Reimbursement
Joseana Goncalves Quaresma Ripari	May 2026	$100.00	Zumba at The Barn
JT Painting, Inc	May 2026	$9,000.00	Hardscape Painting

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Jude R. Vickery	May 2026	$5,000.00	Tank Exterior Inspections
Julie Inc	May 2026	$2,339.26	Underground Locating Services Coordination
Justin Babor	May 2026	$501.25	Travel Reimbursement
Justin Briski	May 2026	$585.24	Travel Reimbursement
	May 2026	$1,587.48	Travel Reimbursement
		$2,172.72	
Karen McCartney	May 2026	$151.00	Travel Reimbursement
	May 2026	$280.15	Travel Reimbursement
		$431.15	
Kimley-Horn & Associates Inc	May 2026	$9,327.28	Utility Undergrounding
Klein Thorpe & Jenkins Ltd	May 2026	$16,000.00	008 Legal Services
	May 2026	$141.00	009 Legal Services
	May 2026	$141.00	009.009 Legal Services
	May 2026	$147.00	009.013 Legal Services
	May 2026	$759.50	009.014 Legal Services
	May 2026	$3,134.60	010 Legal Services
	May 2026	$376.00	010.016 Legal Services
	May 2026	$2,279.50	010.021 Legal Services
	May 2026	$282.00	011 Legal Services
	May 2026	$2,271.11	013 Legal Services
	May 2026	$211.50	013.026 Legal Services
	May 2026	$575.50	013.044 Legal Services
	May 2026	$355.50	013.046 Legal Services
	May 2026	$877.77	013.057 Legal Services
	May 2026	$220.50	013.061 Legal Services
	May 2026	$2,552.50	013.068 Legal Services
	May 2026	$490.50	013.075 Legal Services
	May 2026	$400.50	013.079 Legal Services
	May 2026	$595.60	013.081 Legal Services
	May 2026	$624.26	013.084 Legal Services
	May 2026	$474.00	013.085 Legal Services
	May 2026	$220.50	013.086 Legal Services
	May 2026	$220.50	013.087 Legal Services
	May 2026	$798.32	013.088 Legal Services
	May 2026	$51.00	013.60 Legal Services
	May 2026	$644.00	015 Legal Services
	May 2026	$8,221.12	016.002 Legal Services
	May 2026	$94.00	017 Legal Services
	May 2026	$1,318.00	019 Legal Services
	May 2026	$220.50	019.013 Legal Services
	May 2026	$2,285.00	019.015 Legal Services
	May 2026	$611.00	020 Legal Services
	May 2026	$141.00	021 Legal Services
	May 2026	$1,414.42	025 Legal Services
	May 2026	$4,459.00	028 Legal Services

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Klein Thorpe & Jenkins Ltd	May 2026	$5,945.47	030 Legal Services
	May 2026	$1,809.50	031 Legal Services
	May 2026	$9,884.21	033 Legal Services
	May 2026	$1,924.00	034 Legal Services
	May 2026	$4,653.04	035 Legal Services
	May 2026	$220.50	036 Legal Services
	May 2026	$1,092.00	037 Legal Services
	May 2026	$3,295.04	038 Legal Services
		$82,431.96	
Knox Swan and Dog LLC	May 2026	$125.00	Swan Care
Korinium Inc	May 2026	$308.00	Tablecloth Cleaning
Kristen Julian	May 2026	$128.62	Travel Reimbursement
Kristin Jordan	May 2026	$224.02	Mileage Reimbursement
Labsource Inc	May 2026	$650.00	EMS Gloves
Landscape Concepts Management Inc	May 2026	$3,432.00	Irrigation System Maintenance and Repairs
	May 2026	$6,040.00	Irrigation System Maintenance and Repairs
	May 2026	$20,450.07	Irrigation System Maintenance and Repairs
		$29,922.07	
Law Office of Elizabeth Hantzos Finn, P.C	May 2026	$2,000.00	Prosecution Services
LiftOff LLC	May 2026	$10,626.00	O365 Government Cloud Licenses Subscription
LRS Holdings LLC	May 2026	$438,729.03	Refuse and Recycling
M.J. Taylor Law, LLC	May 2026	$2,000.00	Prosecution Services
MacQueen Equipment LLC	May 2026	$115.05	Purchase of Pierce Fire Apparatus Parts
Marissa Stanley	May 2026	$189.95	Mileage Reimbursement
Martinez Retail Management, Inc	May 2026	$400.00	Exterior Window Cleaning
	May 2026	$4,785.00	Exterior Window Cleaning
		$5,185.00	
Matthew Wilson	May 2026	$7.61	Mileage Reimbursement
Meagan Zahora	May 2026	$3,500.00	Schaumburg Choral Program Director
Melina Cesur	May 2026	$300.00	Award Winner For Screen Test Student Fest
Metiri Analytical Group Inc	May 2026	$2,012.00	IEPA Mandated Water Samples
Metropolitan Mayors Caucus	May 2026	$3,542.54	Membership Renewal
Michael Baker International Inc.	May 2026	$48,390.83	Walnut Lane Resurfacing
Michael Giambrone	May 2026	$85.60	Travel Reimbursement

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Midway Building Services	May 2026	$37,572.92	Custodial Services
Midwest Center For Traffic Safety, NFP	May 2026	$100.00	Annual Dues
Mosca Design, Inc	May 2026	$3,539.50	Banner Arms for 90N Banners
Motorola Solutions Inc	May 2026	$7,488.00	Vigilant DLF Conversion ALPR
Murnane Paper Company	May 2026	$1,298.00	Copy Paper PSB
	May 2026	$1,379.00	Copy Paper Village Hall
		$2,677.00	
Nelson Lugo	May 2026	$104.60	Travel Reimbursement
New Tradition Funeral Services, LLC	May 2026	$800.00	Transport of Deceased
NORR Inc.	May 2026	$3,950.00	90N Ent Dist Garage Consulting
	May 2026	$3,950.00	90N Ent Dist Garage Consulting
	May 2026	$3,950.00	90N Ent Dist Garage Consulting
		$11,850.00	
North East Multi-Regional Training Inc	May 2026	$3,220.81	Training
Northern Illinois Gas Company	May 2026	$303.87	Utility Service
Pace Suburban Bus Division of RTA	May 2026	$33,442.88	Route 905 - Trolley Service
Paddock Publications Inc	May 2026	$2,000.00	Ad Campaign For Jessie Mueller
	May 2026	$2,000.00	Ad Campaign For March Shows
	May 2026	$850.50	Ad In Out On The Town
	May 2026	$250.00	Volunteer Of The Year Ads
	May 2026	$1,250.00	Volunteer Of The Year Ads
		$6,350.50	
Partner Valuation Advisors, LLC	May 2026	$3,750.00	Professional Services
Parvin-Clauss Sign Co., Inc.	May 2026	$11,682.00	Signage for 90N Parking Garage
	May 2026	$14,164.00	Signage for 90N Parking Garage
		$25,846.00	
Patson Inc	May 2026	$20,138.42	Purchase of Freightliner and Cummins Parts
Petty Cash (Collector's Office)	May 2026	$205.23	Replenish Petty Cash
Petty Cash (Police Dept)	May 2026	$35.00	Replenish Petty Cash
	May 2026	$44.89	Replenish Petty Cash
		$79.89	
Porter Lee Corporation	May 2026	$344.00	Supplies for BEAST Inventory System
Prairie Center Arts Foundation	May 2026	$993.00	Reimbursement For Donations
Pre-Paid Legal Services Inc	May 2026	$395.05	Employee Paid Legal Services

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Proven Business Systems	May 2026	$780.95	Copier Usage Costs
	May 2026	$1,687.95	Copier Usage Costs
		$2,468.90	
Pulse Technology of Illinois Inc	May 2026	$999.99	Printer Maintenance Service
Pulte Homes	May 2026	$300.00	Refund Zoning Fees
R Grossman and Associates Inc	May 2026	$2,400.00	Genetec Hardware Replacement Consulting Services
R H Donnelley	May 2026	$58.10	Advertising Charges
Ray O'Herron Company Inc	May 2026	$9,691.04	Body Armor
	May 2026	$197.81	ID Placard
	May 2026	$197.81	ID Placard
		$10,086.66	
Red Caffeine, Inc.	May 2026	$9,044.56	Promotional Items
Renee M Romanowski	May 2026	$37.10	Mileage Reimbursement
RH Wine & Co Inc	May 2026	$20,325.00	Liability and Property TPA
Rush Truck Centers of Illinois Inc	May 2026	$1,400.00	OnCommand Service Subscription
Saint Francis Pet Crematory	May 2026	$300.00	Dead Animal Removal
Saitech Inc.	May 2026	$148,762.66	Fortinet Support Renewal and Client Subscription
Sam Slowik	May 2026	$250.00	Screen Test Student Fest Award Winner
Scientel Solutions LLC	May 2026	$26,823.18	Quad PTZ & L COM Box
	May 2026	$5,237.73	Quad PTZ Camera
		$32,060.91	
Service Express Inc	May 2026	$380.32	Server Support
Siemens Industry Inc	May 2026	$695.00	Life Safety Maintenance
Sierra Systems Inc	May 2026	$7,200.00	IT Technical Staffing Services
	May 2026	$7,290.00	IT Technical Staffing Services
	May 2026	$400.00	Website Coordinator
	May 2026	$500.00	Website Coordinator
		$15,390.00	
Snow Systems Inc.	May 2026	$2,690.00	Snow Removal Sidewalks
	May 2026	$2,690.00	Snow Removal Sidewalks
	May 2026	$6,300.00	Snow Removal Sidewalks
	May 2026	$4,090.00	Snow Removal Village Lots
	May 2026	$6,485.00	Snow Removal Village Lots and Sidewalks
	May 2026	$8,525.25	Snow Removal Village Lots and Sidewalks
		$30,780.25	

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Spencer Dulaney	May 2026	$765.61	Travel Reimbursement
T-Mobile USA, Inc.	May 2026	$2,049.60	Mobile Broadband
Tariq Dandan	May 2026	$1,600.00	Rental Inspections
Terrace Supply Company	May 2026	$133.99	Oxygen for Ambulances
	May 2026	$321.60	Oxygen for Ambulances
		$455.59	
The Cubala Group Psychological Services	May 2026	$3,000.00	Public Safety Psychologist Services
TheaterMania.com Inc	May 2026	$1,901.25	Ticketing System Licensing Fees
Thomas Austin	May 2026	$13.05	Travel Reimbursement
Thomas Engineering Group LLC	May 2026	$16,796.42	Meacham Streetscape Improvement Project
	May 2026	$20,497.04	Meacham Streetscape Improvement Project
		$37,293.46	
Thomas Wisniewski	May 2026	$169.65	Mileage Reimbursement
Thomson Weir LLC	May 2026	$8,500.00	Legislative Consulting Services
Timothy W Jones	May 2026	$167.73	Travel Reimbursement
Ultra Strobe Communications Inc	May 2026	$615.00	Regular Parts
	May 2026	$760.00	Regular Parts
	May 2026	$780.00	Regular Parts
	May 2026	$5,243.75	Upfit Labor
	May 2026	$25.00	Upfit Parts
	May 2026	$8,632.31	Upfit Parts & Regular Parts
		$16,056.06	
Uni-Max Management Corp	May 2026	$16,400.00	Floor & Carpet Cleaning
United Door and Dock LLC	May 2026	$877.00	Overhead Doors Maintenance and Repairs
	May 2026	$3,395.35	Overhead Doors Maintenance and Repairs
		$4,272.35	
VACK Inc.	May 2026	$14,290.48	Shared Street Installation and Ruckus AP
Verizon Wireless	May 2026	$540.35	Water Meter Data Collection
Village of Hoffman Estates	May 2026	$60.61	Water Purchase
Warehouse Direct, Inc.	May 2026	$149.44	Janitorial Supplies
	May 2026	$5,693.61	Janitorial Supplies
		$5,843.05	
William A Randolph, Inc	May 2026	$1,552,184.60	90 N Site and Parking Garage
Woodbine Hill Kennel	May 2026	$255.00	Boarding for Onyx

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
WW Grainger Inc	May 2026	$135.86	Operation Supplies
WWC Enterprise LLC	May 2026	$865.60	Precautionary Boil Order Door Flyers
Yousef Abutaleb	May 2026	$100.00	Screen Test Student Fest Award Winner
	GRAND TOTAL	**$4,260,197.85**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Youth Orchestra Scholarships by Eddie Sugarman, Assistant Director of Cultural Services and Donna Robertelli, Youth Program Assistant
05/12/26
Village Board

Presenter:

Lead Department: Cultural Services

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Global Brew Tap House for One (1) Class D One Day Liquor License for Schaumburg Springfest event and to Waive the Fee
05/12/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Global Brew May 9.pdf

VBM 05/12/2026

Magdalena Gerwel

From: Shashin Vyas <shashinv@globalbrew.com>
Sent: Monday, May 4, 2026 5:22 PM
To: Magdalena Gerwel
Subject: Re: fee waiver

1 Day Liquor License Fee Waiver Request

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

Here you go. Thank you.

"Class D" One Day Waived Fee

Dear Schaumburg Liquor Commissioner:

Global Brew Tap House -Schaumburg is requesting a one-day liquor license from the Village of Schaumburg to participate in the Schaumburg Springfest on Saturday, May 9 at 235 E Beech Dr, Schaumburg, IL 60193. The outing will take from 12-4 p.m. We are requesting a waiver of the fee. The company contact is Shashin Vyas-847-612-2800(cell)

Thank you

RECEIVED
MAY 05 2026
MAYOR'S OFFICE

Shashin Vyas

Global Brew Tap House

339 W Golf Rd

Schaumburg,IL 60195

224-520-8686

On May 4, 2026, at 3:37 PM, Magdalena Gerwel <mgerwel@schaumburg.com> wrote:

Good Afternoon,

Please email me a waiver request for the event on May 9 so I can process your 1 Day Liquor License.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for a Bingo Event and to Waive the Fee
05/12/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- St Gregory May 17.pdf

VBM 05/12/26

ST GREGORY of NYSSA PARISH

1451 W BODE RD
SCHAUMBURG, IL 60194
847-882-7580

www.saintgregoryofnyssaparish.org

1 Day liquor license Fee Weiver Request

May 4, 2026

RECEIVED
MAY 05 2026
MAYOR'S OFFICE

Village of Schaumburg
Villag President's Office
101 Schaumburg Court
Schaumburg, IL 60193

To Whom it May Concern "Class D" One Day Waived Fee

This letter is to formally apply for a Class D Liquor License for St Gregory of Nyssa Parish.

The event will be on Sunday, May 17, 2026, from 3:30 to 5:30 PM at our parish campus located at 1451 W. Bode Rd, Schaumburg, IL 60193

The event is Bingo.

In addition to this letter, the following documents are included in the application:

1. Certificate of Insurance
2. Driver's License for William L Solomon, III
3. State of Illinois Tax Exempt Certificate
4. St Gregory of Nyssa – Fed ID – IRS Letter

Items "3" and "4" are included for the purpose of requesting that the $40 fee be waived since St Gregory of Nyssa Parish is a tax-exempt not for profit organization.

Your help in this matter is greatly appreciated. Feel free to contact me if there are any questions.

Best regards,

William Solomon

William Solomon
Director of Operations
St Gregory of Nyssa Parish
913-481-9182 – Cell
wsolomon@archchicago.org

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from LMJ's Lost Souls-Alzheimer's Fund to Hold a Raffle
05/12/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from LMJ's Lost Souls-Alzheimer's Fund to hold a raffle on June 20, 2026 at Wintrust Field located at 1999 S Springinsguth Rd, Schaumburg, IL 60193. Tickets will sell for 1 for $5. The total dollar amount of prizes awarded is a 50/50 split the pot. Their board voted unanimously to waive the fidelity bond requirement and requests the same from the Village Board.

Recommended Action:

The Village Manager recommends the Village Board approve the request from LMJ's Lost Souls-Alzheimer's Fund to hold a raffle on June 20, 2026 at Wintrust Field located at 1999 S Springinsguth Rd, Schaumburg, IL 60193 and waive the fidelity bond requirement.

ATTACHMENTS:

- Raffle Application
- Fidelity Bond Waiver
- NFP

Raffle License Application

Village of Schaumburg / 101 Schaumburg Court / Schaumburg, IL 60193
Phone (847) 923-4537 / rafflelicenses@schaumburg.com

Please Print or Type

******Please note applications must be received at least 30 days in advance of the event or a $50 fee will be charged.******

Date of Application: 4/21/2026

Organization Name: LMJ's Lost Souls- Alzheimer's Fund

Type of Organization: Nonprofit
(i.e. - Charitable, Educational, Fraternal, Nonprofit, Religious, Veterans)

Applicant Name: Kari-Ann Ryan

Organization Address: 6N320 Circle Ave, Medinah, IL 60157

Business Phone: 847-833-5660 Business Fax: _____

E-mail Address: Kari-Ann@lostsoulsendalz.org

Purpose of raffle: 50/50 raffle to be executed atthe Schaumburg Boomers Game on June 20th

How many days will the chances be issued or sold? 1 Days

If the number of days is over 90, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No x

Please specify the time or determination of winning chances and the location or locations at which winning chances will be determined:
Dates (Start—End): June 20th Raffle Event Date: June 20th

Location(s): Wintrust Field, 1999 S. Springinsguther

Will the organization rent premises on which to determine the winning chance or chances in a raffle? Yes _____ No x

Please specify the area or areas within the Village in which raffle chances will be sold or issued:

Only at the stadium during the game

What is the price charged for each raffle chance issued or sold? $5

Is the price charged for each raffle chance issued or sold different based on the amount sold? Yes _____ No x
If yes, please describe (i.e. - 1 for $5.00, 3 for $10.00):
1 for $5 only, can buy multiples

If the price is over $5.00, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No x

What are the retail value(s) of each prize awarded by a licensee in a single raffle? Please list out each prize with the associated retail value: (i.e. – Cash Prize | 50/50 Raffle | Television $500)

it is a 50/50 raffle- half to the winner, half to the organization.

What is the total raffle award price(s) or retail value of merchandise? $unknown

If the retail value is over $1,000 for any one prize, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No __x__

If the total awarded prices or retail value exceeds $25,000, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No _x___

The following are ineligible for any raffle license:

(1) Any person who has been convicted of a felony;

(2) Any person who is or has been a professional gambler or gambling promoter;

(3) Any person who is not of good moral character

(4) Any firm or corporation in which a person defined in division (1), (2) or (3) above has a proprietary, equitable or credit interest, or in which such a person is active or employed;

(5) Any organization in which a person defined in division (1) (2) or (3) above, is an officer, director, or employee, whether compensated or not;

(6) Any organization in which a person defined in division (1), (2) or (3) above is to participate in the management or operation of a raffle as defined in this subchapter.

Does any of the above ineligible cases for a raffle license apply to the organization? Yes _____ No x_____
If yes, please briefly describe:

Has the organization been in existence for a period of five years immediately before the application date?
Yes _____ No X_____

Does the organization have the proper paperwork on file with the State of Illinois to be considered not-for-profit?
(i.e. - Charitable, Educational, Fraternal, Nonprofit, Religious, Veterans) Yes X_____ No _____

Has the organization filed the required annual statements with the State of Illinois as a not-for-profit? Yes X_____ No _____

Does the organization have any outstanding amounts owed the State? Yes _____ No X_____

Are the entire net proceeds of the raffle exclusively devoted to the lawful purposes of the organization permitted to conduct that game? Yes X_____ No _____

Is any person receiving any remuneration or profit for participating in the management or operation of the raffle? Yes ___ No X___

What bona fide member of the sponsoring organization will participate in the management or operation of the raffle:

Name: Kari-Ann Ryan Title: Founder and Board President

Each organization licensed to conduct raffles and chances shall keep records of its gross receipts, expenses and net proceeds for each single gathering or occasion at which winning chances are determined. All deductions from gross receipts for each single gathering or occasion shall be documented with receipts or other records indicating the amount, a description of the purchased item or service or other reason for the deduction, and the recipient. The distribution of net proceeds shall be itemized as to payee, purpose, amount and date of payment.

Does the organization keep such records? Yes X_____ No _____

Gross receipts from the operation of raffles programs shall be segregated from other revenues of the organization, including bingo gross receipts, if bingo games are also conducted by the same nonprofit organization pursuant to license therefor issued by the Department of Revenue of the State of Illinois, and placed in a separate account. Each organization shall have separate records of its raffles. The person who accounts for gross receipts, expenses and net proceeds from the operation of raffles shall not be the same person who accounts for other revenues of the organization.

Does the organization have appropriate controls in place to segregate raffle revenues from other revenues generated from the organizations operations? Yes X_____ No _____

Are raffle proceeds placed in a separate account? Yes _____ No X_____

Is there appropriate segregation of duties that allows a different individual from the organization to account for raffle proceeds versus the individual that accounts for all other revenues of the organization? Yes _____ No X_____

Each organization licensed to conduct raffles shall report promptly after the conclusion of each raffle to its membership, and to the Village Board, its gross receipts, expenses and net proceeds from raffles, and the distribution of net proceeds itemized.

At what date will the organization have the raffle report prepared and mailed to the Village Board?

Date: June 22, 2026

The manager of the organization shall give a fidelity bond in the sum of an amount determined by the licensing authority in favor of the organization conditioned upon his honesty in the performance of his duties. Terms of the bond shall provide that notice shall be given in writing to the licensing authority not less than 30 days prior to its cancellation. The Village Board may waive this bond requirement by including a waiver provision in the license issued to an organization, provided that a license containing such waiver provision shall be granted only by unanimous vote of the members of the licensed organization.

Does the organization have a fidelity bond(s) on individual management members? Yes _____ No X_____
If not, is the organization requesting the Village Board to waive the bond requirement? Yes X_____ No _____
Please include letter voting for the fidelity bond waiver.

(230 ILCS 15/5) (from Ch. 85, par. 2305)

Sec. 5. Raffles - manager - bond. All operation of and the conduct of raffles shall be under the supervision of a single raffles manager designated by the organization. The manager shall give a fidelity bond in an amount determined by the licensing authority in favor of the organization conditioned upon his honesty in the performance of his duties. Terms of the bond shall provide that notice shall be given in writing to the licensing authority not less than 30 days prior to its cancellation. The governing body of a local unit of government may waive this bond requirement by including a waiver provision in the license issued to an organization under this Act, provided that a license containing such waiver provision shall be granted only by unanimous vote of the members of the licensed organization.

I/We understand the issuance of a raffle license is conditional upon compliance with all Village Ordinances and State Law. I/We hereby authorize the Village of Schaumburg to make inquiries into our character, background, and any other inquiries as necessary based on the information contained in the application, in order to approve or deny this raffle license application. I have read this application and answered all questions fully, the information I/We have submitted in this application is complete and truthful to the best of my/our knowledge. In addition, I/We attest to the not-for-profit character of the prospective license organization.

Presiding officer name: Kari-Ann Ryan Date: 4/21/26

Secretary name: Lori Urbaniec Date: 4/21/26

FOR OFFICE USE ONLY

( ) Approved ( ) Not Approved

Signature: _____

Title: _____

Date: _____

6N320 Circle Ave
Medinah, IL 60157

Village of Schaumburg
101 Schaumburg Ct.
Schaumburg, IL 60193-1899
Attn: Olivia M. Szwarc

Dear Village of Schaumburg,

The LMJ's Lost Souls- Alzheimer's Fund board of directors voted unanimously on Tuesday, April 21, 2026 to waive the fidelity bond requirement for the 2026 Baseball To End Alz- Schaumburg Boomers game on 6-20-2026 for the 50/50 raffle application.

The meeting took place at the Renaissance Convention Center & Hotel, 1551 Thoreau Drive, Schaumburg, IL. 60173

Additionally, I have included our 501c3 letter for your records.

Should you need any additional information, don't hesitate in reaching out.

Sincerely,



Kari-Ann Ryan
Kari-Ann@lostsoulsendalz.org
M: 847-833-5660
Founder and President of the Board
LMJ's Lost Souls- Alzheimer's Fund

Business Entity Search

Entity Information

Entity Name	LMJ'S LOST SOULS - ALZHEIMER'S FUND		
File Number	74000037	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	11-21-2022	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	09-05-2025	**Annual Report Year**	2025
Agent Information	LAVELLE LAW, LTD. 1933 N. MEACHAM ROAD, SUITE 600 SCHAUMBURG ,IL 60173	**Agent Change Date**	11-21-2022

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Motorcycle Awareness Month - May 2026
05/12/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Motorcycle Awareness Month May 2026.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

PROCLAMATION

WHEREAS, safety is the highest priority for the highways and streets of our Village and State; and

WHEREAS, the great State of Illinois is proud to be a national leader in motorcycle safety, education and awareness; and

WHEREAS, motorcycles are a primary, common, and economical means of transportation that reduces fuel consumption and road wear, and contributes in a significant way to the relief of traffic and parking congestion; and

WHEREAS, it is especially meaningful that the citizens of our Village and state be aware of motorcycles on the roadways and recognize the importance of motorcycle safety; and

WHEREAS, the members of ABATE of Illinois, Inc. (A Brotherhood Aimed Toward Education), continually promote motorcycle safety, education, and awareness in high school drivers' education programs and to the general public in our Village and State, presenting motorcycle awareness programs to over 120,000 participants in Illinois over the past nine years; and

WHEREAS, all motorcyclists should join in actively promoting the safe operation of motorcycles as well as promoting motorcycle safety, education, awareness and respect of the citizens of our Village and State; and

THEREFORE, I Tom Dailly, Mayor of the Village of Schaumburg, in the great state of Illinois, in recognition of 39 years of ABATE of Illinois, Inc., and over 352,318 registered motorcyclists statewide, and in recognition of the continued role Illinois serves as a leader in motorcycle safety, education and awareness, do hereby proclaim the month of May as:

Motorcycle Awareness Month

in Schaumburg, Illinois, and urge all motorists to join in an effort to improve safety and awareness on our roadways.

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 of 12th day of May 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Amendment to Shopping Center Signage Plan for The District at Veridian / West of Meacham Road, South of Algonquin Road and North of Progress Parkway
05/12/26
Village Board

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

Executive Summary:

Case Title
Z2511-04 / The District at Veridian / West of Meacham Road, South of Algonquin Road and North of Progress Parkway / Amendment to Shopping Center Signage Plan

Hearing Date
April 22, 2026

Summary

The petitioner requests a second amendment to their approved shopping center signage plan for The District at Veridian to provide commercial tenants with a unified set of sign guidelines for this large mixed-use district as well as overall branding on the Block 1 - Parking Garage for the Veridian development and 90N District.

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:
- Z2511-04 District at Veridian_Report_Final.docx
- Z2511-04 District at Veridian_Overall Framework Plan
- Z2511-04 District at Veridian_ Tenant Signage.pdf
- Z2511-04 District at Veridian_ Garage Signage.pdf
- FINAL Z2511-04 District at Veridian Mts 4-22-26.docx
- Redacted Z2511-04 District at Veridian Application.pdf

PROJECT REVIEW GROUP REPORT

To: ZONING BOARD OF APPEALS

PREPARED BY: Todd Wenger, PLA, ASLA
Senior Planner

HEARING DATE: April 22, 2026

DATE PREPARED: April 16, 2026

CASE NUMBER: Z2511-04

TITLE: THE DISTRICT AT VERIDIAN / West of Meacham Road, South of Algonquin Road and North of Progress Parkway / Amendment to Shopping Center Signage Plan

BACKGROUND INFORMATION

Petitioner:	Teresa Bateman
Address of Petitioner:	Urban Street Group 2250 Progress Parkway Schaumburg, IL 60173
Status of Petitioner:	Owner
Owner of Property:	Urban Street Group
Address of Owner:	2250 Progress Parkway Schaumburg, IL 60173
Existing Zoning:	Subdistrict B – Mixed Use Center on Main Street
Existing Land Use:	Vacant/Under Construction

Requested Action:

- Second Amendment to Shopping Center Signage Plan Approval to Add Tenant Signage [Title 15, Chapter 155, Section 155.96.a of the Sign Ordinance]

ANALYSIS

Staff Discussion:

The petitioner requests a second amendment to their approved shopping center signage plan for The District at Veridian to provide commercial tenants with a unified set of sign guidelines for this large mixed-use district as well as installing development branding on the Block 1 parking garage.

The Village Board approved a code amendment in 2015 to allow shopping centers over 500,000 square feet to adopt their own signage plans (Case No. Z1505-06). This code amendment allowed flexibility for larger shopping centers to display more effective signage than the standard sign code would normally allow.

In August 2020, the Village Board agreed that The District at Veridian met the intent of a "shopping center" and was allowed to have their overall signage plan considered under the Shopping Center Signage Plan approval process (Case No. Z1911-03, Ord. No. 20-064). The approved signage plan included ground signs at the entrance off Progress Prkwy. and along the I90 Tollway.

In 2025, the Village Board approved an amendment to The District's shopping center signage plan to include additional ground signs as well as placemaking and wayfinding signage (Z2501-05, Ord. No. 25-062) to aid pedestrian navigation of the site.

Since that time, the petitioner has been working on the specifics of their inline tenant ("inline") and perimeter outlot ("outlot") signage package for The District's commercial component and is requesting a second amendment to their signage plan to adopt these standards. Also included with this approval is overall Veridian development branding on the Block 1 garage structure. The inline and outlot signage proposed may be broken into three categories:

- Primary Signage – Main brand identification
- Auxiliary Signage – Secondary signs that support branding, highlight entrances, or add visual interest
- Operational Signage – Information or functional signage to assist customers or authorities

Each of these categories is discussed in more detail below as they relate to either inline or outlot commercial spaces.

Primary Signage

The inline or outlot primary signage is meant to be the largest, most noticeable brand identity sign. This sign is mainly for viewing by the motoring public but also adds to the vibrancy of the pedestrian streetscape. An inline or outlot may choose from four types of Primary Signage:

- Wall
- Awning
- Canopy
- Blade



Depending on where the tenant is located (inline or outlot) the size and number of Primary Signage for the first three sign types (wall, awning, canopy) varies slightly, see below.

Inline (Wall, Awning, Canopy)	Outlot (Wall, Awning, Canopy)
Location: 1-sign/storefront	Location: 1-sign/public street+ 1-sign facing parking, if not along street
Size: 75% store width x 2' (200 sf max.)	Size: 1-sign/public street (400 sf max for all signs.)
Lettering: <10,000 sf = 24" height max >10,000 sf = 48" height max	Lettering: 48" height max.
Items: 8-items of information	Items: 8-items of information

The allowed size of the first three sign types for inline tenants is in direct proportion to the width of the tenant space with a total maximum size of 200 square feet. Outlots are granted one 200 square foot sign per public roadway frontage, plus an additional sign facing the primary parking area – if not along street frontage with a total maximum size of 400 square feet. Lettering sizes are based on the size of the inline tenant space (<10,000 sf=24"; >10,000 sf=48"), while outlots can have up to 48" letter height max. The items of information allowed mirror our current code at eight.

The sizes of the fourth Primary Signage type (blade sign) also vary between the two types, see below.

Inline (Blade)	Outlot (Blade)
Location: 1-sign/storefront	Location: 1-sign/public street + 1-sign facing parking, if not along street
Size: 6' projection (72 sf max.)	Size: 6' projection (100 sf max.)
Lettering: 24" height max	Lettering: 24" height max.
Items: 8-items of information	Items: 8-items of information

Blade signs for both inline and outlots have a maximum projection of six feet from the building, starting at a minimum of eight feet off the ground and lettering heights of 24" tall. The only difference is that inline tenants can have a maximum size of 72 square feet, whereas outlots are allowed up to a maximum of 100 square feet.

In general, the Primary Signage proposed by the petitioner would result in slightly less main signage for inline tenants and similar signage for outlots when compared to the village's standard sign code. The village's maximum size for inline tenant commercial spaces would typically result in a sign that was 200 square feet in size. As proposed, a primary sign size of 200 square feet. would only occur in the larger tenant spaces that were over 130 feet in width. Only a handful of larger anchor tenant spaces would qualify for the maximum primary sign size. Outlots of larger commercial shopping centers would typically be granted one 200 square foot sign for each roadway frontage plus an extra sign as an outlot. This typically results in a corner outlot having 400 square feet of signage between three signs. As proposed, a corner outlot would be granted one 200 square foot sign for each roadway frontage plus an extra sign facing their primary parking lot, if not along the roadway. This would result in either two or three signs with a total maximum square footage of 400 square feet in size.

While the proposed Canopy and Blade primary signs would not normally be allowed, staff believes that both sign types should be allowed in The District's signage plan to provide diverse signage options for commercial tenants and to help create a more vibrant mixed-use neighborhood. While not included in the allowed types of illumination, staff has added a condition to clarify that no exposed neon or LED tubes be allowed on Primary Signage. Otherwise, staff is supportive of the Primary Signage types, sizes, illumination, etc., as proposed.

Auxiliary Signage

Auxiliary Signage is meant to be viewed at a pedestrian level, supporting and working in tandem with a tenant's Primary Signage. There are eight types of Auxiliary Signage:

- Blade/Suspended/Projecting
- Valance
- Window
- Window Graphics
- Medallion
- Plaques
- Entry Floor
- Restaurant and Menu Boards



Each of these varied types of signs is illustrated in the attached signage package. Inline tenants may select not more than four Auxiliary Signs from the list in addition to their Primary Sign. Outlot tenants may only utilize four of the Auxiliary Signage types (Valence, Window Graphics, Plaques, and Entry Floor), which as proposed, would be exempt from the village's sign code. Staff is recommending that Restaurant & Menu Boards also be allowed for outlots, since as proposed, these would also be allowed by our current code.

Auxiliary Signs are much smaller (between 4 to 10 sq. ft.) and when viewed in combination with the Primary Signage, results in total signage which is similar to that allowed by code for both inline and outlot tenants. As mentioned above, the Valance, Window Graphics, Plaques, Entry Floor, and Restaurant & Menu Board signs would be exempt/allowed by our current sign code, whereas the Blade/Suspended/Projecting, Window, and Medallion signs would not. Varied signage is allowed in the village's Olde Schaumburg Centre (OSC) historic district (Blade), where signage that is directed at pedestrian traffic is encouraged. The commercial areas of The District mirror many of the same qualities the village is trying to create in the OSC, and staff believes similar pedestrian-oriented signage should be allowed. The combination of Primary and Auxiliary Signage will help create a unique streetscape tailored for pedestrians. For these reasons staff is supportive of the Auxiliary Signage, as proposed.

Operational Signage

In addition to the allowed Primary and Auxiliary Signage, tenants are also allowed to provide their address, hours of operations, and back-of-house information as desired and/or as required by code. Tenant addresses are required by USPS as well as the village's Fire Prevention Division. Sprinkler Room designation is also required and would fall under back-of-house signage. While the tenant's hours of operations if not required, the proposed size falls within the village's current code for allowable window graphics. The remainder of the Operational Signage would be considered exempt under the village's current code. For these reasons staff is supportive of the Operational Signage, as proposed.

Temporary Construction Graphics

This type of graphic applies to two types of temporary construction.

1. Before a tenant space is leased, building ownership may elect to install generic graphics to add interest to the otherwise blank streetscape/storefronts with "Veridian" branding.
2. After a tenant space is leased, the tenant may elect to install graphics indicating that a business is "coming soon" as well as temporary brand advertising during tenant build-out.

These types of temporary construction signs are very customary to both enhance the area before/during tenant build-out as well as provide a measure of safety/security by obscuring visibility into tenant spaces during build-out to prevent attractive nuisances. These graphics must be approved by The District Association and are akin to construction graphics typically seen within Woodfield Mall when a new tenant space is under construction. Temporary Construction Graphics are limited to only the lower 12' of a tenant space. Temporary Construction Graphics may be applied to 100% of existing storefront windows on a temporary basis.

Staff has added several conditions related to the Temporary Construction Graphics. The first condition specifies that all construction graphics shall require a village permit. The second condition clarifies that graphics verbiage and/or logos shall not be placed higher than 12' above-finished-floor (AFF). The third condition states that construction graphics shall be restricted to allow only building owner and tenant related signage, no 3rd party advertisement will be allowed. Lastly, staff has added a condition which allows for open-ended timeframes for building owner construction graphics but restricts tenant build-out construction graphics to 20 weeks before requiring a permit renewal.

Staff believes that these graphics help reinforce a cohesive streetscape and fill a necessary void until the tenant occupies a space. For these reasons staff is supportive of the Temporary Construction Graphics, with the conditions proposed.

Parking Garage

The petitioner is also proposing some wayfinding/directional signage and branding to be placed on the Block 1 parking garage structure. An approximately 16 square foot directional sign "Veridian Boulevard" indicating the pedestrian route through the parking structure to Veridian Boulevard is proposed along the east façade. The village's code allows for nominal directional

signage up to nine square feet; however, staff believes that a larger sign is warranted to draw attention along the expansive façade. Staff is recommending that this sign include "To…" before "Veridian Boulevard" for clarification. Also, a Veridian logo and "Thank You for Visiting" verbiage is proposed at the opposite end of the pedestrian walkway to the parking garage. The village does not have a category for this type of signage and therefore the petitioner has included this in their request.

Overall "Veridian" branding signage is being proposed by the petitioner in four locations at the top of the stair towers, two facing east, and one facing north and south. These channel letter signs will be internally illuminated and measure approximately 55 square feet in size.

Since the village owns the garage, additional 90 North and Village branding is also proposed. A large "90N" logo is proposed in the center parapet along the east façade as well as the center parapets facing north and south. All three signs will feature the 90N green and grey colors in channel lettering and will be internally illuminated.

Lastly, two parking counters are proposed at the north and south entries. While the size of the signs complies with the village's nine square feet requirement, they are digitally illuminated and mounted above the 10' tall maximum allowance.

SUMMARY
Under the proposed District's amended shopping center signage plan, there is a variety of placemaking, directional, branding, and tenant signage. The placemaking signage is essential to creating an upscale and cohesive streetscape for pedestrians and motorists alike. The directional signage is necessary to provide information and wayfinding mechanisms for visitors to navigate around The District. The tenant signage is necessary for brand identification.

The Sign Ordinance lists 13 standards for reviewing signage plans for shopping centers over 500,000 square feet. Those standards and their application to the submitted request are as follows:

The proposed signage plan is for a shopping center in excess of 500,000 square feet, inclusive of parking areas.
The District at Veridian contains approximately one million square feet of mixed-use retail, restaurant, office, and residential square footage spread between 16 separate buildings controlled by one association.

The proposed signage plan is consistent with the overall intent and purpose of the Village's signage regulations contained in this Chapter.
The proposed signs are consistent with the intent of the shopping center signage approval and will promote reasonable, orderly, and effective placemaking for tenants of this large development.

The proposed signage plan will not be detrimental to or endanger the public health and safety.
The proposed signage plan will not be detrimental to or endanger the public health or safety but rather provide necessary branding for commercial tenants of The District.

The proposed signage plan will not diminish the use or enjoyment of the shopping center, or other properties its vicinity.
The signage plan will not diminish the use or enjoyment of The District, nor have an adverse effect on surrounding residential and office properties.

The proposed signage plan provides consistent and cohesive signage throughout the shopping center.
The proposed tenant signage package was designed to provide unique and consistent branding opportunities for commercial areas throughout The District.

The proposed signage plan will be consistent with the character of the Village.
The proposed tenant signage guidelines were tastefully designed to fit within the context of the larger District development.

The proposed signage plan will minimize adverse effects, including visual impacts, to adjacent or adjoining properties.
The proposed signage is aimed at providing wayfinding information and brand identification for commercial tenants. Limited branding signage will be visible from the major roadways surrounding The District. The signage plan will not have adverse effects on adjacent residential or office properties.

The proposed signage plan takes into account the maximum permitted height for signage in the area proposed.
All sign guidelines conform to the village's sign height regulations for commercial signage.

The proposed signage plan takes into account the maximum permitted area for signage proposed.
Only the larger tenant spaces (>130 ft. in length) would be allowed combined Primary and Auxiliary signage that could exceed the permitted size requirements for other areas in the village. Inline tenant would be allowed a maximum of 200 square feet of Primary Signage per frontage. Outlot tenants would be allowed a maximum of 400 square feet of Primary Signage for a building.

The proposed signage plan takes into account the maximum items of information permitted for signage.
All large Primary Signage conforms to the village's eight items of information regulations. While additional items of information are allowed on smaller Auxiliary Signs, they are so small as to essentially self-regulate items of information that could realistically fit.

The proposed signage plan addresses the manner in which wording on the proposed signage would create an impact on traffic in the area.
Signage visible to vehicles mostly includes the larger Primary Signage which will not create an impact on traffic. Smaller Auxiliary Signage regulations were thoughtfully designed to provide tasteful branding/wayfinding without unnecessarily contributing to signage clutter.

The proposed signage plan addresses the extent to which the proposed signage deviates from the signage requirements generally applicable to the area.
Under the approved signage plan, the proposed signage plan does not deviate substantially from requirements applicable to other shopping centers in town. Other than a few types of otherwise prohibited signs (Blade, and Projecting) as well as a combined Primary and Auxiliary sign square footage for larger tenant spaces - which could exceed the generally permitted size requirements, the proposed signage is similar to other commercial signage in the village. Staff believes that these proposed signage deviations are warranted given the pedestrian-orientated type of development and the need to provide placemaking/wayfinding to visitors in an effective manner.

The proposed signage plan uses high-quality materials in a way that incorporates signage into the overall architectural design of the shopping center.
Any tenant signage will be constructed of a variety of high-quality materials which reflect the upscale brand identities being sought as commercial tenants in The District.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the overall signage plan amendment. Therefore, staff recommends **approval** of an Amendment to the Shopping Center Signage Plan for The District at Veridian, Case No. Z2511-04, subject to the following conditions:

1. All conditions of Ordinance No. 20-064 and 25-062 shall remain in full force and effect unless otherwise altered herein.
2. The petitioner shall clarify that the use of exposed neon or LED tubes shall be prohibited and that the means of illumination shall be concealed on all Primary Signage types.
3. Sign permits are required for the construction of all Primary and Auxiliary tenant signage, according to the retail signage program guidelines approved herein, with the following exceptions:
    a. Type 3 - Valance signs which are less than four sq. ft. in size shall be exempt and not require a village sign permit.
    b. Type 5 - Window Graphics covering 25% or less of each "window", as defined by Village Code, shall be exempt and not require a village sign permit.
    c. Type 7 - Plaques that are under four sq. ft. in size shall be exempt and not require a village sign permit.
    d. Type 8 - Entry Floor signs which are confined to the width of the entry door(s) with lettering which is not more than 18" in height shall be exempt and not require a village sign permit.

   e. Type 9 - Restaurant and Menu Board signs which are interior to a tenant space shall be exempt and not require a village sign permit.
4. The Temporary Construction Graphics signage section shall be revised to include the following changes:
   a. All Temporary Construction Graphics shall require a village permit.
   b. No Temporary Construction Graphics verbiage and/or logos shall be placed higher than 12’ above-finished-floor (AFF).
   c. Temporary Construction Graphics shall be restricted to allow only building owner and tenant related signage, no 3rd party advertisement will be allowed.
   d. Temporary Construction Graphics related to building owner branding shall not have a duration restriction and shall have open-ended timeframes as long as it is well maintained. Construction Graphics related to tenant build-out construction shall have a duration restriction of 20 weeks before requiring a permit renewal.
5. The petitioner shall revise the Retail Sign Program submission to incorporate the conditions/changes as required herein and resubmit a clean copy for staff use in reviewing future sign permits for The District.
6. The Parking Garage signage shall be revised to refer to all channel lettering as “internally illuminated” meaning the face of the channel letter allows light to shine through the translucent surface.
7. The following plans shall be adopted as part of the ordinance:
   a. Veridian Retail Signage Program Submission, Sheets 1-27, prepared by Urban Street Group, dated February 25, 2026, and received by the Community Development Department on March 24, 2026.
   b. Project Narrative, Sheet 1 of 1, received by the Community Development Department on November 28, 2025.
   c. Project Justification, Sheet 1 of 1, received by the Community Development Department on November 28, 2025.

pc: Petitioner
Owner

MEACHAM ROAD

ALGONQUIN ROAD

LAKE POINTE STREET

LANDMARK DRIVE

VERIDIAN BOULEVARD

PRESTIGE PLACE

LEGACY DRIVE

PROGRESS PARKWAY

GROCERY
26,579 SF

RESTAURANT
7,026 SF

RETAIL
6,870 SF

GARAGE
621 SPACES

BLOCK 4

RETAIL
15,000 SF

IN-LINE RETAIL
40,778 SF

RES. ABOVE 4 LEVELS
148 UNITS

1,425 SF

RESTAURANT
6,000 SF

RESTAURANT
6,000 SF

BLOCK 1

GARAGE
825 SPACES

IN-LINE RETAIL
66,379 SF

RES. ABOVE 8 LEVELS
300 UNITS

RESTAURANT
3,500 SF

RES. ABOVE 4 LEVELS
91 UNITS

IN-LINE RETAIL
48,380 SF

1,232 SF

BLOCK 3

GARAGE
664 SPACES

ENTERTAINMENT
RETAIL
21,000 SF

RESIDENTAIL
LINER UNITS (14)

RESIDENTAIL
LINER UNITS (5)

OFFICE ABOVE
2 LEVELS
51,070 SF

IN-LINE RETAIL
18,150 SF

BLOCK 2

GARAGE
414 SPACES

RESIDENTAIL
LINER UNITS (13)

RESTAURANT
3,473 SF

RETAIL
11,000 SF
OFFICE ABOVE
2 LEVELS
23,924 SF

RETAIL
14,500 SF

0 30' 60' 120'

SCALE: 1" = 60'-0"

*SEE LANDSCAPE DRAWINGS FOR FINAL LANDSCAPE PLANS

THE DISTRICT AT VERIDIAN

SITE PLAN

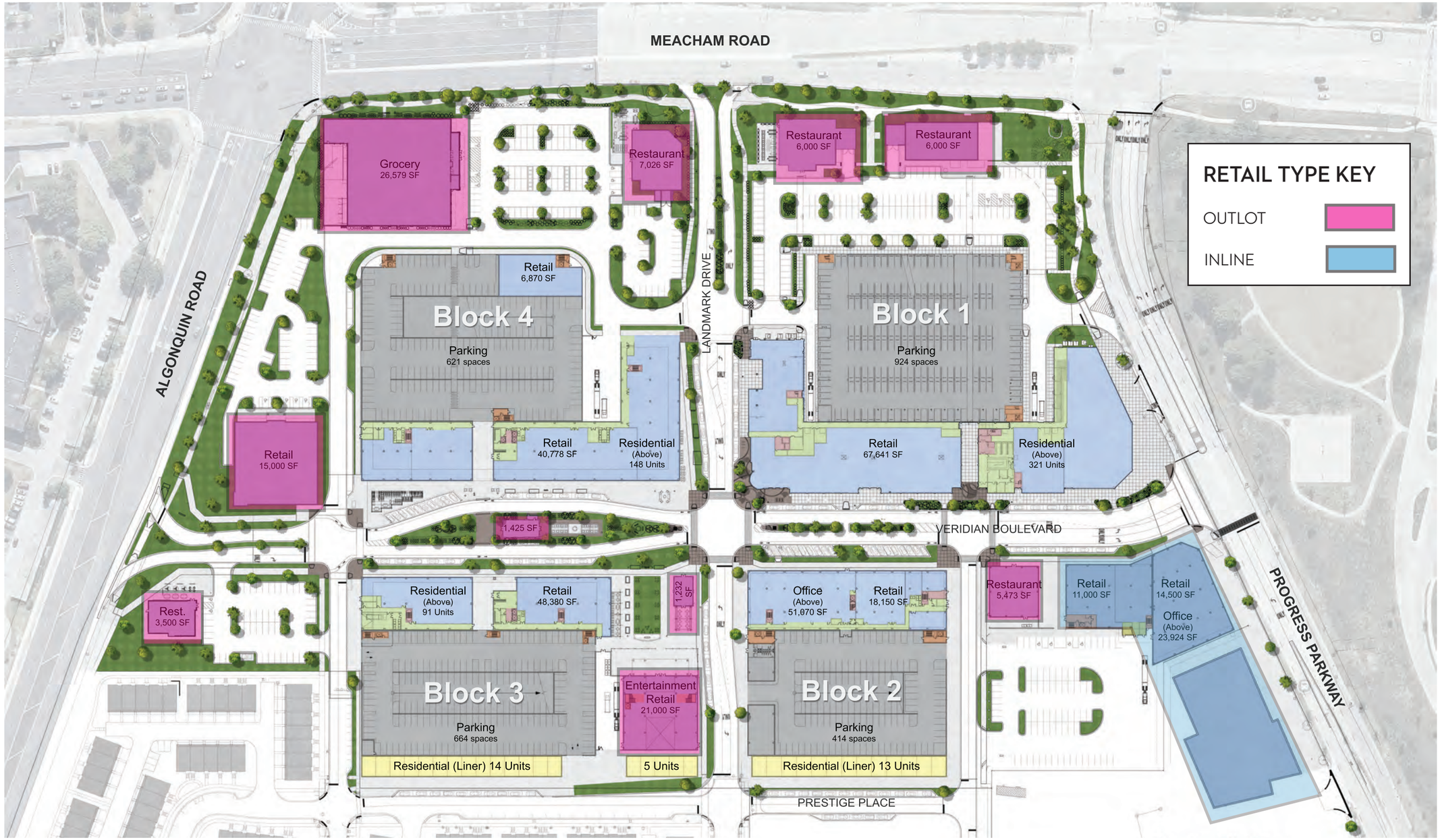
Schaumburg, Illinois | **April 17, 2023**

VERIDIAN

RETAIL SIGNAGE PROGRAM SUBMISSION

APRIL 08, 2026

MASTER SITE PLAN



VERIDIAN

DESIGN INTENT STATEMENT

The goal of these guidelines is to promote visually compelling, high-quality retail signage that aligns with the architectural character and overall identity of Veridian. Tenants are encouraged to pursue bold, imaginative concepts for both their storefronts and interior spaces to express their brand in a compelling way to guests.

Signage plays a central role in this expression and contributes significantly to the overall visual impact of the retail environment. To foster and promote visual interest and diversity, a variety of signage types, lighting and graphic treatments is encouraged on each storefront elevation. Signage should be clean, well-executed, and aligned with the overall Tenant storefront and interior design.

Three categories of signage are defined for Tenant use:

Primary Signage

The main brand identification; for **inline retail,** one (1) type per street frontage or pedestrian walkway connections will be required for each Tenant per details within.

For **outlots**, primary street frontage shall not exceed 200 square feet (sf) for a single sign or a combination of 400 sf total for all sides.

Auxiliary Signage

Secondary signs that may support branding, highlight entrances or add excitement. Quantity of four (4) signs shall be permitted for each **inline retail** Tenant and an additional two (2) signs shall be permitted for all endcap Tenants facing street frontage and/or pedestrian walkways.

For **outlots**, signage types 3, 5, 7 and 8 are permitted.

Operational Signage Informational or functional signage to assist customers or jurisdictional authorities.

All signage proposals should reflect the Tenant's unique brand identity while maintaining consistency with the architectural language and quality standards of the Tenant façade and project.

SIGNAGE CATEGORIES

Primary Signage

Type 1-A	Wall / Façade
Type 1-B	Awning
Type 1-C	Canopy
Type 1-D	Vertical Blade

Auxiliary Signage

Type 2	Blade / Suspended / Projecting
Type 3	Valance
Type 4	Window
Type 5	Window Graphics
Type 6	Medallion
Type 7	Plaques
Type 8	Entry Floor
Type 9	Restaurant and Menu Boards

Operational Signage

Type 10	Hours of Operations
Type 11	Address
Type 12	Back of House

VERIDIAN

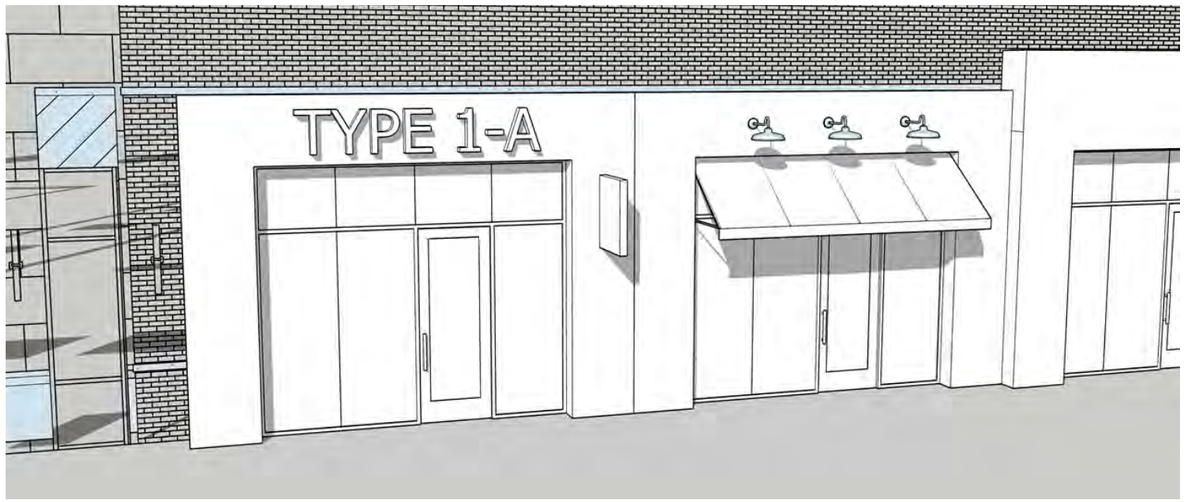
PRIMARY SIGNAGE TYPE

TYPE 1-A WALL / FAÇADE

The storefront wall or façade sign is to be the primary Tenant identification and located in order to accent the main entry to the store. Signs may be multi-layered using a combination of illuminated lettering styles, indirectly illuminated dimensional letters and other acceptable color and material treatments.

INLINE

QUANTITY	One (1) per each Tenant side	
LOCATION	On the storefront or building façade for the business they serve whether at grade or on an upper level	
SIZE	Width Maximum: Maximum Area: Letter Height: Twenty-four inches (24") max. Forty-eight inches (48") max. Elevation Height:	Three-quarters (3/4) storefront or building façade lineal feet Two (2) sf per max. width; 200 sf max. per storefront or building facade. < 10,000 sf > 10,000 sf Eight feet (8'-0") min. required from grade to bottom of sign
MESSAGING	Sign shall be limited to a max. of eight (8) items of information, including verbiage, logos, and symbols	
MATERIALS	Unrestricted, but that painted brick is not permitted	
COLORS	Unrestricted	
ILLUMINATION	Internally or externally lit	Face lit, edge lit, reverse (halo) lit, combination, architectural light features.



FACE LIT



EXTERNALLY LIT



EDGE LIT



REVERSE (HALO) LIT



NOTE:
The use of exposed neon or LED tubes shall be PROHIBITED.
Illumination sources shall be concealed on all Primary Signage types.

VERIDIAN

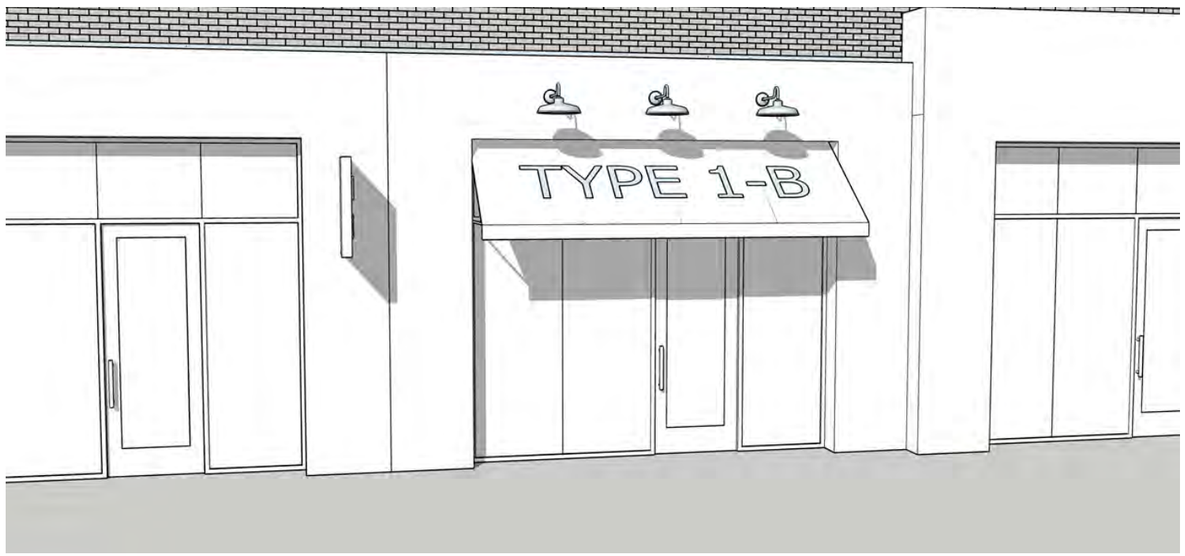
PRIMARY SIGNAGE TYPE

TYPE 1-B AWNING

Dimensional or applied graphics are acceptable and incorporated into the awning and if selected must act as the Tenant's primary identification signage. The Tenant may apply a painted, silk screened, etched or fabricated sign into the awning and/or valance itself.

INLINE

QUANTITY	One (1) per each Tenant side	
LOCATION	On the storefront or building façade for the business they serve whether at grade or on an upper level	
SIZE	Width Maximum: Maximum Area: Letter Height: Twenty-four inches (24") max. Forty-eight inches (48") max. Elevation Height:	Three-quarters (3/4) storefront or building façade lineal feet Two (2) sf per max. width; 200 sf max. per storefront or building facade. < 10,000 sf > 10,000 sf Eight feet (8'-0") min. required from grade to bottom of sign
MESSAGING	Sign shall be limited to a max. of eight (8) items of information, including verbiage, logos, and symbols	
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Externally lit or non-illuminated	



EXTERNALLY LIT





NON-ILLUMINATED





NOTE:
The use of exposed neon or LED tubes shall be PROHIBITED.
Illumination sources shall be concealed on all Primary Signage types.

VERIDIAN

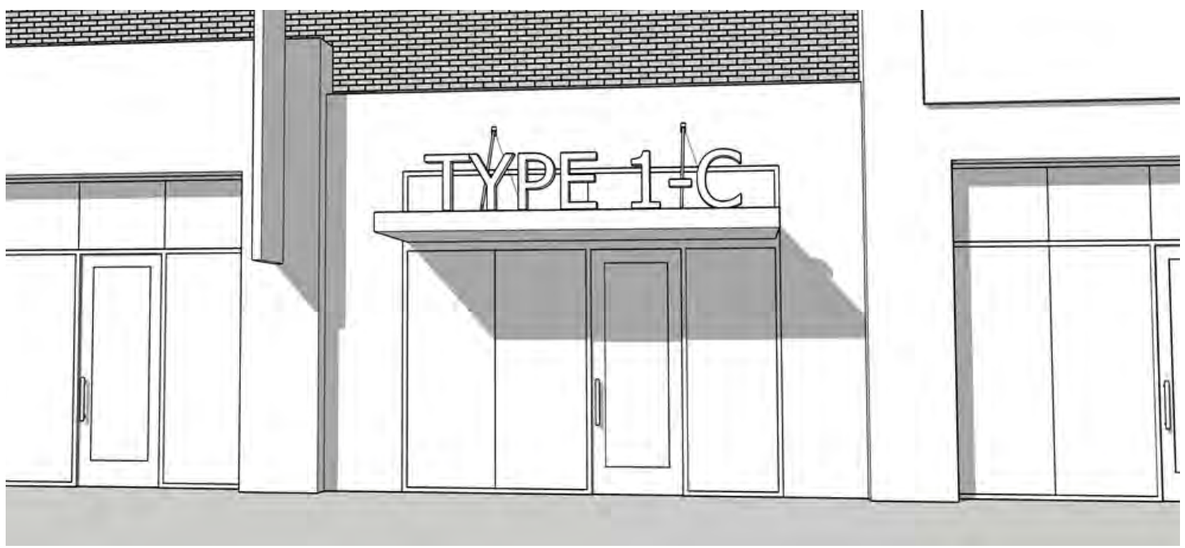
PRIMARY SIGNAGE TYPE

TYPE 1-C CANOPY

Dimensional or applied graphics are encouraged and should be incorporated into, on or suspended under the canopy and if selected must act as the Tenant's primary identification signage.

INLINE

QUANTITY	One (1) per each Tenant side	
LOCATION	Above, on the face, hanging under or any combination thereof to the projecting canopy element integrated into the Tenant storefront or façade for the business they serve	
SIZE	Width Maximum: Maximum Area: Letter Height: Twenty-four inches (24") max. Forty-eight inches (48") max. Elevation Height:	Three-quarters (3/4) storefront or building façade lineal feet Two (2) sf per max. width; 200 sf max. per storefront or building facade. < 10,000 sf > 10,000 sf Eight feet (8'-0") min. required from grade to bottom of sign
MESSAGING	Sign shall be limited to a max. of eight (8) items of information, including verbiage, logos, and symbols	
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Internally or externally lit	Face lit, edge lit, reverse (halo) lit, combination, architectural light features



INTERNALLY LIT









SUSPENDED



EXTERNALLY LIT



NOTE:
The use of exposed neon or LED tubes shall be PROHIBITED.
Illumination sources shall be concealed on all Primary Signage types.

VERIDIAN

PRIMARY SIGNAGE TYPE

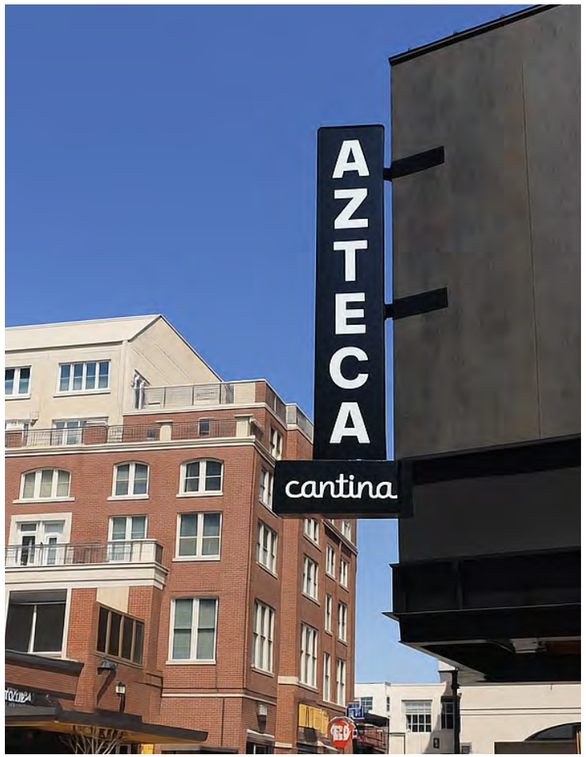
TYPE 1-D VERTICAL BLADE

Dimensional or applied graphics that are incorporated into and/or are attached vertically, perpendicular to and cantilevered from the façade to identify the Tenant. Often can be located at corner, where Tenant occupies two sides of the base building.

INLINE

QUANTITY	One (1) per each Tenant side	
LOCATION	On the storefront or building façade for the business they serve whether at grade or on an upper level. Sign shall not extend outside of Tenant Premises	
SIZE	Width Maximum: Maximum Area: Letter Height: Elevation Height:	Six feet (6'-0") projection from façade Seventy two (72) sf Twenty-four inches (24") max. Eight feet (8'-0") min. required from grade to bottom of sign
MESSAGING	Sign shall be limited to a max. of eight (8) items of information, including verbiage, logos, and symbols	
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Internally or externally lit	Face lit, edge lit, reverse (halo) lit, combination, architectural light features







NOTE:
The use of exposed neon or LED tubes shall be PROHIBITED.
Illumination sources shall be concealed on all Primary Signage types.

VERIDIAN

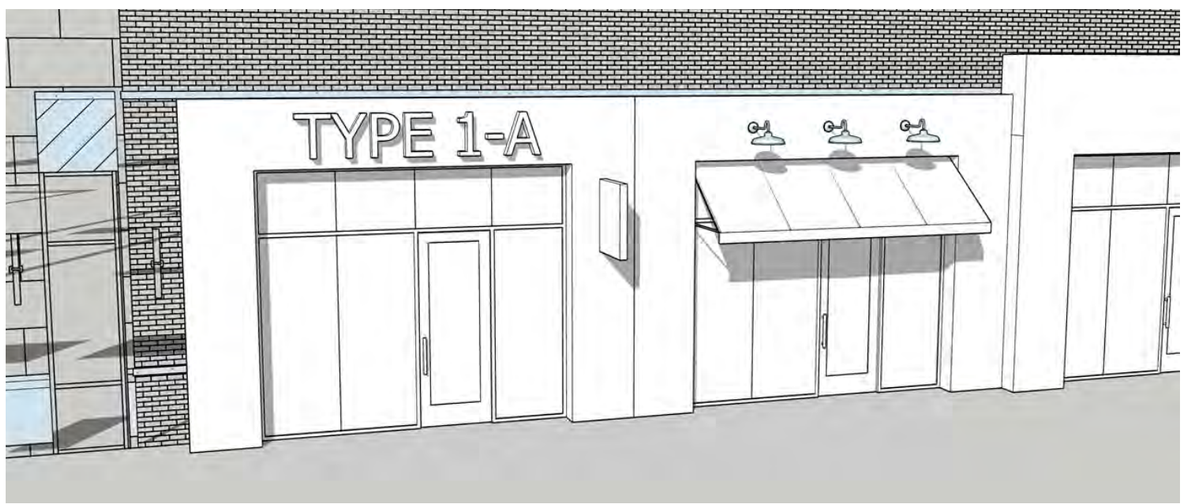
PRIMARY SIGNAGE TYPE

TYPE 1-A WALL / FAÇADE

The storefront wall or façade sign is to be the primary Tenant identification and located in order to accent the main entry to the store. Signs may be multi-layered using a combination of illuminated lettering styles, indirectly illuminated dimensional letters and other acceptable color and material treatments.

OUTLOT

QUANTITY	One (1) per each façade facing a public street. One (1) additional sign facing primary parking area (if not along street frontage)	
LOCATION	On the storefront or building façade for the business they serve whether at grade or on an upper level	
SIZE	Width Maximum: Maximum Area: Letter Height: Forty-eight inches (48") max. Elevation Height:	No max. width 200 sf max. per roadway frontage; 400 sf max. for all signs All building sizes Eight feet (8'-0") min. required from grade to bottom of sign
MESSAGING	Sign shall be limited to a max. of eight (8) items of information, including verbiage, logos, and symbols	
MATERIALS	Unrestricted, but that painted brick is not permitted	
COLORS	Unrestricted	
ILLUMINATION	Internally or externally lit	Face lit, edge lit, reverse (halo) lit, combination, architectural light features



FACE LIT



EXTERNALLY LIT



REVERSE (HALO) LIT



COMBINATION



NOTE:
The use of exposed neon or LED tubes shall be PROHIBITED.
Illumination sources shall be concealed on all Primary Signage types.

VERIDIAN

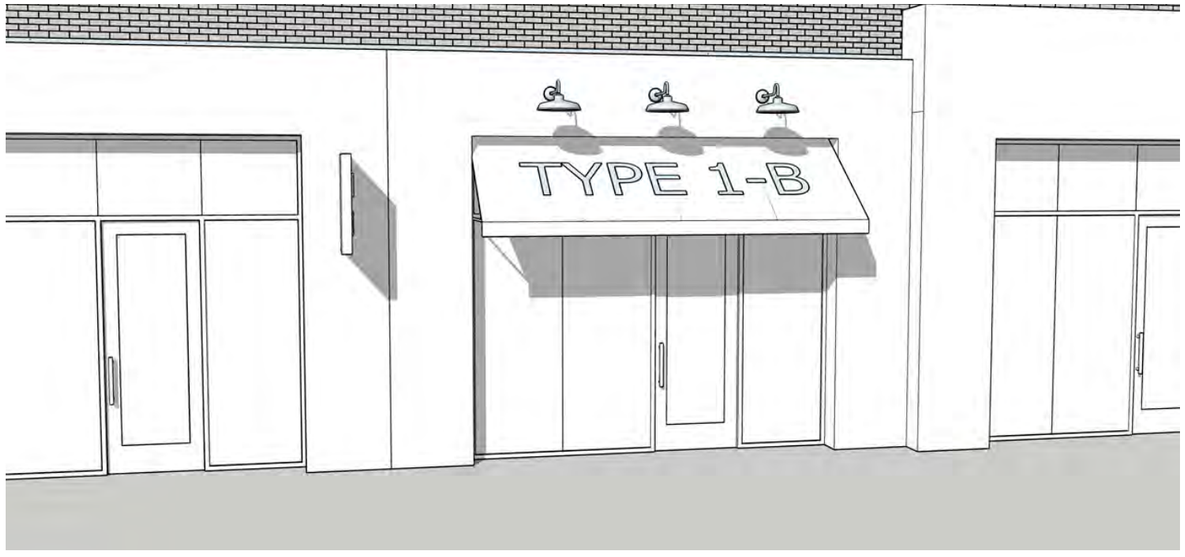
PRIMARY SIGNAGE TYPE

TYPE 1-B AWNING

Dimensional or applied graphics are acceptable and incorporated into the awning and if selected must act as the Tenant's primary identification signage. The Tenant may apply a painted, silk screened, etched or fabricated sign into the awning and/or valance itself.

OUTLOT

QUANTITY	One (1) per each façade facing a public street. One (1) additional sign facing primary parking area (if not along street frontage)	
LOCATION	On the storefront or building façade for the business they serve whether at grade or on an upper level	
SIZE	Width Maximum: Maximum Area: Letter Height: Forty-eight inches (48") max. Elevation Height:	No max. width 200 sf max. per roadway frontage; 400 sf max. for all signs All building sizes Eight feet (8'-0") min. required from grade to bottom of sign
MESSAGING	Sign shall be limited to a max. of eight (8) items of information, including verbiage, logos, and symbols	
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Externally lit or non-illuminated	

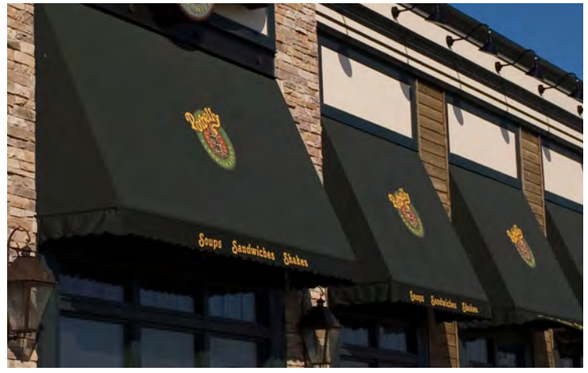


EXTERNALLY LIT





NON-ILLUMINATED





NOTE:
The use of exposed neon or LED tubes shall be PROHIBITED.
Illumination sources shall be concealed on all Primary Signage types.

VERIDIAN

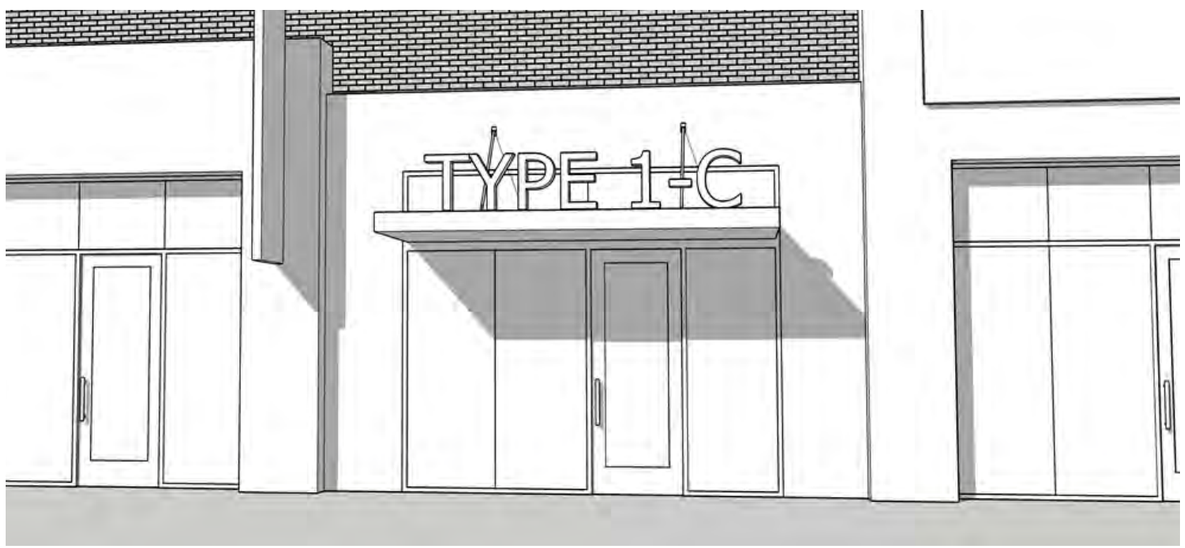
PRIMARY SIGNAGE TYPE

TYPE 1-C CANOPY

Dimensional or applied graphics are encouraged and should be incorporated into, on or suspended under the canopy and if selected must act as the Tenant's primary identification signage.

OUTLOT

QUANTITY	One (1) per each façade facing a public street. One (1) additional sign facing primary parking area (if not along street frontage)	
LOCATION	Above, on the face, hanging under or any combination thereof to the projecting canopy element integrated into the Tenant storefront or façade for the business they serve	
SIZE	Width Maximum: Maximum Area: Letter Height: Forty-eight inches (48") max. Elevation Height:	No max. width 200 sf max. per roadway frontage; 400 sf max. for all signs All building sizes Eight feet (8'-0") min. required from grade to bottom of sign
MESSAGING	Sign shall be limited to a max. of eight (8) items of information, including verbiage, logos, and symbols	
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Internally or externally lit	Face lit, edge lit, reverse (halo) lit, combination, architectural light features



INTERNALLY LIT









SUSPENDED



EXTERNALLY LIT



NOTE:
The use of exposed neon or LED tubes shall be PROHIBITED.
Illumination sources shall be concealed on all Primary Signage types.

VERIDIAN

PRIMARY SIGNAGE TYPE

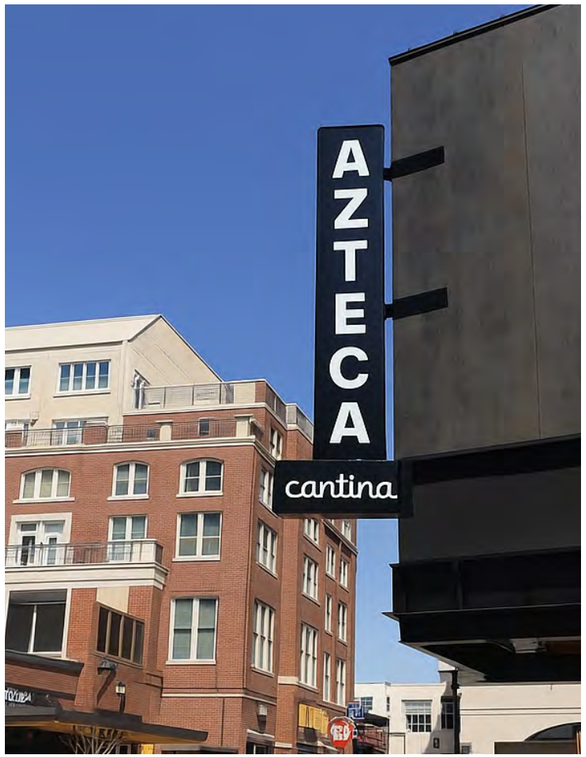
TYPE 1-D VERTICAL BLADE

Dimensional or applied graphics that are incorporated into and/or are attached vertically, perpendicular to and cantilevered from the façade to identify the Tenant. Often can be located at corner, where Tenant occupies two sides of the base building.

OUTLOT

QUANTITY	One (1) per each Tenant side	
LOCATION	On the storefront or building façade for the business they serve whether at grade or on an upper level. Sign shall not extend outside of Tenant Premises	
SIZE	Width Maximum: Maximum Area: Letter Height: Elevation Height:	Six feet (6'-0") projection from façade One hundred (100) square feet Twenty-four inches (24") max. Eight feet (8'-0") min. required from grade to bottom of sign
MESSAGING	Sign shall be limited to a max. of eight (8) items of information, including verbiage, logos, and symbols	
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Internally or externally lit	Face lit, edge lit, reverse (halo) lit, combination, architectural light features







NOTE:
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Illumination sources shall be concealed on all Primary Signage types.

VERIDIAN

AUXILIARY SIGNAGE TYPE

TYPE 2 BLADE / SUSPENDED / PROJECTING

The blade sign is used to create a pedestrian scale, identification that is perpendicular to the primary walkway or path of customer travel. Signs shall project from the face of the building in a cantilevered manner or be suspended under Tenant canopy / existing base building elements. **Inline Tenants only.**

QUANTITY	One (1) per each Tenant side	
LOCATION	Attached to the façade, hanging under an awning or canopy, or any combination thereof.	
SIZE	Width Maximum: Maximum Area: Elevation Height:	Forty eight inches (48") including bracket & armature from face of building Ten (10) sf / side / sign Eight feet (8'-0") min. required from grade to bottom of sign
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Internally or externally lit	Face lit, edge lit, reverse (halo) lit, combination, architectural light features









TYPE 3 VALANCE

The smaller scale, pedestrian friendly, dimensional or applied graphics that are incorporated into or on the front vertical edge or sides of an awning provide supplementary Tenant brand identity.

QUANTITY	Unrestricted	
LOCATION	Vertical plane of the awning	
SIZE	Width Maximum: Maximum Area: Letter Height: Elevation Height:	Three-quarters (3/4) valance lineal feet Four (4) sf / canopy valance Six inch (6") max. / proportional Eight feet (8'-0") min. required from grade to bottom of sign
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Externally lit or non-illuminated	







VERIDIAN

AUXILIARY SIGNAGE TYPE

TYPE 4 WINDOW

Signs behind the storefront glazing systems that indicate or support the Tenant brand, name or logo. These signs are to be placed behind the storefront or hung down to float behind the glass. **Inline Tenants only.**

QUANTITY	One (1) per window	
LOCATION	Vertical plane of storefront within Premises; twelve inches (12") max. from glazing	
SIZE	Width Maximum: Maximum Area: Letter Height:	Proportional Ten (10) sf / sign Twenty four inches (24") max.
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Unrestricted	









TYPE 5 WINDOW GRAPHICS

Small-scaled pedestrian level graphic designs that are incorporated into or applied to glazing, provided that visibility to merchandise is not obscured.

QUANTITY	One (1) per window	
LOCATION	Applied to storefront glazing	
SIZE	Width Maximum: Maximum Area: Letter Height:	Proportional Twenty five percent (25%) of total window area Proportional
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Non-illuminated	









VERIDIAN

AUXILIARY SIGNAGE TYPE

TYPE 6 MEDALLION

Dimensional element presenting a decorative figure, relief, identifying emblem or logo that provides supporting Tenant brand identity. **Inline Tenants only.**

QUANTITY	One (1) per each Tenant side	
LOCATION	Vertical plane of storefront façade	
SIZE	Width Maximum: Maximum Area: Letter Height: Elevation Height: Maximum Projection:	Four feet (4'-0") Ten (10) sf / sign Unrestricted Nine feet (9'-0") max. Nine inches (9")
MATERIALS	Unrestricted	
COLORS	Unrestricted	
ILLUMINATION	Unrestricted	









TYPE 7 PLAQUES

Small-scaled pedestrian level graphic designs that can display Tenant name, logo, or brand identity and may be incorporated into or applied to opaque elements of the façade, entry or glazing, provided that visibility to merchandise is not obscured.

QUANTITY	Unrestricted	
LOCATION	Vertical plane of storefront façade	
SIZE	Width Maximum: Maximum Area: Elevation Height:	Per area limitation Four (4) sf / sign Five feet (5'-0") max.
MATERIALS	Metal, cast stone, masonry, composite	
COLORS	Unrestricted	
ILLUMINATION	Non-illuminated	









VERIDIAN

AUXILIARY SIGNAGE TYPE

TYPE 8 ENTRY FLOOR

Graphic inlay, pattern, recess, stamp, Tenant name, logo, image or verbiage on the floor of the Tenant entry that entices or greets pedestrians to the Tenant store.

QUANTITY	One (1) per each Tenant entry	
LOCATION	Horizontal plane of Tenant floor space within recessed entry	
SIZE	Width Maximum: Maximum Area: Letter Height:	Width of entry doors Area of entry Eighteen inches (18")
MATERIALS	Durable, permanent materials	
COLORS	Unrestricted	
ILLUMINATION	Unrestricted	







TYPE 9 RESTAURANT AND MENU BOARDS

For food service Tenants to display menu offerings to guests.

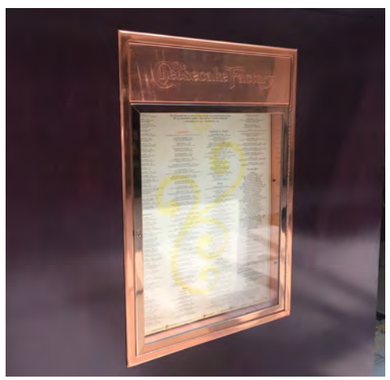
- Table Service Restaurants may have in integrated illuminated display box in their storefront that highlight menu offerings.
- Restaurants may incorporate illuminated and framed menu boards mounted above service counters—either on the back wall or on a soffit directly above the counter area.

In all cases, food service Tenants may also utilize "specials" boards featuring chalk or grease pencil applications, provided these elements are designed to complement the overall storefront aesthetic.

QUANTITY	One (1) per each Tenant entry	
LOCATION	Tenant storefront or above service counter	
SIZE	Width Maximum: Maximum Area: Letter Height:	Twenty four inches (24") Four (4) sf Proportional
MATERIALS	Durable, permanent materials	
COLORS	Unrestricted	
ILLUMINATION	Unrestricted	







VERIDIAN

OPERATIONAL SIGNAGE TYPE

TYPE 10 HOURS OF OPERATIONS

Graphic verbiage at Tenant entry /storefront that informs guests of tenant operational hours.

QUANTITY	One (1) per each Tenant entry	
LOCATION	Storefront or door at Entrance	
SIZE	Width Maximum: Maximum Area: Letter Height:	Proportional Twenty five percent (25%) of total window area Proportional
MATERIALS	Durable, permanent materials	
COLORS	Unrestricted	
ILLUMINATION	Not applicable	

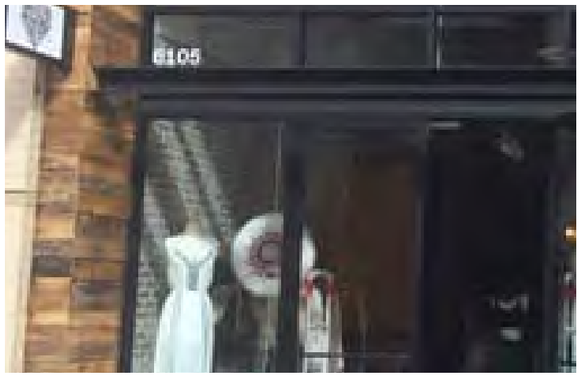




TYPE 11 ADDRESS

USPS recognized address information. Per Code as supplied by Village.

QUANTITY	One (1) per each Tenant entry	
LOCATION	Storefront or door at Entrance	
SIZE	Width Maximum: Maximum Area: Letter Height:	To scale To scale Proportional
MATERIALS	Durable, permanent materials	
COLORS	Unrestricted	
ILLUMINATION	Not applicable	





TYPE 12 BACK OF HOUSE

Graphic verbiage at rear Tenant doors for premise identification. Per Code as supplied by Village.

QUANTITY	One (1) at each Tenant rear door	
LOCATION	Rear Door	
SIZE	Width Maximum: Maximum Area: Letter Height:	To scale To scale Proportional
MATERIALS	Durable, permanent materials	
COLORS	Unrestricted	
ILLUMINATION	Not applicable	





VERIDIAN

TEMPORARY CONSTRUCTION GRAPHICS

Building Owner and/or Tenant shall be allowed to place Temporary Construction Graphics on temporary or existing storefront, if storefront is to remain, as approved in advance by the Landlord. A permit from the Village shall be required prior to installation. **Temporary construction verbiage and logo graphics shall only be placed within the Tenant width and not be placed higher than 12'-0" aff.** Temporary Construction Graphics shall be restricted to allow only building Owner and Tenant related signage; no 3rd party advertisement will be allowed. Temporary Construction Graphics related to building Owner branding shall not have a duration restriction and shall have open-ended timeframes. Temporary Construction Graphics related to Tenant build-out construction shall have a duration restriction of 20 weeks before requiring a permit renewal.

Optimal ideas for temporary construction graphics presentations include:
"Unique, dramatic and professional life style graphics" are encouraged and recommended. Image of the temporary construction graphics must be incorporated on the working drawing submission, will be reviewed and must be approved by the Landlord prior to installation to fit center standards.





VERIDIAN

OVERALL SIGNAGE EXAMPLE - FAÇADE



CAFE

70'-3" w x 16'-5" h = 1123 sf

SIGNAGE TYPE	PROPOSED	PERMITTED	
TYPE 1-A (WALL)			
WIDTH	13 lf	52.7 lf	✓
AREA	27 sf	140.5 sf	
TYPE 2 (BLADE)			
WIDTH	42"	48"	✓
AREA (per side)	6.7 sf	10 sf	
TYPE 5 (WINDOW GRAPHICS)			
WIDTH	8 lf	52.7 lf	✓
AREA	36 sf	210.5 sf	

STORE

47'-9" w x 18'-6" h = 883 sf

SIGNAGE TYPE	PROPOSED	PERMITTED	
TYPE 1-A (WALL)			
WIDTH	6 lf	35.8 lf	✓
AREA	7.5 sf	95.5 sf	
TYPE 2 (BLADE)			
WIDTH	42"	48"	✓
AREA (per side)	6.7 sf	10 sf	

BAKERY

51'-6" w x 16'-0" h = 883 sf

SIGNAGE TYPE	PROPOSED	PERMITTED	
TYPE 1-A (WALL)			
WIDTH	8 lf	38.6 lf	✓
AREA	10 sf	103 sf	
TYPE 2 (BLADE)			
WIDTH	36"	48"	✓
AREA (per side)	7.5 sf	10 sf	
TYPE 5 (WINDOW GRAPHICS)			
WIDTH	4'-0"	proportional	✓
AREA	2 sf	260 sf	
TYPE 12 (ADDRESS)			

GARDENIA

30'-1" w x 18'-0" h = 547 sf

SIGNAGE TYPE	PROPOSED	PERMITTED	
TYPE 1-A (WALL)			
WIDTH	8 lf	22.6 lf	✓
AREA	12.5 sf	120 sf	
TYPE 2 (BLADE)			
WIDTH	42"	48"	✓
AREA (per side)	6.7 sf	10 sf	

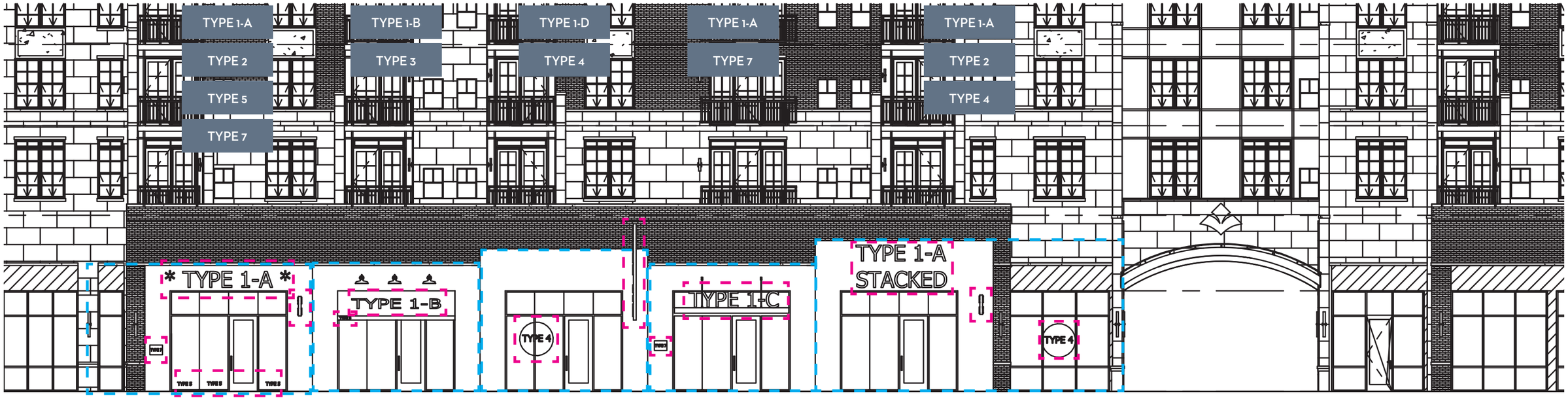
THE GATORBUG

26'-6" w x 20'-0" h = 530 sf

SIGNAGE TYPE	PROPOSED	PERMITTED	
TYPE 1-A (WALL)			
WIDTH	12 lf	19.9 lf	✓
AREA	24 sf	52 sf	
TYPE 2 (BLADE)			
WIDTH	42"	48"	✓
AREA (per side)	6.7 sf	10 sf	
TYPE 5 (WINDOW GRAPHICS)			
WIDTH	1'-6"	proportional	✓
AREA	1.5 sf	65 sf	
TYPE 12 (ADDRESS)			

VERIDIAN

OVERALL SIGNAGE EXAMPLE - FAÇADE



* TYPE 1-A *

28'-0" w x 15'-0" h = 420 sf

SIGNAGE TYPE	PROPOSED	PERMITTED	
TYPE 1-A (WALL)			
WIDTH	14 lf	21 lf	✓
AREA	28 sf	56 sf	
TYPE 2 (BLADE)			
WIDTH	36"	48"	✓
AREA (per side)	7.5 sf	10 sf	
TYPE 5 (WINDOW GRAPHICS)			
WIDTH	9 lf	proportional	✓
AREA	4.5 sf	51 sf	
TYPE 7 (PLAQUES)			
WIDTH	2.5 lf	proportional	✓
AREA	2.5 sf	4 sf	

TYPE 1-B

20'-0" w x 15'-0" h = 300 sf

SIGNAGE TYPE	PROPOSED	PERMITTED	
TYPE 1-B (AWNING)			
WIDTH	10.5 lf	15 lf	✓
AREA	21 sf	40 sf	
TYPE 3 (VALANCE)			
WIDTH	3 lf	15 lf	✓
LETTER HEIGHT	6"	6"	

TYPE 1-D

20'-0" w x 17'-0" h = 340 sf

SIGNAGE TYPE	PROPOSED	PERMITTED	
TYPE 1-D (VERTICAL BLADE)			
WIDTH	4.5 lf	6 lf	✓
AREA	54 sf	250 sf	
TYPE 4 (WINDOW)			
AREA	9 sf	10 sf	✓
LETTER HEIGHT	12"	24"	

TYPE 1-C

20'-0" w x 15'-0" h = 300 sf

SIGNAGE TYPE	PROPOSED	PERMITTED	
TYPE 1-C (CANOPY)			
WIDTH	12 lf	15 lf	✓
AREA	24 sf	40 sf	
TYPE 7 (PLAQUE)			
WIDTH	2.5 lf	proportional	✓
AREA	2.5 sf	4 sf	

TYPE 1-A STACKED

36'-3" w x 18'-0" h = 653 sf

SIGNAGE TYPE	PROPOSED	PERMITTED	
TYPE 1-A (WALL)			
WIDTH	12 lf	27 lf	✓
AREA	54 sf	72 sf	
TYPE 2 (BLADE)			
WIDTH	42"	48"	✓
AREA (per side)	6.7 sf	10 sf	
TYPE 4 (WINDOW)			
AREA	9 sf	10 sf	✓
LETTER HEIGHT	12"	24"	

VERIDIAN

OVERALL SIGNAGE EXAMPLE



*** NOTE ***

For illustrative and reference purposes only. All stores, storefronts, brands, etc. are solely to be used relative to signage type examples and are purely for reference only. No representation whatsoever shall be made regarding any of these stores involvement or participation at Veridian.

VERIDIAN

OVERALL SIGNAGE EXAMPLE



*** NOTE ***

For illustrative and reference purposes only. All stores, storefronts, brands, etc. are solely to be used relative to signage type examples and are purely for reference only. No representation whatsoever shall be made regarding any of these stores involvement or participation at Veridian.

VERIDIAN

OVERALL SIGNAGE EXAMPLE - CALCULATIONS

TOTAL
63.4 sf ✓

41'-4" w x 16'-0" h
660.8 sf



*** NOTE *** For illustrative and reference purposes only. All stores, storefronts, brands, etc. are solely to be used relative to signage type examples and are purely for reference only. No representation whatsoever shall be made regarding any of these stores involvement or participation at Veridian.

VERIDIAN

COMMUNITY BRANDING ENHANCEMENT PLAN

BLOCK 1

VERIDIAN | SCHAUMBURG, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER:
DST VERIDIAN, LLC
2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173
TEL (630) 774-8531
CONTACT: TERESA BATEMAN

CIVIL ENGINEER:
SPACECO
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
TEL (847) 696-4061
CONTACT: MIKE MONDUS / DAN FALDA

SITE LIGHTING DESIGNER:
CIORBA GROUP
8725 W. HIGGINS ROAD, SUITE 600
CHICAGO, IL 60631
TEL (773) 355-2958
CONTACT: KATRINA LOPEZ / JOE VONDRA

ARCHITECT:
BSB DESIGN, INC. - CHICAGO
220 N. SMITH STREET, SUITE 210 - PALATINE, IL 60067
TEL (847) 705-2200
CONTACT: PAT EPPLIN / DAVID SCHONING / DOUG WIRTH

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON

RETAIL CONSULTANT:
THE WORK SHOP
1950 W. NORTH AVENUE
CHICAGO, IL 60622
idea@workshop-mg.com
CONTACT: MICHAEL GREEBY / BRANDY KARDYS

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	COMMUNITY BRANDING - BLOCK 1 SUMMARY MATRIX LOCATION PLAN
L2.1	DETAILS: ARCHITECTURAL, TYPES F & I (SOUTH & NORTH ELEVATIONS)
L2.2	DETAILS: ARCHITECTURAL, TYPE F & G (EAST & WEST ELEVATIONS)
L2.3	DETAILS: ARCHITECTURAL, TYPE H (INTERIOR WEST ELEVATION)

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS
DST VERIDIAN, LLC

2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

PLAN DATE
JANUARY 17, 2025

REVISIONS

1.	4/17/25 PER VILLAGE COMMENTS
2.	10/06/25 PER CLIENT DIRECTION (CENTER SIGN A3 ON CENTER OF WALL)
3.	1/8/26 PER VILLAGE SUBMITTAL (ADDED BLDG. FACADE SIGNAGE)
4.	2/10/26 PER VILLAGE COMMENTS
5.	3/23/26 PER VILLAGE COMMENTS (ADDITION OF 90 NORTH LOGO)
6.	4/9/26 PER VILLAGE COMMENTS (ADDITION OF 90 NORTH LOGOS)
7.	
8.	
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10.	

PROJECT NAME AND SHEET TITLE
VERIDIAN -
SCHAUMBURG, IL

COMMUNITY BRANDING ENHANCEMENT PLAN - BLOCK 1
COVER

SHEET NUMBER
L0.1

SUMMARY MATRIX: COMMUNITY BRANDING - BLOCK 1

ARCHITECTURAL

TYPE F FACADE APPLIED, >20'+ HIGH

NO	LOCATION	DESCRIPTION	MEASUREMENT	ALLOWABLE S.F.
F1	"VERIDIAN"	SEC OF GARAGE	3'-0" HIGH x 17'-3" WIDE	55 S.F.
F2	"VERIDIAN"	SOUTH END OF GARAGE	3'-0" HIGH x 17'-3" WIDE	55 S.F.
F3	"90 NORTH" LOGO	CTR WEST OF GARAGE	4'-6" HIGH x 3'-6" WIDE	16 S.F.
F4	"VERIDIAN"	NORTH END OF GARAGE	3'-0" HIGH x 17'-3" WIDE	55 S.F
F5	"VERIDIAN"	NEC OF GARAGE	3'-0" HIGH x 17'-3" WIDE	55 S.F.
F6	"90 NORTH" LOGO	NORTH GARAGE ENTRY	4'-6" HIGH x 3'-6" WIDE	16 S.F.
F7	"90 NORTH" LOGO	SOUTH GARAGE ENTRY	4'-6" HIGH x 3'-6" WIDE	16 S.F.

TYPE G FACADE APPLIED, <20' HIGH

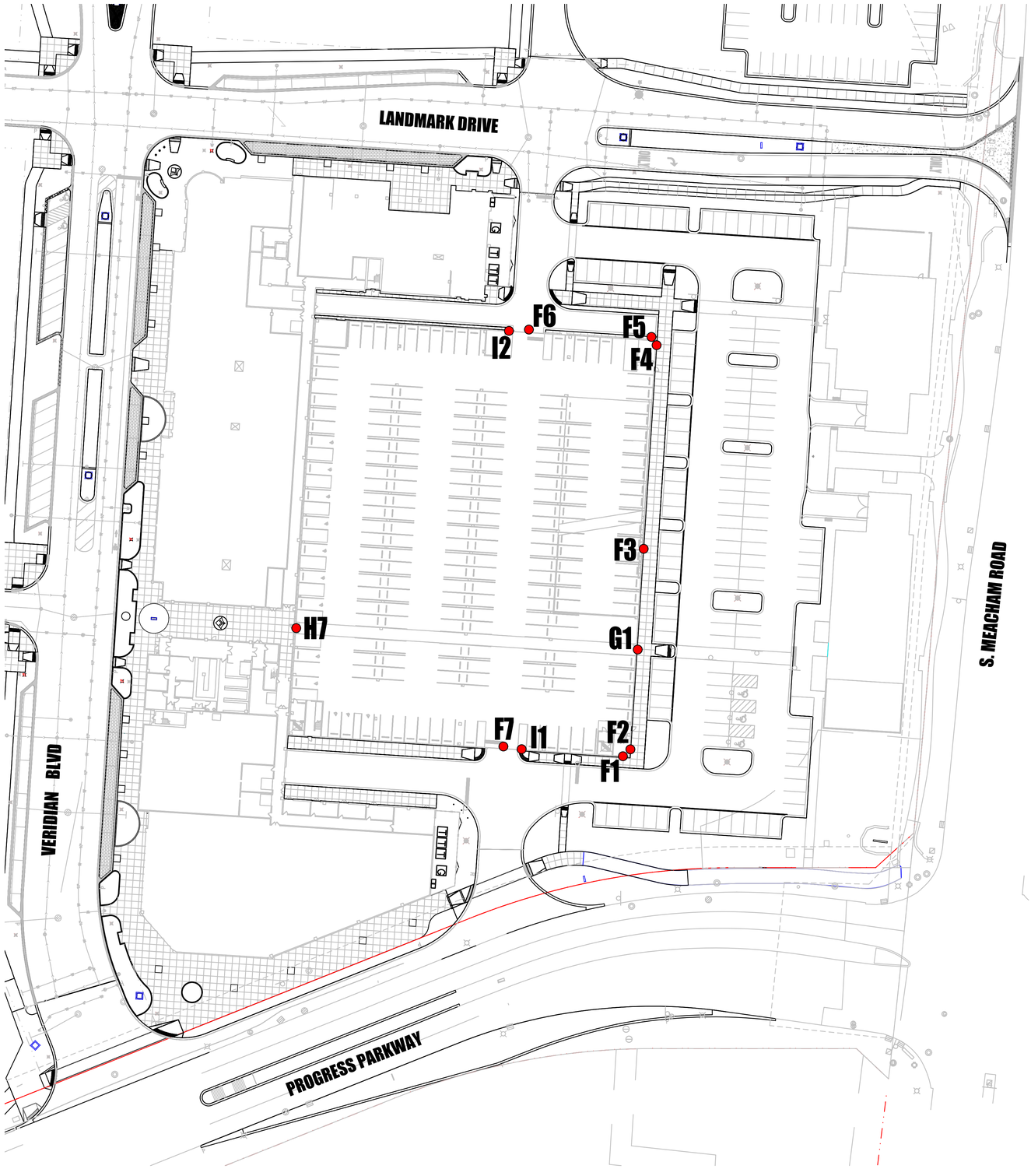
NO	LOCATION	DESCRIPTION	MEASUREMENT	ALLOWABLE S.F.
G1	ENTRY, EAST PASEO	"VERIDIAN BLVD"	6'-10.5" HIGH x 2'-3" WIDE	16 S.F.

TYPE H SUPPLEMENTAL, <20' HIGH (NON-DIGITAL)

NO	LOCATION	DESCRIPTION	MEASUREMENT	ALLOWABLE S.F.
H7	EXIT, WEST PASEO	VERIDIAN LOGO & "THANK YOU FOR VISITING"	2'-0" x 2'-6" + 1'-0" x 16'-1"	25 S.F.

TYPE I SUPPLEMENTAL, <20' HIGH (DIGITAL)

NO	LOCATION	DESCRIPTION	MEASUREMENT	ALLOWABLE S.F.
I1	GARAGE ENTRY, SOUTH	(DIGITAL, PARKING AVAILABILITY SIGN)	4'-0" HIGH x 2'-6" WIDE	10 S.F.
I2	GARAGE ENTRY, NORTH	(DIGITAL, PARKING AVAILABILITY SIGN)	4'-0" HIGH x 2'-6" WIDE	10 S.F.



LOCATION PLAN: COMMUNITY BRANDING - BLOCK 1

NORTH

0' 20' 40' 80'

SCALE: 1" = 40'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

DST VERIDIAN, LLC

2250 PROGRESS PARKWAY
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PROJECT NAME AND SHEET TITLE

VERIDIAN -
SCHAUMBURG, IL

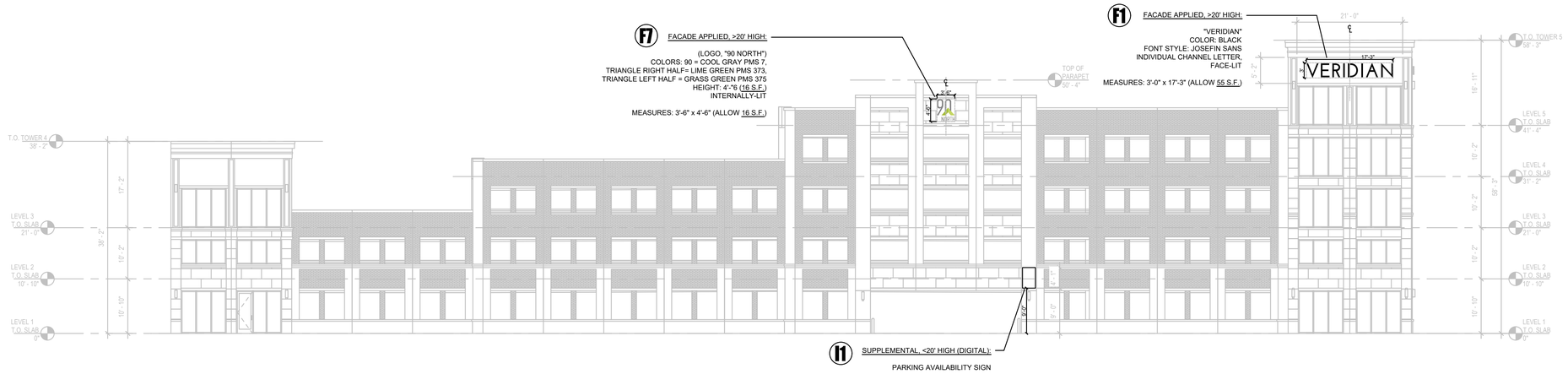
COMMUNITY BRANDING ENHANCEMENT PLAN - BLOCK 1

BRANDING LOCATIONS SUMMARY

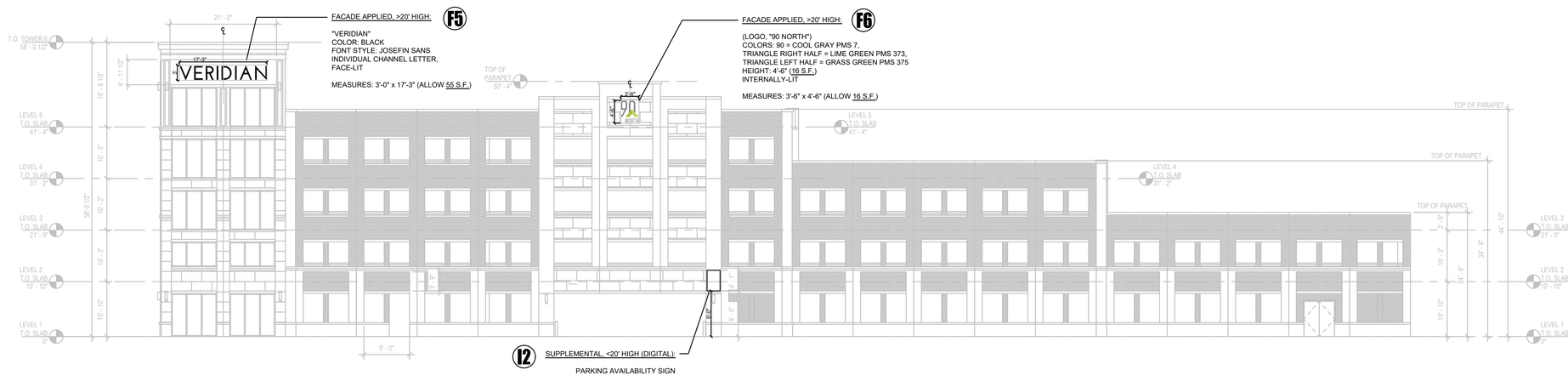
SHEET NUMBER

L0.2

ARCHITECTURAL



ELEVATION VIEW (SOUTH)



ELEVATION VIEW (NORTH)

TYPE F - FACADE APPLIED, >20' HIGH
TYPE I - SUPPLEMENTAL, <20' HIGH (DIGITAL)

(REFER TO BUILDING ARCHITECTURE PLANS BY BSB DESIGN FOR ADDITIONAL INFORMATION/DETAILS)

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

DST VERIDIAN, LLC

2250 PROGRESS PARKWAY
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PLAN DATE

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PROJECT NAME AND SHEET TITLE

VERIDIAN -
SCHAUMBURG, IL

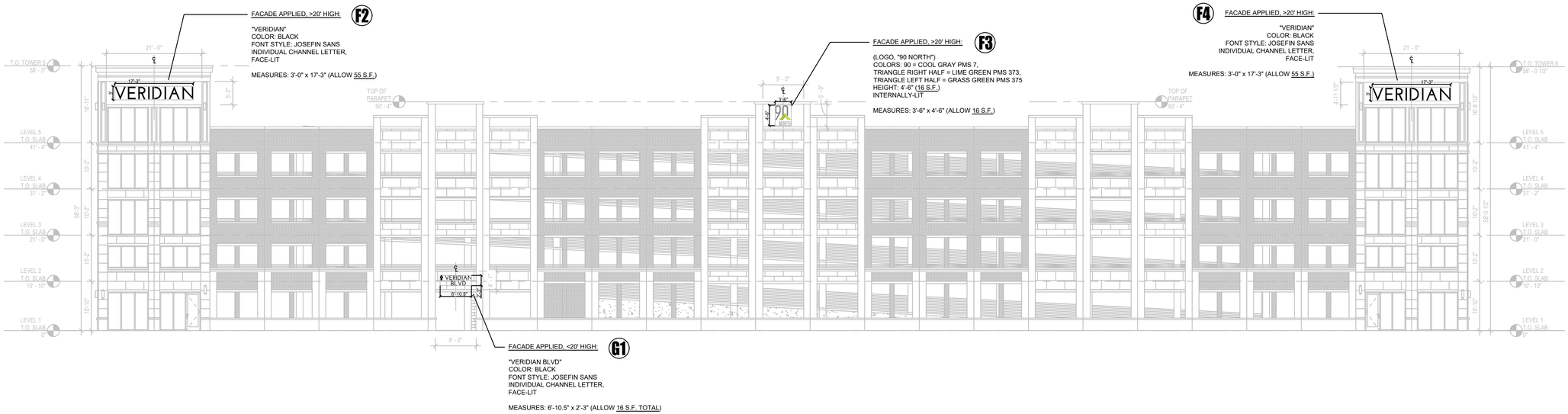
COMMUNITY BRANDING ENHANCEMENT PLAN - BLOCK 1

DETAILS: TYPES 'F' & 'I' - ARCHITECTURAL

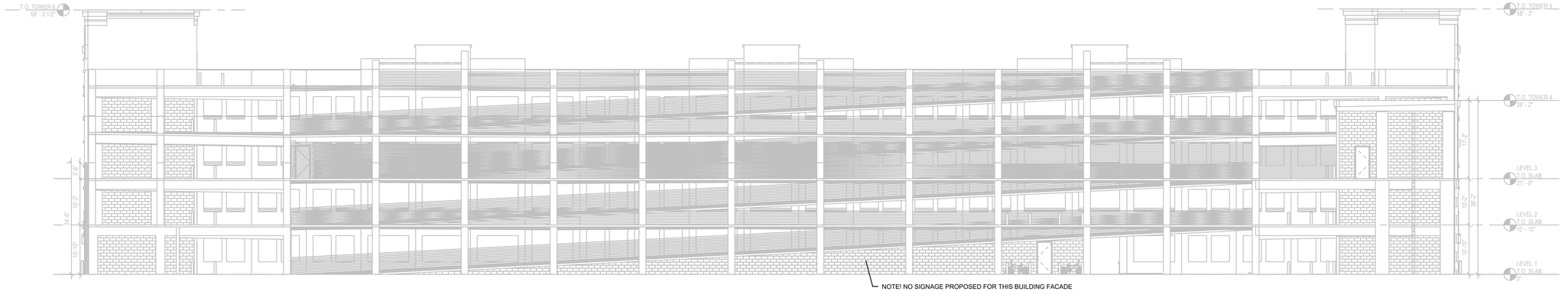
SHEET NUMBER

L2.1

ARCHITECTURAL



ELEVATION VIEW (EAST)



ELEVATION VIEW (WEST)

TYPE F - FACADE APPLIED, >20' HIGH
TYPE G - FACADE APPLIED, <20' HIGH

NOT TO SCALE

(REFER TO BUILDING ARCHITECTURE PLANS BY BSB DESIGN FOR ADDITIONAL INFORMATION/DETAILS)

90 NORTH

DETAIL VIEW: TYPES F3, F6 & F7

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

DST VERIDIAN, LLC

2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

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PROJECT NAME AND SHEET TITLE

VERIDIAN -
SCHAUMBURG, IL

COMMUNITY BRANDING ENHANCEMENT PLAN - BLOCK 1

DETAILS: TYPES 'F' & 'G' - ARCHITECTURAL

SHEET NUMBER

L2.2

ARCHITECTURAL



ELEVATION VIEW - PASEO (WEST)

TYPES H (H7) - SUPPLEMENTAL, <20' HIGH (NON-DIGITAL)

(REFER TO BUILDING ARCHITECTURE PLANS BY BSB DESIGN FOR ADDITIONAL INFORMATION/DETAILS)

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
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CLIENT NAME AND ADDRESS

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2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

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10.	

PROJECT NAME AND SHEET TITLE

VERIDIAN -
SCHAUMBURG, IL

COMMUNITY BRANDING ENHANCEMENT PLAN - BLOCK 1

DETAILS: TYPE 'H' - ARCHITECTURAL

SHEET NUMBER

L2.3

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

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

Member(s) Absent:

A quorum was present.

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

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

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

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

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

Primary Signage

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

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

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

Auxiliary Signage

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

Operational Signage

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

Temporary Construction Graphics

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

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

Parking Garage Wall Signage

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

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

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

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

Primary Signage

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

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

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

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

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

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

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

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

Temporary Construction Graphics

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

Parking Garage

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

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

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

Chairman Raimondi asked the Board for their comments.

Ms. Veatch and Mr. Riley had no questions.

Ms. Errera stated that it was a great presentation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A poll was taken: Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 5/12/26.

ADJOURNMENT
The meeting was adjourned at 7:35pm.

Todd Wegner, PLA, ASLA, Senior Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

Development Review Application

DEVR-25-72

Submitted On: Nov 28, 2025

Applicant

Teresa Bateman

[redacted]

Primary Location

0 THE DISTRICT COMMON AREA
Schaumburg, IL 00000

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Todd Wenger

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

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

Employee

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Mixed Use

PIN Number

02-34-401-007, 07-01-300-008

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

true

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

--

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

--

Special Use - Commercial

--

-

Special Use - Residential

--

-

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

The purpose of this signage package amendment is to provide retail tenants with clear guidance on allowable styles, design attributes, materials, and installation methods. The package empowers tenants to create attractive, high-quality signage while ensuring consistency with the Village's requirements and the aesthetic expectations of the Veridian District

Project Staff

Type

Developer

If Other, Describe

--

Company Name

DST Veridian, LLC

Staff Name

Teresa Bateman

Staff Mailing Address

2250 Progress Prkwy, Schaumburg, IL 60173

Staff Phone Number

[redacted]

Staff Email

[redacted]

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

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

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Amendment to Approved Shopping Center Signage Plan for Woodfield Mall / 5 Woodfield Mall
05/12/26
Village Board

Presenter: Ian Salzman, AICP, Associate Planner
Lead Department: Community Development

Executive Summary:

Case Title
Z2603-04 / Woodfield Mall / 5 Woodfield Mall / Amendment to Approved Shopping Center Signage Plan

Hearing Date
April 22, 2026

Summary
The petitioner requests an amendment to the previously approved shopping center signage plan for Woodfield Mall. The amendment is requested to install new exterior wall signage for Chubby Cattle restaurant.

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
- Sign Packet
- Project Narrative
- Redacted Z2603-04 Woodfield Mall App.pdf
- FINAL Z2603-04 Woodfield Mall Mts 4-22-26.docx

PROJECT REVIEW GROUP REPORT

To: ZONING BOARD OF APPEALS

PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: April 22, 2026
DATE PREPARED: April 12, 2026

CASE NUMBER: Z2503-04

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

BACKGROUND INFORMATION

Petitioner:	Charles Zhao
Address of Petitioner:	Top Channel Letters 3420 S. Morgan Street Chicago, IL 60608
Status of Petitioner:	Sign Contractor
Owner of Property:	Woodfield Mall, LLC
Address of Owner:	Simon Property Group 225 W. Washington Street Indianapolis, IN 46204
Existing Zoning:	B-5 Planned Regional Center Business District
Existing Land Use:	Regional Center

Requested Action:

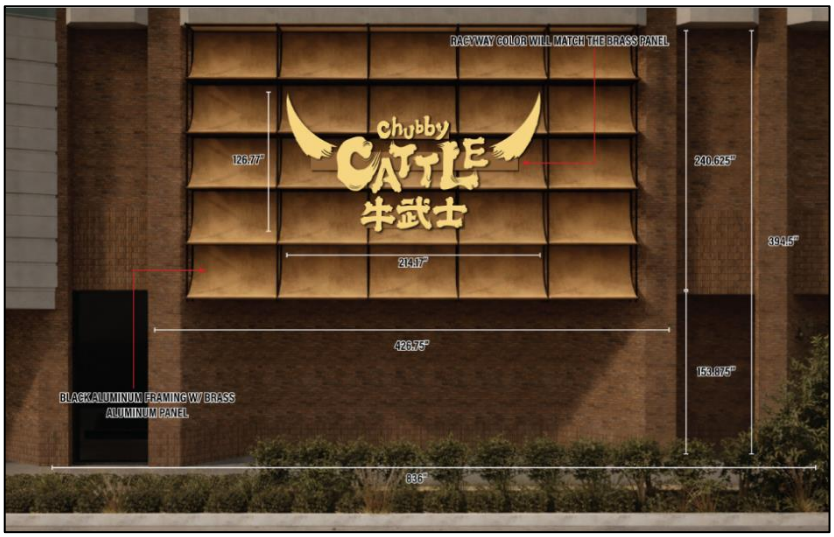
- Shopping Center Signage Plan Approval [Title 15, Chapter 155, Section 155.96.a of the Sign Ordinance]

ANALYSIS



Staff Discussion:
The petitioner requests an amendment to the previously approved shopping center signage plan for Woodfield Mall. The amendment is requested to install new exterior wall signage for Chubby Cattle restaurant, planned to open in Summer 2026. The signage plan for Woodfield Mall allows one exterior wall sign for tenants with

exterior entrances. Since Chubby Cattle does not have an exterior entrance, a sign plan amendment is necessary.



The petitioner is proposing one wall sign with the words "Chubby Cattle," three Chinese characters, and two horns that are part of their logo. The proposed sign measures 188.54 sq. ft. (10 ft. 7 in. height x 17 ft. 10 in. length). It contains individual channel letters, which are internally illuminated with white LEDs. The letters are attached to the wall by a brass-colored raceway. Behind the sign, the petitioner is proposing to install a façade composed of brass-colored aluminum panels with black aluminum framing, measuring 713 sq. ft. (20 ft. 1 in. height x 35 ft. 7 in. length) in area. The petitioner will apply for a commercial building permit for this façade installation. The Planning division will review and approve the façade modification as a minor amendment associated with that permit.

In August 2015, the Village Board approved a code amendment to allow signage plans for shopping centers over 500,000 square feet (Case No. Z1505-06). This code amendment allowed flexibility for larger shopping centers to display and use more effective signage than the standard signage that would be applicable to a standard strip mall. In September 2015, the Village Board approved a Shopping Center Signage Plan (Case No. Z1508-05). The signage plan allowed for wall signs, ground signs and directional signs. In December 2017, the Village Board approved an amendment to the signage plan to allow signs related to the Dining Pavilion, including a wall sign, monument sign, dining pavilion tenant signs, and directional signs (Case No. Z1710-06). In May 2020, the Village Board approved an amendment to the signage plan to modify the exterior signage for the Chicago Improv Comedy Club (Case No. Z2003-02).

The Sign Ordinance lists 13 standards for review of signage plans for shopping centers over 500,000 square feet. Those standards and their application to the submitted request are as follows:

The proposed signage plan is for a shopping center in excess of 500,000 square feet, inclusive of parking areas.
Woodfield Mall contains approximately 2.7 million square feet of retail space.

The proposed signage plan is consistent with the overall intent and purpose of the Village's signage regulations contained in this Chapter.
The proposed wall signs will provide greater visibility for visitors to Chubby Cattle. Providing greater visibility for exterior tenants is consistent with the approved Woodfield Mall Shopping Center Signage Plan. This amendment promotes reasonable, orderly, and effective display of signage and increases communication and identification of the mall and its major businesses with enhanced signage.

The proposed signage plan will not be detrimental to or endanger the public health and safety.
Staff does not believe the proposed signage plan will be detrimental to or endanger the public health or safety but rather provide direction to and identification for Chubby Cattle restaurant.

The proposed signage plan will not diminish the use or enjoyment of the shopping center, or other properties its vicinity.
Staff does not believe the signage plan will diminish the use or enjoyment of the mall, nor have an adverse effect on surrounding retail, service, and office properties. The petitioner has provided views of the proposed sign from Perimeter Drive, Frontage Road, and Golf Road and the signs are too far from these roadways to be distracting or to draw attention.

The proposed signage plan provides consistent and cohesive signage throughout the shopping center.
There are several other exterior wall signs for tenants at the shopping center. The illumination, materials, and color are compatible with the shopping center and provide a cohesive display throughout the property.

The proposed signage plan will be consistent with the character of the Village.
The proposed signs are tastefully designed and fit within the context of the larger mall property.

The proposed signage plan will minimize adverse effects, including visual impacts, to adjacent or adjoining properties.
The proposed signage is geared toward providing information and identification to customers on the shopping center property. Signage will not be visible from the major roadways surrounding the mall. Staff does not believe that the signage plan will have adverse effects on adjacent retail, service, and office properties.

The proposed signage plan takes into account the maximum permitted height for signage in the area proposed.
There is no height limit for wall signs, provided the wall signs are not installed above the wall to which the sign is affixed. The proposed signs are completely placed on a wall.

The proposed signage plan takes into account the maximum permitted area for signage proposed.
The approving ordinance for the Woodfield Mall Shopping Center Signage Plan allows tenants with separate exterior entrances a maximum sign size of 200 square feet or 20% of the wall frontage, whichever is less. Staff has calculated the wall frontage to be 2,290 square feet. As such, Chubby Cattle would be allowed a maximum sign size of 200 square feet. The proposed wall sign is 188.54 square feet, which complies with the size requirement.

The proposed signage plan takes into account the maximum items of information permitted for signage.
The sign has fewer than eight items of information, which complies with the Sign Code.

The proposed signage plan addresses the manner in which wording on the proposed signage would create an impact on traffic in the area.
Wording on the proposed signage will only be visible to vehicles in the parking field adjacent to the shopping center. Signage will not be significantly visible from Perimeter Drive, Frontage Road, or Golf Road.

The proposed signage plan addresses the extent to which the proposed signage deviates from the signage requirements generally applicable to the area.
The sign does not deviate significantly from other exterior tenant wall signs in the shopping center.

The proposed signage plan uses high-quality materials in a way that incorporates signage into the overall architectural design of the shopping center.
The proposed sign will be constructed of aluminum.

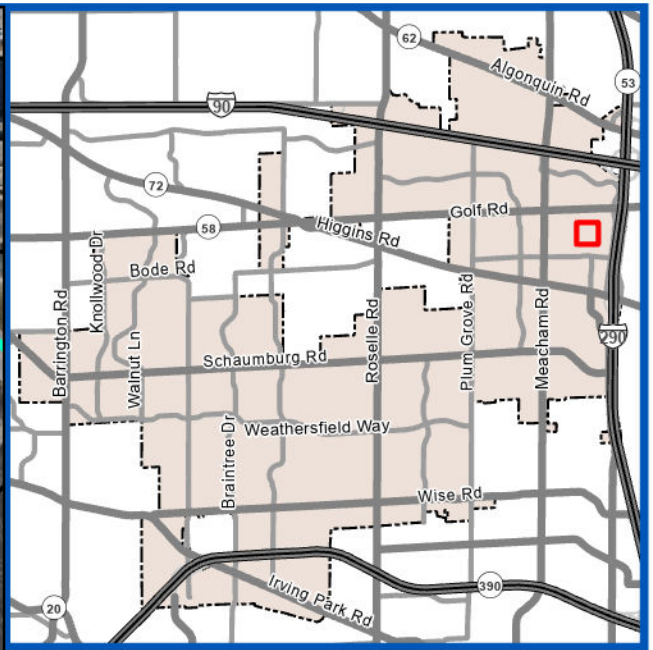
RECOMMENDATION
Staff has reviewed the petitioner's request and is supportive of the overall signage plan. Therefore, staff recommends **approval** of an Amendment to the Approved Shopping Center Signage Plan for Woodfield Mall, Case No. Z2603-04, subject to the following conditions:

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

d. Sign Size, Page 4 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.
e. Sign Rendering (Day View), Page 5 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.
f. Sign Rendering (Night View), Page 6 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.
g. Sign Specifications, Page 7 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.
h. Distant Views, Pages 8 to 10, prepared by Top Channel Letters, received by the Community Development Department on April 15, 2026.

pc: Petitioner





Subject Property

Z2603-04

WOODFIELD MALL

Amendment to Approved Shopping Center Signage Plan

0 80 160
Feet

VILLAGE OF SCHAUMBURG

5 Woodfield Mall

Prepared By:
Village of Schaumburg
Community Development Department

Tenant Name: Chubby Cattle
Property Name: Woodfield Mall
Corp #: 5037 Space #: G126A

SIMON
225 West Washington Street
Indianapolis, IN 46204
SimonTCTenantPlans@simon.com

Approved As Noted (AAN)

Reviewer: KorthuiK Date: 4/7/2026

Landlord's review is for design intent and compliance with mall criteria ONLY. The Tenant, Tenant's Architect, and the Tenant's General Contractor are responsible for project compliance with all authorities having jurisdiction.

Return Drawings To:
charles zhao <topchannelletters@gmail.com>

Additional Comments:

RECEIVED
4/1/26
SIMON
From:

Chubby Cattle

SIGN RENDERING

LOCATION:
5 Woodfield Mall, G126A
Schaumburg, IL 60173

PRESENTED BY:

QaPrints 奇迹廣告
TOP CHANNEL LETTERS
312.239.6606
3420 S Morgan St
Chicago, IL 60608
info.qaprints@gmail.com

SIMON

Charles Zhao
Top Channel Letters
topchannelletters@gmail.com

April 8, 2026
Via Email

Reference: **SIGN REVIEW**
Chubby Cattle — Woodfield Mall #5037
Space #: G126A — Schaumburg , IL

Dear Charles:

The sign drawings have been reviewed and are approved as noted. One set of plans marked with review comments is enclosed for your records.

Contact the appropriate Landlord Representative at the property to review check in procedures and all mall rules and regulations.

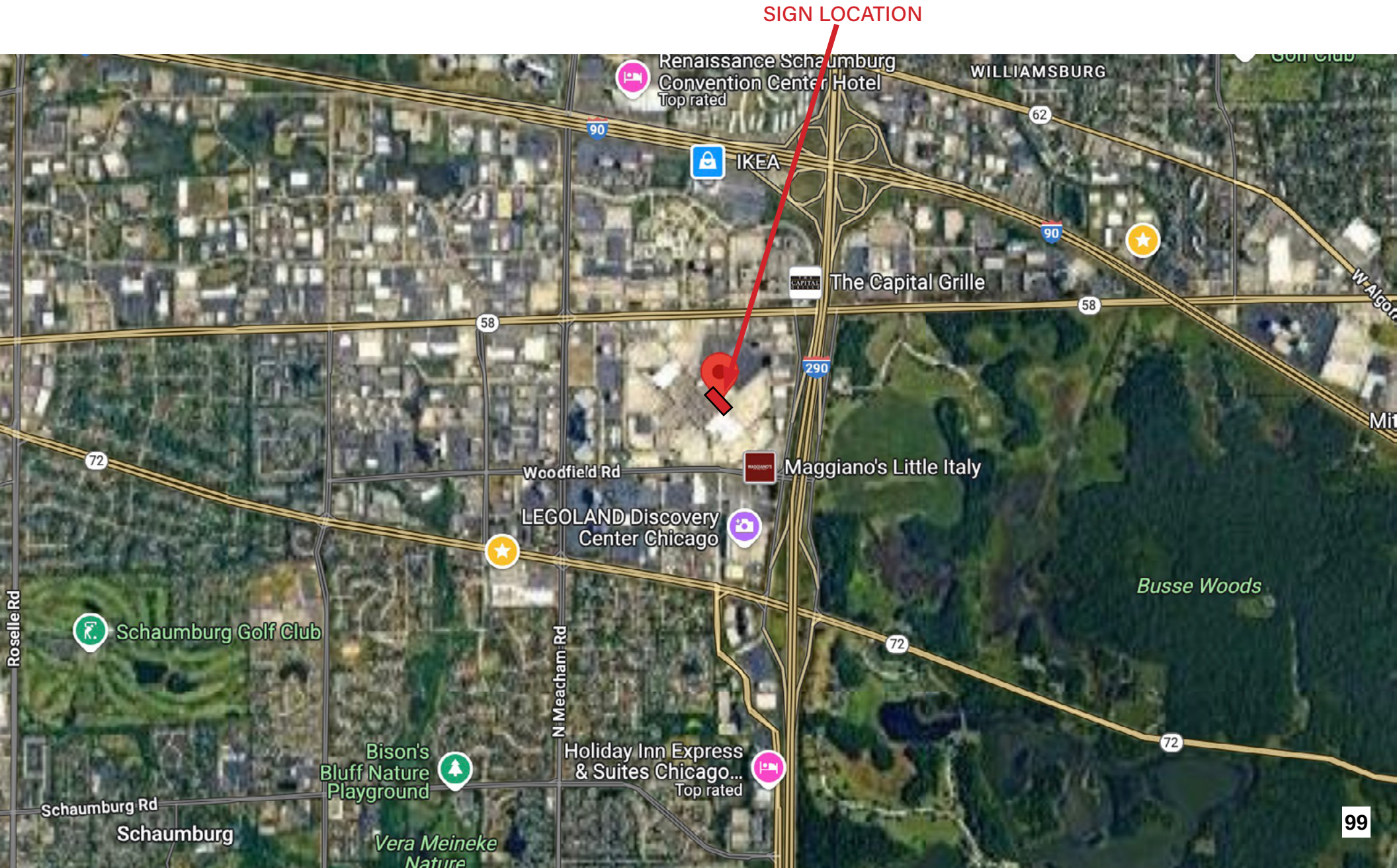
Sincerely,

Kevin Korthuis
Director, Tenant Coordination 317-263-2475

Copy: Mall Mgmt
TC10.1/saa

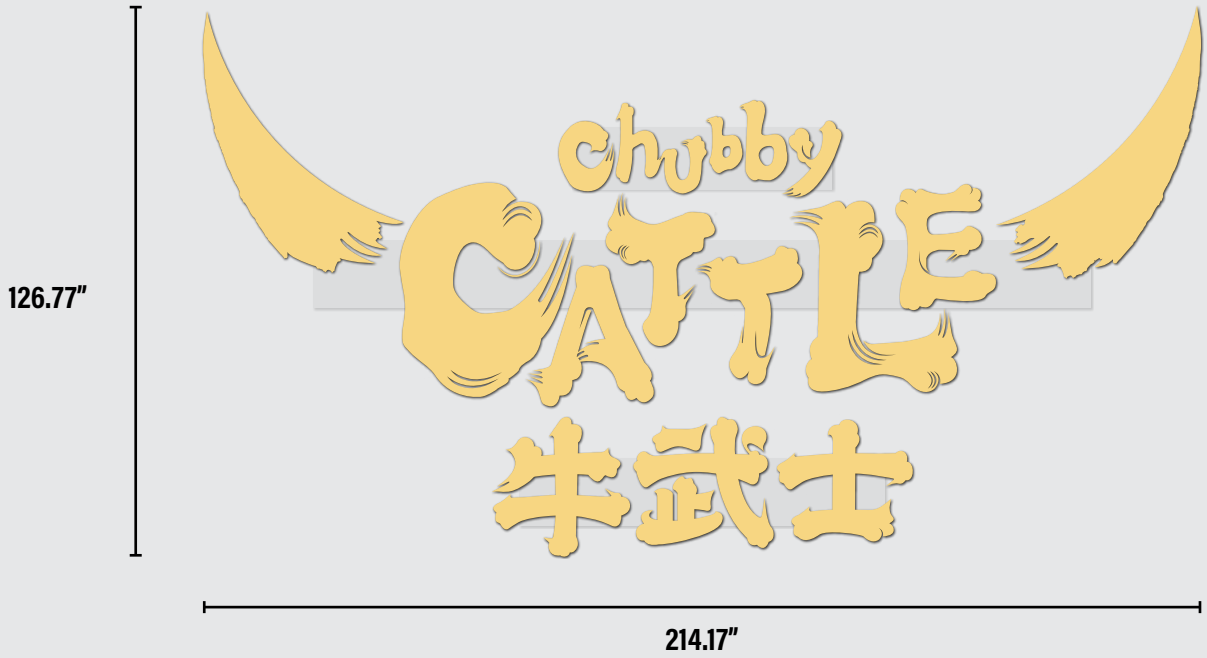
SIGN: FRONT LIT CHANNEL LETTER SIGN WITH RACEWAY

Site View



SIGN: FRONT LIT CHANNEL LETTER SIGN WITH RACEWAY

Sign



QaPrints 奇迹廣告 TOP CHANNEL LETTERS	**Client Name:** Chubby Cattle **Location:** 5 Woodfield Mall, G126A Schaumburg, IL 60173	**Start Date:** **Last Revision:** **Job#:** **Drawing#:** **Page:**	..... Client Approval ..... Landlord Approval	**Sales Rep:** **Designer:**

SIGN: FRONT LIT CHANNEL LETTER SIGN WITH RACEWAY

Day View



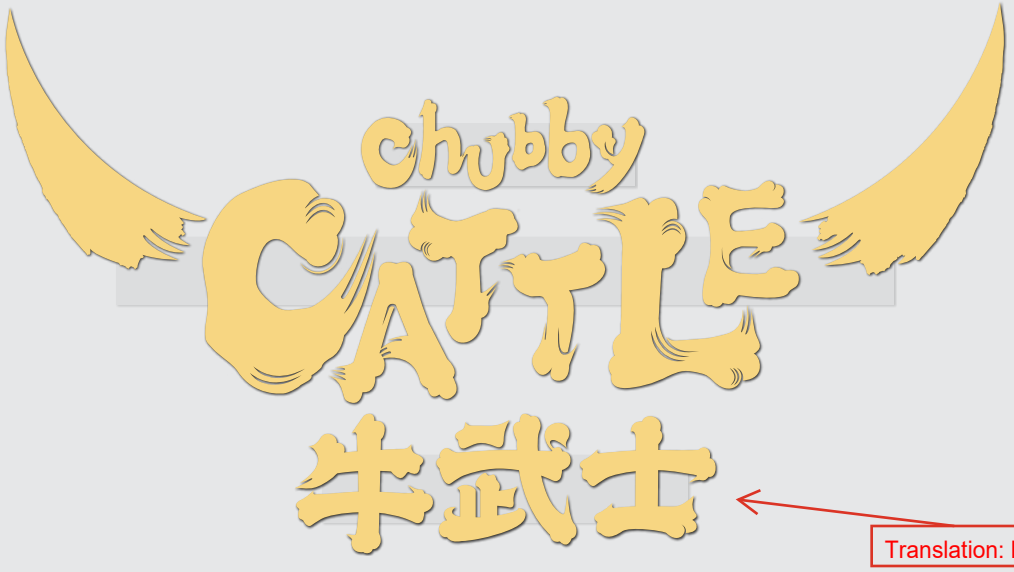
SIGN: FRONT LIT CHANNEL LETTER SIGN WITH RACEWAY

Night View



SIGN: FRONT LIT CHANNEL LETTER SIGN WITH RACEWAY

SIGN 1



Specications: LED Channel Letters

1. Existing Facade: Concrete Block/ Brick
2. 0.040" Aluminum letter returns painted to match Black
3. 0.125" x 1" Black Jewelite trimcap
4. .040 White Aluminum backing
   (interior of sign can will be white for maximum illumination)
5. Interone UL approved red LED's
6. UL approved waterproof disconnect switch per NEC 600-6
7. 1/8" Red Acrylite #2283
8. UL approved Liquid tight metallic conduit
   (All penetration will be caulked w/ high grade silicone)
9. UL approved transformer enclosure (Westrim)
10. UL approved LED transformer (Mean well)
11. Junction box with disconnect switch provided by others
12. Mounting hardware to suit (Non-Corrosive)

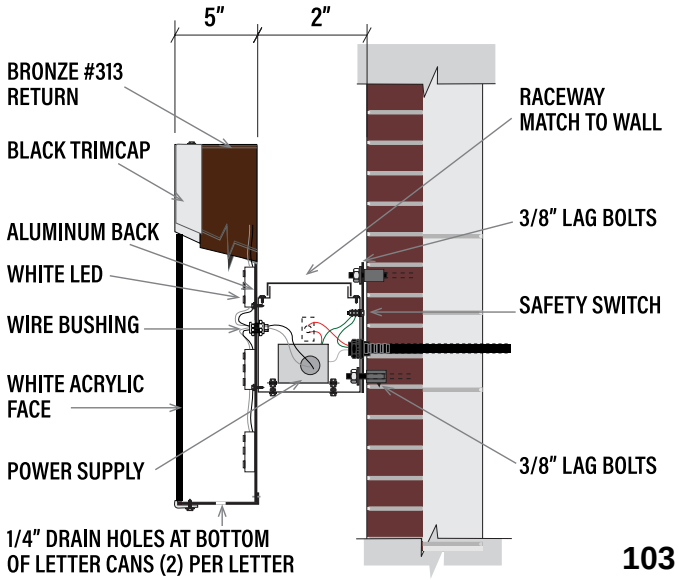
Electrical Detail: Channel Letters

Mean well CLG-60-12
(1) 60w Transformers @ 0.80
Total Amps: 0.80
(1) Minimum of 20 amp 120V Circuit Req. UL LISTED

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
   *For multiple signs, a disconnect is permitted but not required for each section



SIGN: CHUBBY CATTLE WOODFIELD SIGNAGE DISTANT VIEWS





Streetview from N McConnor Pkway



Streetview from E Golf Rd



Streetview from Perimeter Dr

Project Narrative

Exterior Signage Permit Application
WOOD FIELD MALL / 5 Woodfield Mall
Business Name: Chubby Cattle
Address: 5 Woodfield Mall, G126A Schaumburg IL 60173

1. Project Overview

This application is submitted for the installation of new exterior tenant signage at the above-referenced shopping center. The proposed signage consists of professionally fabricated, externally illuminated channel letter signage mounted to the building facade in the designated tenant sign band area.

The signage has been designed in accordance with the shopping center's master sign criteria and applicable Village ordinances.

2. Compatibility with Shopping Center Use and Enjoyment

The proposed signage will not diminish the use or enjoyment of the shopping center. The signage:

- The proposing sign measuring 188 square feet (214.77" by 126.77").
- The proposing sign will be mounted on the exterior wall with a raceway within the designated sign band area.
- Does not obstruct pedestrian walkways, storefront glazing, or sightlines.
- Does not interfere with existing architectural features.

The signage enhances tenant visibility while maintaining a clean and organized commercial environment, contributing positively to the shopping center's overall character.

3. Consistency and Cohesion

The proposed signage is consistent and cohesive with:

- Existing tenant signage within the shopping center.
- The architectural style and materials of the building facade.
- The Village's commercial corridor design standards.

The signage utilizes individual channel letters consistent in size, projection, and illumination type with other tenants. Color selection aligns with the tenant's brand identity while remaining compatible with neighboring storefront signage to ensure visual harmony.

4. Minimization of Adverse Impacts

The proposed signage has been designed to minimize adverse effects, including visual impacts, to adjacent properties and roadways:

- Illumination levels are internally controlled and shielded within the letter returns.
- No exposed neon, flashing, moving, or dynamic lighting is proposed.
- Lighting is static and non-blinking.
- Sign placement avoids visual clutter and maintains clean architectural lines.

The signage will not create glare or light trespass affecting adjacent properties or public rights-of-way.

5. High-Quality Materials and Architectural Integration

The proposed signage utilizes high-quality, durable materials designed for long-term performance and aesthetic consistency, including:

- Aluminum channel letter construction.
- LED illumination components.
- Factory-finished paint coatings.
- UV-resistant acrylic faces.

The materials and fabrication methods contribute to the overall architectural integrity of the shopping center. The signage integrates seamlessly into the building facade and complements existing architectural elements.

6. Conclusion

The proposed signage is thoughtfully designed to:

- Preserve and enhance the character of the shopping center.
- Maintain visual cohesion with surrounding signage.
- Minimize visual and environmental impacts.

- Utilize durable, high-quality materials consistent with commercial standards.

For these reasons, we respectfully request approval of this exterior signage permit application.

Development Review Application

DEVR-26-18

Submitted On: Mar 10, 2026

Applicant

Qi Zhao

[redacted]

Primary Location

5 WOODFIELD MALL
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Ian Salzman

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

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Sign contractor

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

[redacted]

Property Owner Street Address

5 WOODFIELD MALL

Property Owner City

Schaumburg

Property Owner State

IL

Property Owner Zip Code

60173

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-13-103-0007-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

true

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

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

--

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

--

Rezoning

--

Special Use - Commercial

--

-

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

The planning division reviewed the proposed plan and determined that it requires a sign variation

Sign Variation

Type of Sign

wall

If Other, specify

--

Sign Location

wall

Sign Material

--

Sign Letter Size

--

Size of Signs

Sign Dimensions

167.5"x 98.25"

Sign Square Footage

114.28

Sign Height

18.75

Logo

Logo Dimensions

167.5"x 98.25"

Logo Square Footage

--

Logo Height

--

List how the literal interpretation and strict application of the Village's Sign Ordinance would cause an "undue and unnecessary hardship" to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the Ordinance. List what the "condition of hardship" consists of:

--

List how the alleged difficulty or hardship is the result of an external influence or the Zoning Ordinance. Please note: A "hardship" may not be self-imposed or created by any person having an interest in the property.

--

A sign variation may not be "materially detrimental" (i.e. endanger or cause injury to the public, damage public improvements, or impair property values). List how the requested variation will not be materially detrimental to nearby property owners.

--

List the unique and unusual conditions applying to the specific building, parcel or property, upon which the sign is to be erected, which do not apply (generally) to other properties in the Village.

--

List how the granting of the variation will not be contrary to the general objectives of this Sign Ordinance (regarding the size, number and placement of signs so that they are not obtrusive; and to reduce clutter along Village rights-of-way).

--

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

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

Applicant Signature

true

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

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

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

Member(s) Absent:

A quorum was present.

Also Present:	Todd Wenger Senior Planner	Parth Joshi Planning Manager

Sworn in for testimony:	Ian Salzman Associate Planner	Charles Zhao Top Channel Letters 3420 S. Morgan Street Chicago, IL

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

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

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

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

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

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

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

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

Chairman Raimondi asked the Board for their comments.

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

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

Mr. Dolbeare and Mr. Szurgot had no questions.

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

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

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

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

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

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

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

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

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

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

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

A poll was taken: Mr. Dhitu Bhagwakar - Yes

Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 5/12/26.

ADJOURNMENT
The meeting was adjourned at 7:53pm.

_____
Ian Salzman, AICP, Associate Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review for N. Family School / 1996 N. Roselle Road
05/12/26
Village Board

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

Executive Summary:

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

Hearing Date
April 22, 2026

Summary
The petitioner requests Site Plan Approval, Plat of Vacation, Special Use, Landscape Variation and Woodfield Regional Center Design Review for a daycare facility, proposed to be located at the northwest corner of Roselle Road and Hillcrest Boulevard at 1996 North Roselle Road. The subject property is situated north of the Lurie Children's Hospital (1895 Arbor Glen Blvd) and southeast of the Holiday Inn Hotel (1998 N. Roselle Road). The property was originally anticipated to be developed as a restaurant with the surrounding hotel developments, however that plan never moved forward.

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
- Location Map
- Project Narrative
- Variance Justification
- ALTA Topo Survey
- Engineering Plans
- Floor Plans & Elevations

- Plat of Vacation
- Trash Enclosure Details
- Trex Cut Sheet
- Redacted Z2512-01 N. Family School Application.pdf
- FINAL Z2512-01 N. Family School Mts 4-22-26.docx

STAFF REPORT

To: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: April 22, 2026

DATE PREPARED: April 16, 2026

CASE NUMBER: Z2512-01

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

BACKGROUND INFORMATION

Petitioner:	Meaghan O'Connor
Address of Petitioner:	213 Institute Place, Suite 705, Chicago, IL 60610
Status of Petitioner:	Contract Purchaser
Owner of Property:	CS Hotels, LLC
Address of Property:	15 W721 82nd St. Burr Ridge, IL 60527
Existing Zoning:	B-3 – Planned Office Business
Existing Land Use:	Vacant

Requested Actions:

- Site Plan Approval to construct a 13,500 square foot building [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Special Use for a Daycare Facility [Title 15, Chapter 154, Section 154.174 (B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]
- Plat of Vacation [Title 15, Chapter 151, Section 151.20(E) of the Subdivision and Land Development Ordinance]
- Variation to Reduce foundation landscaping on the East side of the building by 10', from 10' to 0' [Title 15, Chapter 154.136 (M)(1) of the Zoning Ordinance]
- Variation to Reduce foundation landscaping on the North and South Sides of the building by 7', from 10' to 3' [Title 15, Chapter 154.136 (M)(1) of the Zoning Ordinance]
- Variation to Reduce foundation landscaping on the West side of the building by 2'3", from 10' to 7'9" [Title 15, Chapter 154.136 (M)(1) of the Zoning Ordinance]
- Woodfield Regional Center Review [Title 15, Chapter 154, Section 154.53 of the Zoning Ordinance]

ANALYSIS

Site Plan Approval

The petitioner requests Site Plan Approval, Plat of Vacation, Special Use, Landscape Variation and Woodfield Regional Center Design Review for a daycare facility, proposed to be located at the northwest

corner of Roselle Road and Hillcrest Boulevard at 1996 North Roselle Road. The subject property is situated north of the Lurie Children's Hospital (1895 Arbor Glen Blvd) and southeast of the Holiday Inn Hotel (1998 N. Roselle Road). The property was originally anticipated to be developed as a restaurant with the surrounding hotel developments, however that plan never moved forward.



The property is zoned B3 – Planned Office District where daycare centers require a special use permit. The lot size is approximately 1.41 acres and is currently vacant. The petitioner proposes to construct a ±13,500 square foot single-story building along with a ±5,000 square feet outdoor play area for the daycare facility. Associated landscape improvements as well as modifications to the existing surface parking are also proposed. The building configuration is proposed to be east/west on the lot so the front of the building will face Arbor Glen Boulevard.

Part of the existing lot is improved with surface parking and therefore minor adjustments are proposed to accommodate the project such as removal of existing landscape islands and constructing an extended parking area in the existing green space to the north. A trash enclosure will be located on the north side of the building and will be constructed of brick veneer.

Primary access to the subject property will be provided with the existing curb cut off of Arbor Glen Boulevard. Section 151.08(M)(3) of the subdivision code requires developments fronted by multiple public roadways to provide pedestrian access from each roadway. Staff, in conjunction with the Transportation Department, reviewed the proposed development which is not fronted by Arbor Glen Boulevard, Therefore, connected pedestrian access to the building is provided on the east side of the lot from the existing bike path on Roselle Road. Pedestrian access from Arbor Glen Boulevard is available with a continious sidewalk connection maneuvering around the front of the hotel leading to the entrance of the proposed daycare facility.

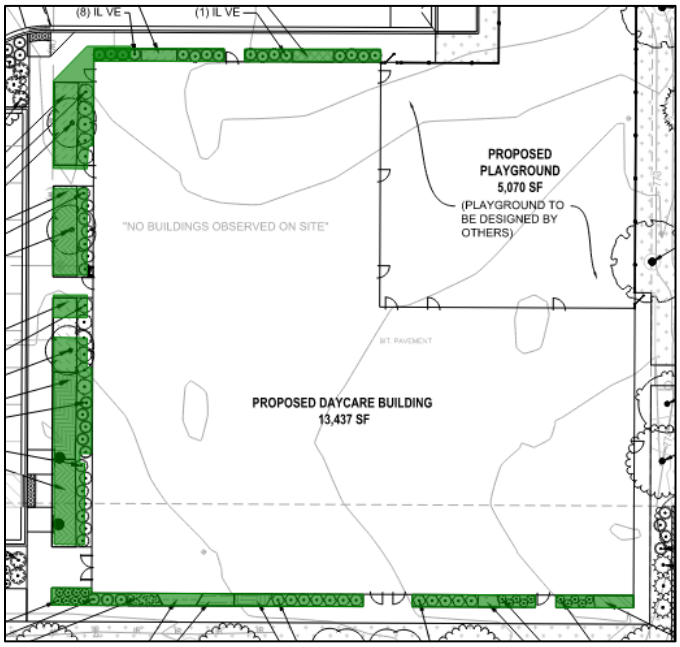
The proposed tenant of the daycare facility is N. Family School. The tenant provides early education and care for children aged from 6 weeks to 6 years. Hours of operation for the facility will be Monday through Friday from 6:00 a.m. to 6:30 p.m. The petitioner has indicated that the facility is designed to accommodate a maximum of 173 students and 28 teachers. The facility will provide a 5,000 square foot outdoor playground to the rear (east) of the building. The playground will be equipped with typical play structures for such facilities. Per the business narrative, all parents/guardians will be required to park their vehicle and escort the child into the facility for "drop-off and "pick-up". Staff is supportive of the special use request for the daycare facility.

Plat of Vacation

The property includes a 40' east/west storm water easement area on the southern section of the lot. The lot is part of Hillcrest Commons II plat of subdivision. The original purpose of the easement was for construction and use of storm water management facilities, including, but not limited to, storm sewer

pipelines, culvers, manholes, catch basins, and storm water detention and retention areas. This portion of private easement was dedicated to the Village. Staff, including the Engineering and Public Works department, has reviewed the proposed plat of vacation and have no objections vacating, given the property is private and the Village does not have any future plans on the property.

Landscape Variation



A minimum of 10 feet in width of foundation landscaping is required around the building. The petitioner requests a variation to reduce the foundation landscaping in the following areas - east side - from 10' to 0', north and south sides of the building from 10' to 3', and west side – from 10' to 7'9".

The variation is requested due to the site constraints and business needs. The playground is located on the east side of the building where foundation landscaping would interfere with the day care in regards to their daily operations. It is also important to provide continuous walkway access along the foundation of the building for easy accessibility, safety, emergency evacuation, and the functionality for the proposed daycare business. The variation is requested on the north, south and west sides to conform to the minimum sidewalk width requirement adjacent to the building. In addition, the north side of the building includes the expanded parking lot which accommodates the required parking for the proposed daycare facility. The parking aisle location on the north also serves as fire access for the hotel. Lastly, the petitioner has provided 38% of green space on-site, exceeding the required amount of 20% green space. Staff is supportive of this request due to the nature of the proposed building operations, tight site constraints and additional trees and shrubs being installed in lieu of the foundation landscaping variation.

Woodfield Regional Center Design Review

The subject property falls within the Woodfield Regional Center and is subject to Woodfield Regional Center design guidelines. The proposed daycare facility is a single-story building with a contemporary institutional design characterized by a low-profile massing and simple roof forms. The building includes a central gable element and two flanking wings. The front (west) elevation incorporates an entry feature with an articulated gable structure. Large storefront-style glazing is proposed on the entrance, while additional window groupings are also proposed along the façade.



Exterior materials consist of a combination of masonry face brick and fiber cement siding panels, including vertical board-and-batten accents. These materials provide a high-quality appearance appropriate for a childcare and educational facility. Dark metal accent panels and trim elements are used to frame key building components and add visual contrast. The use of varying textures and colors helps break up the building length and provides architectural interest along both the front and side elevations. The proposed building design conforms to the Woodfield Regional Center design guidelines.

Zoning History:

The subject property was originally part of the Hillcrest Commons subdivision. It has been vacant and never been developed. In 1981, the Village Board approved a four-building office complex development for the subdivision. In 1986, the Village Board rezoned the corner from M-1 – Manufacturing to B-3 – Planned office business along with a preliminary development plan for two office buildings to be known as The Commons (or Hillcrest Commons Phase II). In April 1998, the Village Board granted a final plat of subdivision for Hillcrest Commons II (Case No. P9804-02). In June 1998, the Village Board approved a 3-lot subdivision with hotels, restaurants, and/or banquet facilities proposed for Lots 1 and 2, and an office building and/or banquet facility for Lot 3. In October 2008, the Village Board approved a plat of subdivision and lot size variation to further subdivide the subject property (Lot 1) of the Hillcrest Commons II development into two lots (Case No. Z0809-01, Ordinance No. 08-139). While the development of each lot was to be considered separately, infrastructure, detention basins, cross access, and shared parking were to be provided for all 3 lots. At the same time, the Declaration of Covenants, Conditions, Restrictions, & Reciprocal agreement was adopted.

Surrounding Zoning and Land Uses:

North: B-3 Planned Office Business – Holiday Inn Hotel, I-90 Tollway
South: B-3 Planned Office Business – Lurie Children's Hospital
East: B-3 Planned Office Business – Chatham Centre
West: B-3 Planned Office Business – Holiday Inn Hotel

Compatibility with Surrounding Land Uses:

The proposed daycare facility is a light commercial use and is compatible with the existing hotel and medical user in the surrounding area. It will provide childcare services to residents in the community.

Comprehensive Plan Designation:

The subject property is designated as Community Commercial in the Comprehensive Plan. This classification includes uses that provide for the everyday needs of Schaumburg residents. The proposed daycare center is compatible with this designation.

Parking:

Parking for the subject property is calculated as follow:

Use / Square Footage	Parking Rate	Required Parking
Proposed Day Care Center 13,040 sq ft GFA 11,736 sq ft NFA	4 spaces / 1,000 sq. ft. NFA	47 spaces
Parking Provided		46 spaces
Parking Deficit		1 space

As calculated, the required parking spaces for the daycare is 47 spaces, and there will be a deficit of 1 parking space, which equates to a 2% parking variation. The zoning code includes provisions for staff to administratively approve parking variations of up to 20%. Given there is an existing shared parking agreement with the hotel and the submitted traffic impact study which shows nominal to no increase in traffic generation from the proposed development, staff will administratively approve the parking variation.

CDD PLANNING

1. Prior to the issuance of a building permit, the petitioner shall submit the Police and Fire Fund developer contribution of $1,304. This amount is based on $0.10 per gross square foot of the building.
2. A Land Development Permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, which including landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule. A separate building permit is also required. Separate plans and permit applications should be provided.
3. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
4. A MWRD/WMO permit will be required. Please note that village code differs from the WMO.
5. The engineer should prepare and sign a detailed Estimate of Probable Construction Cost (EOPC) of all site work including lighting and landscaping in unit price format.
6. A cook county permit will be required for the sidewalk connection on the east side of the building.
7. No signage is being approved with this request as it is for reference purposes only. Separate sign permits will be required.
8. All roof top mechanical units shall be screened from view.

CDD HEALTH

1. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.

CDD ENGINEERING

1. Provide fire flow test data on the existing water service that is being re-used to verify that it meets the demand of the new building (including hydrants and fire sprinkler).
2. Provide clarification on which drainage structures are curb inlets vs. open lid catch basins located in the pavement during final engineering.
3. Adjust parking lot minimum illuminance value to the required 0.6 footcandles.
4. An Illinois Environmental Protection Agency (IEPA) National Pollutant Discharge Elimination System (NPDES) ILR10 Construction Permit will be required for the project since it proposes to disturb greater than one (1) acre.
5. Based on our review of the proposed development, the following MWRD permit documents will be required:
   a. MWRD WMO permit application (Schedules A, B, and C)
   b. Schedule D-Legacy
   c. Schedule P
   d. Schedule R
   e. Fee Payment Voucher Form

Transportation

1. Prior to the issuance of a Certificate of Occupancy, provide a completed/executed Traffic Agreement.
2. Prior to the issuance of a Land Development Permit, provide proof of a Cook County permit for the sidewalk connection to the bikepath along Roselle Road.

Fire

1. Provide fire hydrant at island near main entrance.
2. Provide FDC at main entrance. If the FDC is located within landscaping, a concrete path and pad shall be provided to the FDC.

EPW

1. Provide an established flushing schedule for the long lead length on existing hydrant.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of a Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review for N. Family School to be located at 1996 North Roselle Road, Case No. Z2512-01, subject to the following conditions:

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

6. A cook county permit will be required for the sidewalk connection on the east side of the building.
7. No signage is being approved with this request as it is for reference purposes only. Separate sign permits will be required.
8. All roof top mechanical units shall be screened from view.
9. Prior to the issuance of a Certificate of Occupancy, provide a completed/executed Traffic Agreement.
10. Prior to the issuance of a Land Development Permit, provide proof of a Cook County permit for the sidewalk connection to the bikepath along Roselle Road.
11. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
12. Provide fire flow test data on the existing water service that is being re-used to verify that it meets the demand of the new building (including hydrants and fire sprinkler).
13. Provide clarification on which drainage structures are curb inlets vs. open lid catch basins located in the pavement during final engineering.
14. Adjust parking lot minimum illuminance value to the required 0.6 footcandles.
15. An Illinois Environmental Protection Agency (IEPA) National Pollutant Discharge Elimination System (NPDES) ILR10 Construction Permit will be required for the project since it proposes to disturb greater than one (1) acre.
16. Based on our review of the proposed development, the following MWRD permit documents will be required:
    a. MWRD WMO permit application (Schedules A, B, and C)
    b. Schedule D-Legacy
    c. Schedule P
    d. Schedule R
    e. Fee Payment Voucher Form
17. MWRD policy requires a 2-ft offset from the bottom of volume control to the seasonally high groundwater elevation (SHGWE), as determined by a licensed geotechnical engineer.
18. MWRD only credits volume control storage above the underdrain invert at 50% (the other 50% may be counted toward detention). This may change what elevation is listed as the volume control HWL in the plans/calculations.
19. Prior to the issuance of a Land Development Permit, the Engineering Plans shall be revised to include the following:
    a. Provide fire hydrant at island near main entrance.
    b. Provide FDC at main entrance. If the FDC is located within landscaping, a concrete path and pad shall be provided to the FDC.
    c. Shift the ramp, sidewalk and crosswalk that connects to the hotel to better align with the sidewalk in front of the daycare. Crosswalk should use diagonal striping
    d. Modify the parking lot island located north of the proposed building to accommodate the fire truck. Provide an updated truck turning template to illustrate a template that doesn't impact this island.
    e. Revise the total number of stalls in the east row parking spaces west side of the building from 6 to 9 spaces.
    f. Revise the total number of parking spaces provided from 43 to 46 in the parking summary table.
    g. Include a Drainage Exhibit and Maintenance & Monitoring Exhibit in Village and MWRD submittal.
    h. Provide details (inflow/outflow pipe sizes/inverts, restrictor diameter/invert, etc.) for the outlet control structure (OCS) that is proposed for the underground detention facility.
    i. Verify all roof drainage will be conveyed to the west, as the architectural plans indicate multiple discharge points.
    j. Include the shop drawings for the StormTrap in the final engineering plans.

k. Stormwater conveyance (storm sewers/overland flow route) calculations should be included with the final design. These calculations should account for the offsite areas that drain through the project site.
l. A soil erosion sediment control (SESC) plan should be provided in the engineering plans along with the Illinois Urban Manual (IUM) construction details for each of the SESC features.
m. Provide an established flushing schedule for the long lead length on existing hydrant located at the northwest corner of the lot and south of the existing hotel.
n. Verify connection from the proposed fire hydrant to the building is an 8" service line.
o. Include standard Village hydrant detail and engineering notes.
p. Include the following in the standard notes -
"All water main pipe 4" and larger shall be ductile iron pipe Class 52 conforming to ANSI A21.51 with cement lining unless otherwise approved by the Village Engineer. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area. All water service lines 3" and smaller shall be Type K copper, unless otherwise noted. Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5."

20. Prior to the issuance of a Land Development Permit, the photometric plan shall be revised to include the following:
a. Revise north property line calculation points to a single row of points along the property line.
b. Add rows for the north, east, and south property line values to the lighting levels table to verify that the maximum illumination at the property lines is in accordance with Village Ordinance 151.10.2 (A).
c. Light poles shall be located at least 3.0 feet from back of curb. Label pole setback on plans.
d. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.

21. Prior to the issuance of a Land Development Permit, the landscape plans shall be revised to include the following:
a. The legend on sheet L1.0 indicates that areas of the project are to be seeded. Note #5 on sheet L1.0 still indicates that disturbed areas will be seeded. There are also grass seed mixes identified on sheet L2.0 and references to seeding on sheet L3.0. Please verify.
b. The Landscape Requirements states that 'not less than 30% of the shrubs provided are to be evergreen' whereas the landscape schedule indicates that only 21% of the shrubs are evergreen. The landscape schedule indicates that 238 shrubs are provided of that amount 55 are evergreen. 72 evergreen shrubs are needed to meet the 30% requirement.

22. Prior to the issuance of a Land Development Permit, the traffic impact study shall be revised to include the following:
a. The signalized intersection of Roselle Road and Hillcrest Boulevard needs to be included in the study boundary for the Traffic Impact Study.
b. Include a crash analysis section in Traffic Impact Study.
c. Page 20 – references "residential development". Please update and verify number the trip generation is applicable to the proposed project.

23. The following plans/exhibits shall be adopted as part of the governing ordinance:
a. ALTA and Topographic Survey, Sheet 1 of 1, prepared by V3 Engineering, dated April 22, 2025, and received by the Community Development on December 22, 2025
b. Project Narrative, prepared by Eig14t Development, received by the Community Development on January 5, 2026.

c. Variance Justification, prepared by Eig14t Development, received by the Community Development on January 5, 2026.
d. Title Sheet, Sheet C0.0, prepared by V3 Engineering, dated December 12, 2025, and received by the Community Development on February 23, 2026.
e. MWRD General Notes and Routing Map, Sheet C1.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
f. Demolition Plan, Sheet C2.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
g. Layout and Paving Plan, Sheet C3.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
h. Grading Plan, Sheet C4.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
i. Erosion Control Plan and Erosion Control Details, Sheet C4.1, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
j. Utility Plan, Sheet C5.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
k. Landscape Plan, Sheet L1.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
l. Tree Preservation Plan, Sheet L1.1, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
m. Landscape Details, Sheet L2.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
n. Landscape Specifications, Sheet L3.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
o. Photometric Plan, Sheet P1.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.
p. Fire Truck Exhibit, Sheet 1 of 1, prepared by V3 Engineering, received by the Community Development on February 23, 2026.
q. Floor Plan, Sheet A.000, prepared by Krieger Klatt Architects, dated February 20, 2026, and received by the Community Development on February 23, 2026.
r. Exterior Elevations, Sheet A.200.1, prepared by Krieger Klatt Architects, dated February 20, 2026, and received by the Community Development on February 23, 2026.
s. Exterior Elevations, Sheet A.200.2, prepared by Krieger Klatt Architects, dated February 20, 2026, and received by the Community Development on February 23, 2026.
t. 3D Views, Sheet G.041, prepared by Krieger Klatt Architects, dated February 20, 2026, and received by the Community Development on February 23, 2026.
u. Plat of Easement and Vacation, Sheet 1 of 1, prepared by V3 Engineering, dated December 11, 2025, and received by the Community Development on February 23, 2026.
v. Trach Enclosure Details, Sheet AS.101, prepared by Krieger Klatt, received by the Community Development on February 23, 2026.
w. Trex Fence Cut Sheet, prepared by Trex Seclusions, received by the Community Development on February 23, 2026.

pc: Petitioner
Owner





Subject Property

Z2512-01

N. Family School Daycare

Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review

0 80 160
Feet

VILLAGE OF SCHAUMBURG

1996 N. Roselle Rd

Prepared By:
Village of Schaumburg
Community Development Department

Child Care Facility
1996 N. Roselle Rd Schaumburg, IL 60195
Parcel #07-10-101-041-0000

The subject property is a new construction +/- 13,437 SF Child Care Facility to be located 1996 N. Roselle Rd Schaumburg, IL. The subject property will be comprised of approximately +/- 1.41 acres of land (Parcel #07-10-101-041-0000). The subject property is currently comprised of vacant land and parking lot at the southwest corner of Roselle Road and I-90. The subject property is located within the jurisdiction of the Village of Schaumburg and is currently zoned Planned Office Business District "B3". A daycare facility requires a special use within this zoning district.

The tenant is a provider of early education in the UK and now the US. The company offers its services for children ages 6 weeks to 6 years old. The curriculum emphasizes child development through holistic approaches focusing on

Tenant Curriculum

The provider offers full early education and care for children ageing from 6 weeks to 6 years. They employ the company's proprietary curriculum, which combines traditional, teacher-guided learning with more child-initiated play. The curriculum also incorporates current research on child development and emphasizes building character in students. Their learning philosophy consists of four major components—theme-based learning, which uses topics of interest to children to place concepts in context; an academic curriculum which focuses on school readiness in math, language, and literacy; enrichment programs, which include music, arts, gardening, and foreign language, among other activities; and character development. The N Family approach supports each students development by preparing them for the modern world and focusing on holistic health, self-expression, global responsibility, and encouraging inventive ideas.

The Company also places an emphasis on parent communication to foster the connection between home and school, which creates continuity in the children's educational experience. Schools provide orientation sessions for parents of new students, a variety of parenting and educational resources

online, and regular communication with parents through newsletters, conferences, and school events.

General Tenant Operations

The tenant would operate Monday through Friday from 6:00am to 6:30pm. The approximate 13,480 SF building, with a play area approximately 3,420 SF. Each classroom is designed to accommodate infants, toddlers, pre-school and pathway (afterschool) children, with the appropriate required number of staff for each classroom, per Illinois state day care licensing code. The total number of students in the building will depend upon the local interest & enrollment numbers for this facility, however the current assessment is that maximum capacity would allow for 173 students and 28 teachers.

Peak on-site traffic flow will occur during primary drop off/pick up times in the mornings and evenings -between 6:00am and 9:00am, and between 3:00pm and 6:30pm, respectively. The tenant does not require a drop-off or pick-up lane. All parents/guardians are required to park their vehicle and escort the child into the facility for “drop-off” and “pick-up”. Deliveries are conducted with small cargo cars and single rear axle trucks. No Loading zone is required. Playground equipment is limited to one classroom at a time and playground equipment is disinfected before and after each use.

Variance Justification

Landscape Foundation Perimeter

§154.136 M. (1): “A landscaping area a minimum of ten feet (10') in width shall be located around the perimeter of all buildings up to three (3) stories or thirty feet (30') in height.”

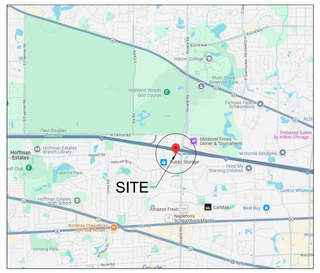
Our proposal includes a foundational landscape bed around the west and south side; however, due to the sidewalk and other constraining factors we are unable to provide the full 10 feet. Along the west façade we will be able to provide 7.5’ and on the south side we will be able to provide 3’. The east facade (rear of the building) is mostly enclosed by playground, and as such landscaping is not appropriate. The portion of the east façade not in the playground has egress paths, and sidewalk/bike connection paths and therefore cannot have foundational plantings without being within the setback. The north façade cannot accommodate foundation plantings because of the existing drive aisle/ parking aisle location which serves as a fire access for the hotel. In order to leave the existing drive aisle, we cannot provide both sidewalk and planting. Sidewalk is necessary for those coming to the building from the northern parking lot as well as for emergency egress out of the building.

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
OF
1996 N Roselle Road - Schaumburg, IL

TRACT I:
LOT TWO (2) IN FINAL PLAT OF RE-SUBDIVISION OF LOT ONE(1) IN HILLCREST COMMONS II, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 3 AND PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 2008 AS DOCUMENT NO. 0831829089; SITUATED IN THE TOWNSHIP OF SCHAUMBURG, COUNTY OF COOK AND STATE OF ILLINOIS.

TRACT II:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF A SUBDIVISIONS RECORDED OCTOBER 16, 1998 AS DOCUMENT NO. 98931796 AND AS SET FORTH IN SECTION 9.01A OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RECIPROCAL RIGHTS AND EASEMENTS RECORDED OCTOBER 26, 1998 AS DOCUMENT NO. 98958457; THE INSURED EASEMENT IS THAT PART WHICH IS SHOWN ON THE AFORESAID PLAT OF SUBDIVISION AS BEING OVER THE SOUTHEASTERLY 40 FEET OF LOT TWO(2) IN HILLCREST COMMONS II, AFORESAID, EXCEPT THAT PART DEDICATED FOR McLIN BOULEVARD, RECORDED AS DOCUMENT NO. 0913332095; SITUATED IN THE TOWNSHIP OF SCHAUMBURG, COUNTY OF COOK AND STATE OF ILLINOIS.

TRACT III:
EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS, OVER AND ACROSS THE SOUTH 40 FEET OF LOT ONE(1) IN AFORESAID SUBDIVISION AS CREATED IN THE FINAL PLAT OF RE-SUBDIVISION OF LOT ONE(1) IN HILLCREST COMMONS II, RECORDED NOVEMBER 13, 2008 AS DOCUMENT NO. 0831829089; SITUATED IN THE TOWNSHIP OF SCHAUMBURG, COUNTY OF COOK AND STATE OF ILLINOIS.



VICINITY MAP
NOT TO SCALE

PARKING STALLS

STANDARD PARKING STALLS=93
ACCESSIBLE PARKING STALLS=05
TOTAL PARKING STALLS=95

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0179J & 17031C0187J) EFFECTIVE DATE 8/19/2008.

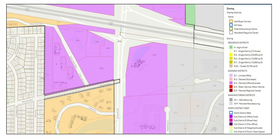
AREA

61,571 SQ. FT.

1.4135 ACRES

ZONING INFORMATION

ZONING DESIGNATION IS B-3 AS TAKEN FROM THE VILLAGE'S WEBSITE https://www.arcgis.com/apps/webappviewer/index.html?id=534579e283854a458489ad4fc8c325b7 AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ALTA REQUIREMENTS. FOR DETAILS SEE THE VILLAGE OF SCHAUMBURG ZONING ORDINANCE.



B-3 PLANNED OFFICE BUSINESS DISTRICT:

(4) Maximum Floor Area Ratio (FAR): The maximum floor area ratio of all principal and accessory buildings, including parking structures, located on a zoning lot shall not exceed eighty percent (80%) of the total area of the lot. A greater floor area ratio may be allowed by the village board, acting upon the recommendation of the zoning board, as a mixed use planned unit development (MUPUD), if specified in the concept plan or other pertinent element of the village comprehensive plan for the area. Such factors as project design, amenities, traffic improvements, and impact on surrounding area shall also be taken into consideration in reviewing requests for increases in floor area ratio.

(5) Maximum Building Height: No principal or accessory building located on a zoning lot shall exceed fifty feet (50') in height. An increase in building height may be allowed by the village board, acting upon the recommendation of the zoning board, as a mixed use planned unit development (MUPUD), if specified in the concept plan or other pertinent element of the village comprehensive plan for the area. Such factors as project design, amenities, traffic improvements, and impact on surrounding area shall also be taken into consideration in reviewing requests for increases in maximum building height.

(6) Minimum Yard Requirements: The following yards shall be provided and maintained:
(a) Front and Corner Side Yards:

1. Buildings: All buildings, including parking structures, shall be set back from a front lot line or corner side lot line abutting a roadway right-of-way a minimum of thirty feet (30') plus one (1) additional foot back for every three feet (3') increase in building height over sixteen feet (16') in height. All buildings, including parking structures, shall be set back from a front lot line or corner side lot line abutting a private street a minimum of thirty feet (30').

2. Parking: All surface off-street parking and loading areas shall be set back from a front lot line or corner side lot line abutting either a roadway right-of-way or private street a minimum of twenty-five feet (25').

(a) Interior Side Yards:

1. Buildings: Interior side yard setbacks for buildings, including parking structures, shall be determined on an individual site basis.

2. Parking: All surface off-street parking and loading areas shall be set back from each interior side lot line a minimum of five feet (5'). However, where an interior side lot line abuts a residential zoning district, all surface off-street parking and loading areas shall be set back a minimum of ten feet (10') from the abutting interior lot line.

(a) Rear Yard:

1. Buildings: Rear yard setbacks for buildings, including parking structures, shall be determined on an individual site basis. However, where a rear lot line abuts a residential zoning district, all buildings shall be set back a minimum of thirty feet (30') from the rear lot line plus one (1) additional foot back for every three-foot (3') increase in building height over sixteen feet (16') in height.

2. Parking: All off-street surface parking and loading areas shall be set back from the rear lot line a minimum of five feet (5'). However, where a rear lot line abuts a residential zoning district, all off-street surface parking and loading areas shall be set back a minimum of ten feet (10') from the rear lot line.

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A251011828 RECEIVED 04/11/25.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 04/11/25.

CONTACTS	RESPONSE
ASTOUND	NO RESPONSE
ATT/DISTRIBUTION	RESPONDED WITH ATLAS
COM-ED	RESPONDED WITH ATLAS
SCHAUMBURG, VILLAGE OF	RESPONDED WITH ATLAS
MCI/VERIZON	RESPONDED WITH ATLAS
NICOR GAS	RESPONDED WITH ATLAS
COMCAST (XFINITY)	RESPONDED "NO CONFLICT"
N.W.SUB.MUNIC.J-ACTION WATER	RESPONDED WITH ATLAS
WINDSTREAM KDL/MCLEOD USA	RESPONDED "NO CONFLICT"
TDS METROCOM	RESPONDED WITH ATLAS
VINAKOM COMMUNICATIONS	RESPONDED WITH ATLAS

NOTES FROM SCHEDULE B PART II

EXCEPTIONS		NOTE
12	TERMS, CONDITIONS, PROVISIONS; DOC. 98931796	(a)
15	IBT EASEMENT; DOC. 88250795	(a)
17	DECLARATION OF COVENANTS; DOC. 98958457	(a) (d)
19	MEMORANDUM OF AGREEMENT; DOC. 08005955	(i)
23	REPLAT; DOC. 0831829089	(a)

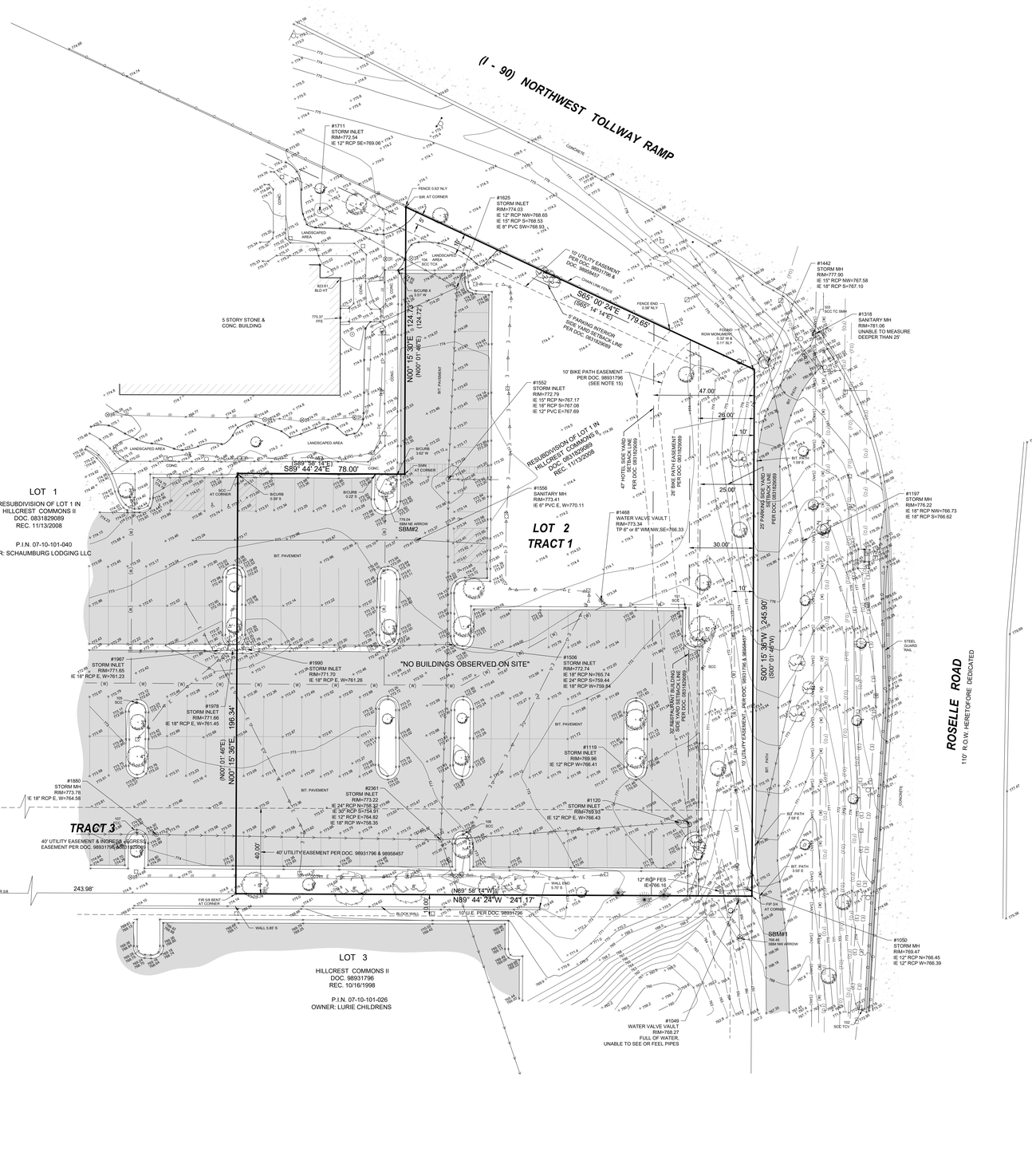
EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE OR NOT A SURVEY MATTER

CLARIFICATION STATEMENTS

a. its location is shown;
b. its location cannot be determined from the record document;
c. there was no observed evidence at the time of the fieldwork;
d. it is a blanket easement;
e. it is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property;
f. it limits access to an otherwise abutting right of way;
g. the documents are illegible; or
h. the surveyor has information indicating that it may have been released or otherwise terminated
i. document not provided for Surveyor' review

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE PROPERTY.
11. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
12. THE SURVEYOR IS NOT AWARE OF ANY NEW OR PROPOSED RIGHT OF WAY CHANGES. UNLESS SHOWN OR NOTED HEREON, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. WETLANDS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. A CURRENT OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 2025-0638CK DATED MARCH 6, 2025 WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B, PART II" SHOWN HEREON FOR DETAILS.
15. 10' BIKE PATH EASEMENT PER DOC. 98931796 AND SHOWN ON DOC. 831829089 AS HERETOFORE "VACATED PER DOC. _____". DOCUMENT VACATING THE EASEMENT WAS NOT PROVIDED FOR SURVEYOR 'S REVIEW.
16. NO PROPERTY ADDRESS WAS OBSERVED ON THE SUBJECT PROPERTY. TITLE COMMITMENT LISTS ADDRESS AS 1996 N. ROSELLE ROAD, COOK COUNTY GIS SHOWS ADDRESS AS 1900 N ROSELLE ROAD.
17. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO VILLAGE OF SCHAUMBURG ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.



STATE PLANE MERIDIAN

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42-03-45.47424 N
LONGITUDE: 88-04-48.41302 W
ELLIPSOIDAL HEIGHT: 655.81 SFT
GROUND SCALE FACTOR: 1.0000509494
ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'
1" = 20'

BENCHMARK

SOURCE: VILLAGE OF SCHAUMBURG SURVEY MONUMENT

STATION DESIGNATION: 1307
ESTABLISHED BY: SPACECO INC
DATE: 02/01/2018

ELEVATION: 799.837 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: SET ALUMINUM DISK AT NORTHEAST CORNER OF VALLEY LANE DRIVE AND GOLF ROAD INTERSECTION, MONUMENT IS 8.75' EAST OF TRAFFIC SIGNAL POLE AND 4.05' NORTH OF SIDEWALK.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 04-17-25

ELEVATION: 768.48 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHWEST ARROW BOLT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF SITE.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 04-17-25

ELEVATION: 776.04 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHEAST ARROW BOLT ON FIRE HYDRANT ON CURB ISLAND NEAR SOUTHEAST CORNER OF HOTEL BUILDING WEST OF SITE.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

LEGEND

CABLE TV PEDESTAL
TRAFFIC LIGHT POLE
TRAFFIC CONTROL BOX
TRAFFIC CONTROL VAULT
TRAFFIC LIGHT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
PAINTED TELEPHONE LINE
FIBER OPTIC CABLE LINE
ANCHOR
GUY POLE
UTILITY POLE
POWER POLE
LIGHT STANDARD
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC TRANSFORMER PAD
ELECTRIC METER
HANDHOLE
ELECTRICAL JUNCTION BOX
ELECTRIC VAULT
ELECTRIC SERVICE OUTLET BOX
PAINTED ELECTRIC LINE
TRANSFORMER PAD
PAINTED GAS LINE
GAS VALVE
GAS METER
GAS VALVE VAULT
GAS METER
PIPELINE MARKER
MONITORING WELL
POST INDICATOR VALVE
WELL HEAD
FLAGPOLE
MAILBOX
SIGN
POST
PUBLIC PAY TELEPHONE
PARKING METER
METAL MARKER
BASKETBALL HOOP
AIR CONDITIONER MOUNT
DECIDUOUS TREE W/ TRUNK SIZE
NONDECIDUOUS TREE W/ TRUNK SIZE
BUSH
SOIL BORING HOLE W/ NUMBER
HEADWALL
CURB INLET
STORM INLET
STORM MANHOLE
FLARED END SECTION
CLEANOUT
SANITARY MANHOLE
H-B BOX
HYDRANT
WATER VALVE
WATER VALVE VAULT
PAINTED WATER LINE
IRRIGATION HEAD
IRRIGATION CONTROL VALVE
WATER METER
FOUND DISK IN CONCRETE
FOUND BRASS DISC
FOUND IRON MARKER
FOUND IRON ROD
FOUND RAILROAD SPIKE
FOUND PK NAIL
FOUND MAG NAIL
FOUND CUT CROSS
FOUND IRON PIPE
FOUND IRON BAR
SET 7/8"x18"RE PIN
SET PK NAIL
SET MAG NAIL
SET IRON PIPE
SET CONCRETE MONUMENT WITH BRASS DISC
SET CONCRETE MONUMENT WITH IRON PIPE
SECTION CORNER
QUARTER SECTION CORNER

ABBREVIATIONS

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
EXISTING FENCELINE (CHAIN LINK)
EXISTING FENCELINE (WOOD)
EXISTING FENCELINE (WIRE)
GUARDRAIL
RAILROAD TRACKS
UNDERGROUND CABLE TV
UNDERGROUND CABLE TV(ATLAS INFO.)
UNDERGROUND FIBER OPTIC CABLE(ATLAS)
UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC(ATLAS INFO.)
UNDERGROUND TELEPHONE
UNDERGROUND TELEPHONE(ATLAS INFO.)
GAS MAIN
GAS MAIN(ATLAS INFO.)
WATER MAIN
WATER MAIN (ATLAS INFO.)
SANITARY SEWER
SANITARY SEWER(ATLAS INFO.)
STORM SEWER
STORM SEWER(ATLAS INFO.)
EDGE OF WATER
OVERHEAD WIRES
CURB
DEPRESSED CURB
EXISTING CONTOUR LINE
ASPHALT PAVING OR WATER (LABELED)
UNPAVED ROAD
CONCRETE
WETLANDS
EXISTING BUILDING
MARSH AREA

782.50 EXISTING TOP OF CURB ELEVATION
782.12 EXISTING EDGE OF PAVEMENT ELEVATION
x 456.7 EXISTING SPOT ELEVATION

A.P. ACCESSIBLE PARKING
F.F. FINISHED FLOOR
C.M.P. CORRUGATED METAL PIPE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
VCP VITRIFIED CLAY PIPE
FRM FRAME
GRT GRATE
TC TOP OF CURB
DEP DEPRESSED CURB
GUT GUTTER
EP EDGE OF PAVEMENT
FL FLOW LINE
CONC CONCRETE
BIT. BITUMINOUS
MH MANHOLE
CW CONCRETE WALK
TW TOP OF WALL
BW BOTTOM OF WALL
TP TOP OF PIPE
BW BACK OF WALK
FES FLARED END SECTION
INV INVERT
DIP DUCTILE IRON PIPE
PVC PVC PIPE
SAN SANITARY SEWER
N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
M.U.E. MUTUAL USE EASEMENT
I.E. INGRESS & EGRESS EASEMENT
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
MEAS. MEASURED DATUM
(CALC) CALCULATED DATUM
<DEED> INFORMATION TAKEN FROM DEED
ETAE EXCEPTION TO BLANKET EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: 814 ACQUISITIONS LLC;
CS HOTELS, LLC;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a)(b1)(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON APRIL 17, 2025.

DATED THIS 23RD DAY OF APRIL, A.D., 2025.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com

PROFESSIONAL LAND SURVEYOR — EDWARD J. MURRAY — 4037 — WOODRIDGE, ILLINOIS — STATE OF ILLINOIS

REVISIONS NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
1996 N Roselle Road - Schaumburg, IL
Project No: 250352
Group No: VP01.1
SHEET NO. 1 of 1
DRAWN BY: SPK | CHECKED BY: EJM | PROJECT MANAGER: SAK
SCALE: 1" = 20'
DRAFTING COMPLETED: 04-22-25
FIELD WORK COMPLETED: 04-17-25

PREPARED FOR:
814 Development
1695 Twelve Mile Rd. Ste. 100
Berkley, MI 48072
708-628-8437

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.0200 ph
630.724.0384 fax
v3co.com

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PRELIMINARY ENGINEERING PLANS
FOR

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD
SCHAUMBURG, ILLINOIS 60195

PROJECT TEAM

DEVELOPER

EIG14T Development Inc.
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072
708 528 8437
Contact: Meaghan O'Connor

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Steven Kranenborg, P.E.
skranenborg@v3co.com
Design Engineer: Ethan Cho
echo@v3co.com

BENCHMARKS

SOURCE: VILLAGE OF SCHAUMBURG SURVEY MONUMENT

STATION DESIGNATION: 1307
ESTABLISHED BY: SPACECO INC
DATE: 02/01/2018

ELEVATION: 799.837 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: SET ALUMINUM DISK AT NORTHEAST CORNER OF VALLEY LAKE DRIVE AND GOLF ROAD INTERSECTION, MONUMENT IS 8.75' EAST OF TRAFFIC SIGNAL POLE AND 4.05' NORTH OF SIDEWALK.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 04-17-25

ELEVATION: 768.48 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHWEST ARROW BOLT ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF SITE.

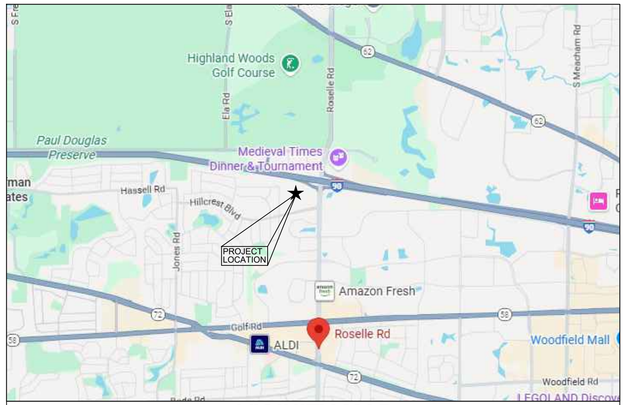
STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 04-17-25

ELEVATION: 776.04 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHEAST ARROW BOLT ON FIRE HYDRANT ON CURB ISLAND NEAR SOUTHEAST CORNER OF HOTEL BUILDING WEST OF SITE.

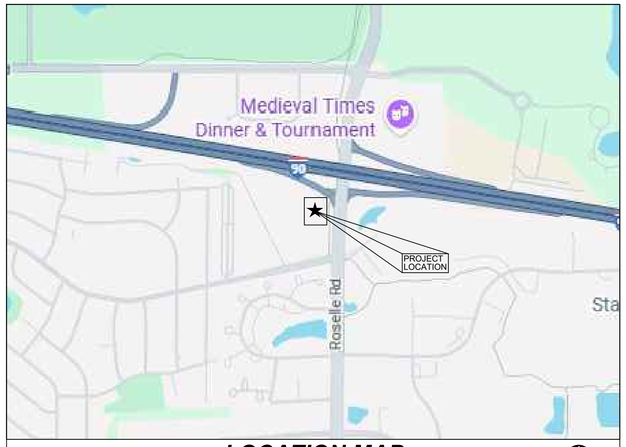
THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

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P1.0	PHOTOMETRIC PLAN
1 OF 1	FIRE TRUCK EXHIBIT
1 OF 1	ALTA AND TOPOGRAPHIC SURVEY

DRAINAGE STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

DRAINAGE CERTIFICATION:

MY DRAINAGE DESIGN SHALL NOT INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROPERTY HOLDING, POSE ANY INCREASE IN FLOOD VELOCITY OR IMPAIRMENT OF THE HYDROLOGIC AND HYDRAULIC FUNCTIONS OF STREAMS AND FLOODPLAIN, UNREASONABLY OR UNNECESSARILY DEGRADE SURFACE OR GROUNDWATER QUALITY, OR RESULT IN ANY NEW OR ADDITIONAL EXPENSE TO ANY PERSON OTHER THAN THE APPLICANT AS A RESULT OF STORM WATER DISCHARGE, AND VIOLATE ANY PROVISION OF THE WATERSHED MANAGEMENT ORDINANCE (WMO) EITHER DURING OR AFTER CONSTRUCTION.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
800.892.0123
Call 48 hours before you dig

Joint Utility Locating Information for Excavators

PROFESSIONAL ENGINEER'S CERTIFICATION

I, STEVEN A. KRANENBORG, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF EIG14T DEVELOPMENT INC. BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____ , A.D., 2026.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-068598
MY LICENSE EXPIRES ON NOVEMBER 30, 2027

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

PROJECT:

SCHAUMBURG DAY CARE
1996 N. ROSELLE ROAD
SCHAUMBURG, ILLINOIS

CLIENT:

EIG14T Development Inc.
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

REVISIONS

NO.	DATE	DESCRIPTION
1	02/23/26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60617
630 724 9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: 12/12/25 | PM: SK
DESIGNED BY: SK | DRAWN BY: KS
PROJECT NO.: 250352

SCALE/NORTH:

1 1/2 0 1
1" = 1'

TITLE:

TITLE SHEET

DRAWING NO.

C0.0

MWRD NOTES

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF SCHAUMBURG MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF SCHAUMBURG ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.00 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

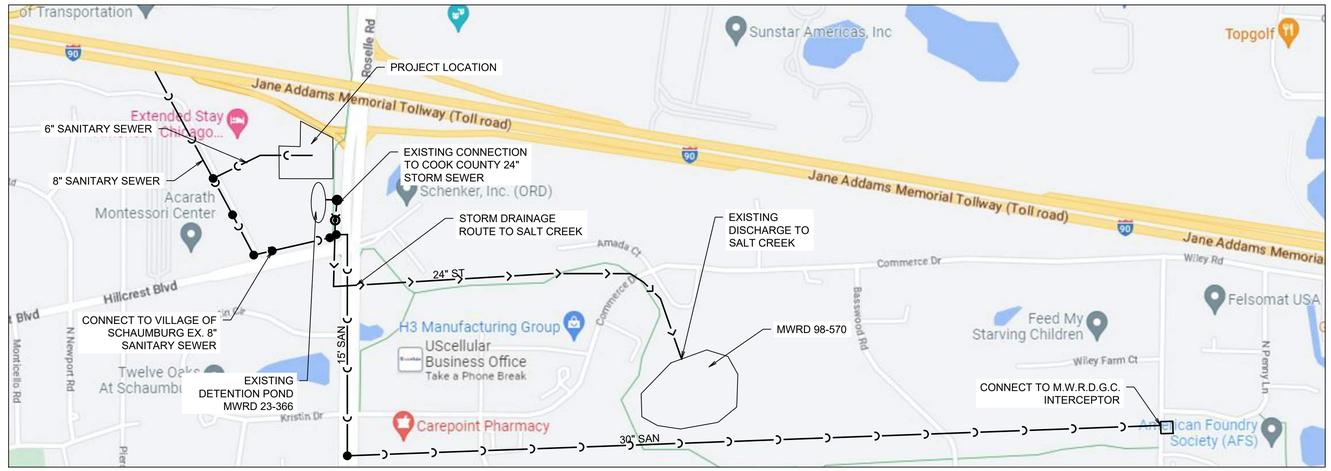
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

MWRD ROUTING MAP
(N.T.S.)



PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

EIG14T Development Inc.
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

REVISIONS

NO.	DATE	DESCRIPTION
1	02/23/26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60617
630 724 9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: | PM: SK

DESIGNED BY: SK | DRAWN BY: KS

PROJECT NO.: 250352

SCALE/NORTH:

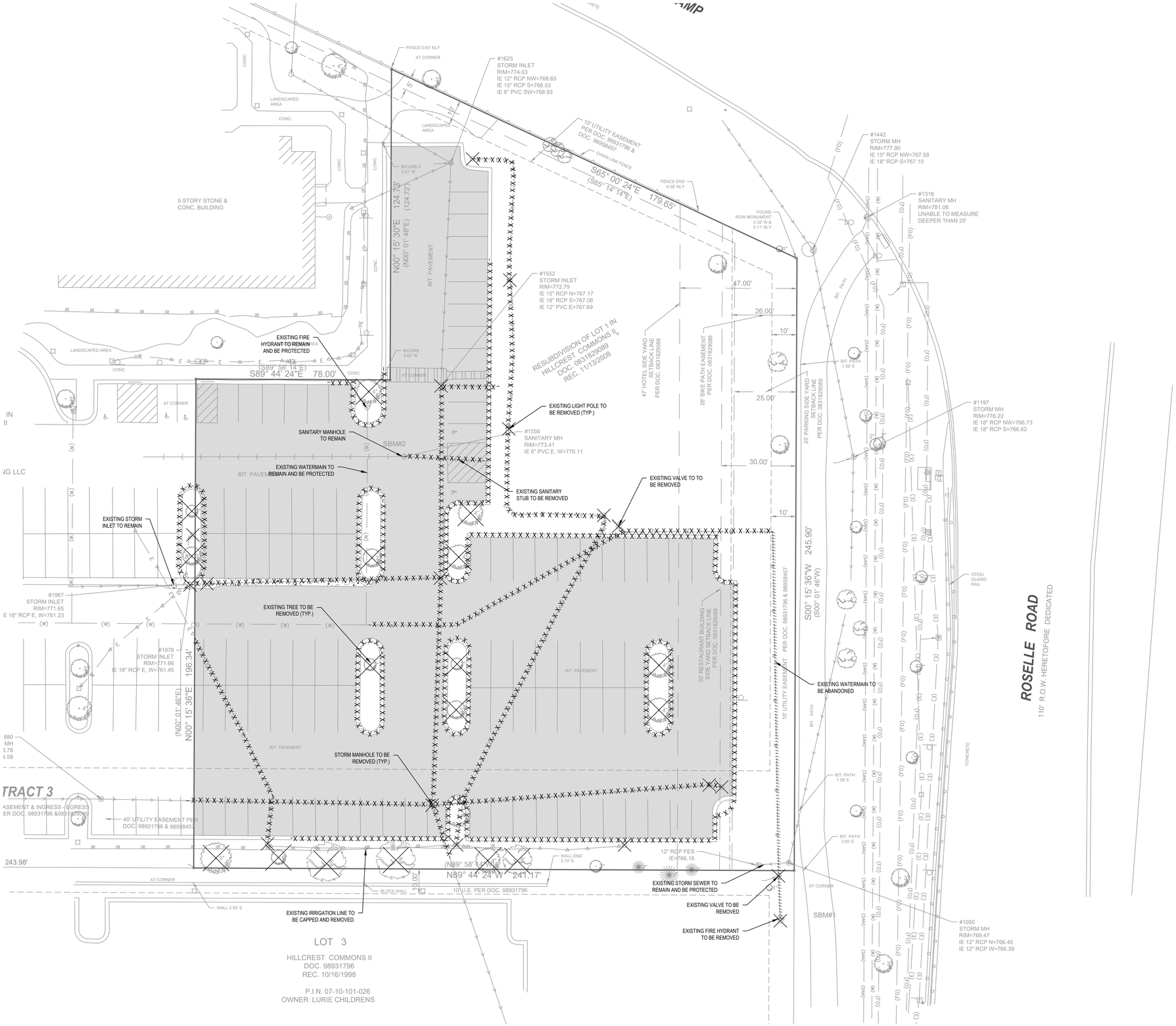
1 1/2 0 1
1" = 1'

TITLE:

MWRD GENERAL NOTES AND ROUTING MAP

DRAWING NO.

C1.0



DEMOLITION NOTES

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDOMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS. COOK COUNTY ONLY: CONTRACTOR TO COORDINATE WITH THE COOK COUNTY HEALTH DEPARTMENT (708-492-2000) FOR DIRECTION AND REQUIRED SEALING REPORT DOCUMENTATION.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

LEGEND

		EXISTING	PROPOSED
DEMOLITION	REMOVAL	– X X X X X X X X –	
	STRUCTURE/TREE TO BE REMOVED	X	
	ASPHALT PAVEMENT REMOVAL		
	CONCRETE PAVEMENT REMOVAL		
	SAWCUT LINE	— — — —	

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

EIG14T Development Inc.
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60617
630 724 9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: | PM: SK

DESIGNED BY: SK | DRAWN BY: KS

PROJECT NO.: 250352

SCALE/NORTH:

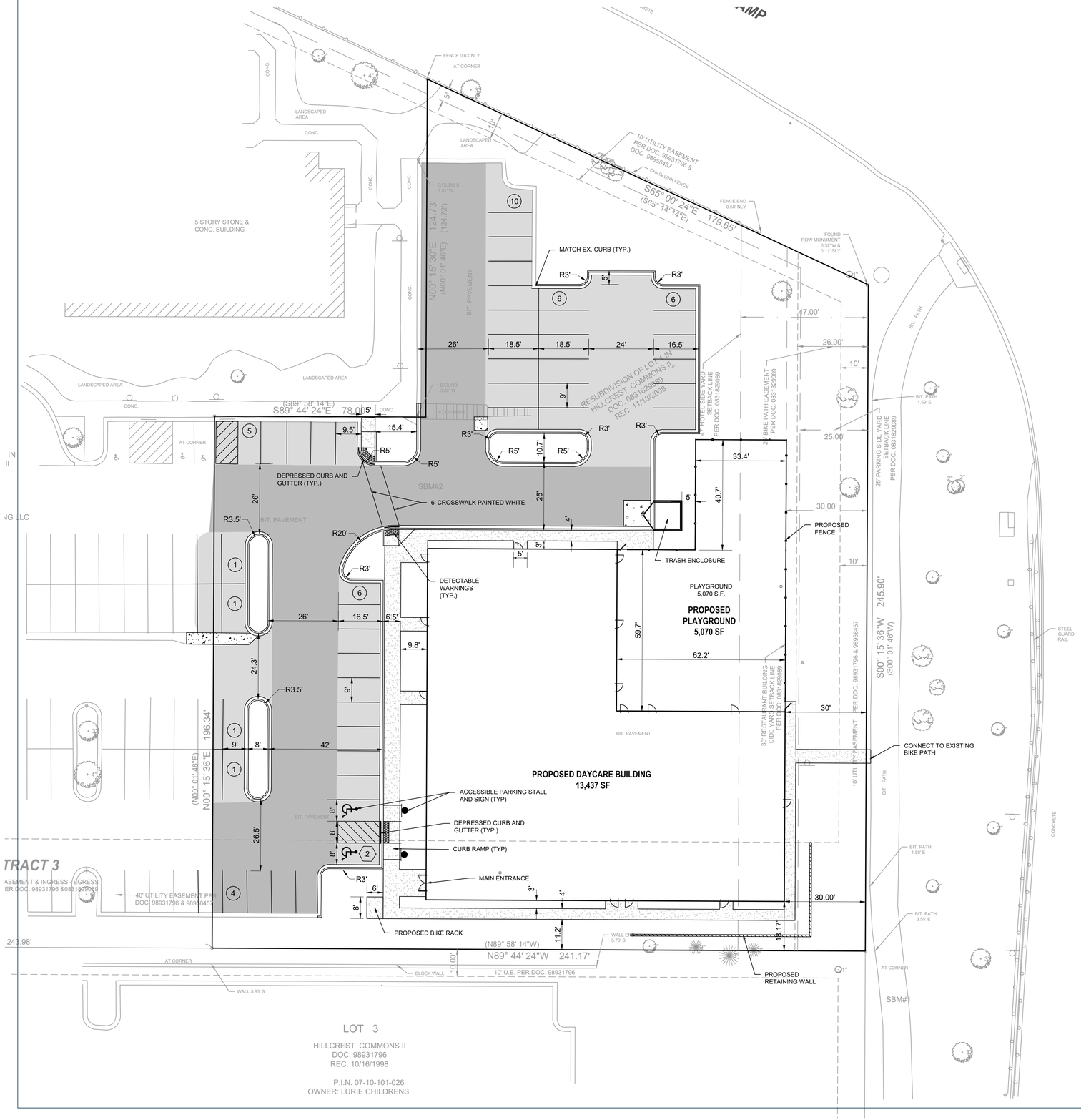
20 10 0 20
1" = 20'

TITLE:

DEMOLITION PLAN

DRAWING NO.

C2.0



SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

LEGEND

		EXISTING	PROPOSED
PAVEMENT	CURB & GUTTER		
	REVERSE CURB & GUTTER		
	DEPRESSED CURB & GUTTER		
	EDGE OF ASPHALT		
	EDGE OF CONCRETE		
	CONCRETE PAVEMENT 8" P.C. CONCRETE PAVEMENT WITH (6X6XW2.9xW2.9) W.W.F. 4"AGGREGATE BASE COURSE - CA6		
	CONCRETE SIDEWALK 5" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE - CA6		
	REGULAR BITUMINOUS PAVEMENT 1.5" HMA SURFACE COURSE, MIX C, N50 2.25" HMA BINDER COURSE, IL 19, N50 10" AGGREGATE BASE COURSE - CA6		
	HEAVY DUTY BITUMINOUS PAVEMENT 2" HMA SURFACE COURSE, MIX C, N50 3" HMA BINDER COURSE, IL 19, N50 10" AGGREGATE BASE COURSE - CA6		

PARKING SUMMARY

REQUIRED PARKING =
4 STALLS PER 1,000 SF, DAYCARE CENTER

PROVIDED PARKING:
REGULAR STALLS = 41
ACCESSIBLE STALLS = 2
TOTAL STALLS = 43

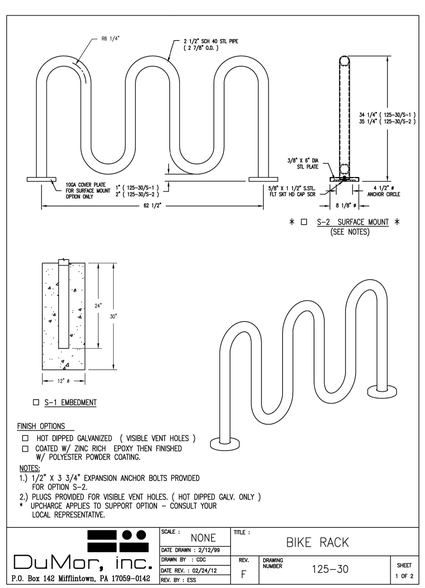
BICYCLE PARKING REQUIRED = 5
BICYCLE PARKING PROVIDED = 7

LANDSCAPE AREA

TOTAL LOT AREA = 61,571 SF (1.41 AC)
BUILDING AREA = 13,438 SF
LANDSCAPE AREA = 23,632 SF

PERCENT LANDSCAPE REQUIRED = 20.00%
PERCENT LANDSCAPE PROVIDED = 38.38%

LOT COVERAGE = 21.83%
FLOOR AREA RATIO = 21.83%



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1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

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PROJECT NO.: 250352

SCALE/NORTH:

1" = 20'

TITLE:

LAYOUT AND PAVING PLAN

DRAWING NO.

C3.0

GRADING NOTES

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
710	710	CONTOUR
× 706.00	× 706.0	SPOT ELEVATION
		UTILITY STRUCTURE WITH CLOSED LID
		DRAINAGE STRUCTURE WITH OPEN LID
		FLARED END SECTION (F.E.S.)
		STORMWATER FLOW DIRECTION

PROPOSED PLAYGROUND 5,070 SF

PROPOSED DAYCARE BUILDING 13,437 SF

5 STORY STONE & CONC. BUILDING

LOT 3
HILLCREST COMMONS II
DOC. 98931796
REC. 10/16/1998

P.I.N. 07-10-101-026
OWNER: LURIE CHILDRENS

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

EIG14T Development Inc.
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SCALE/NORTH:

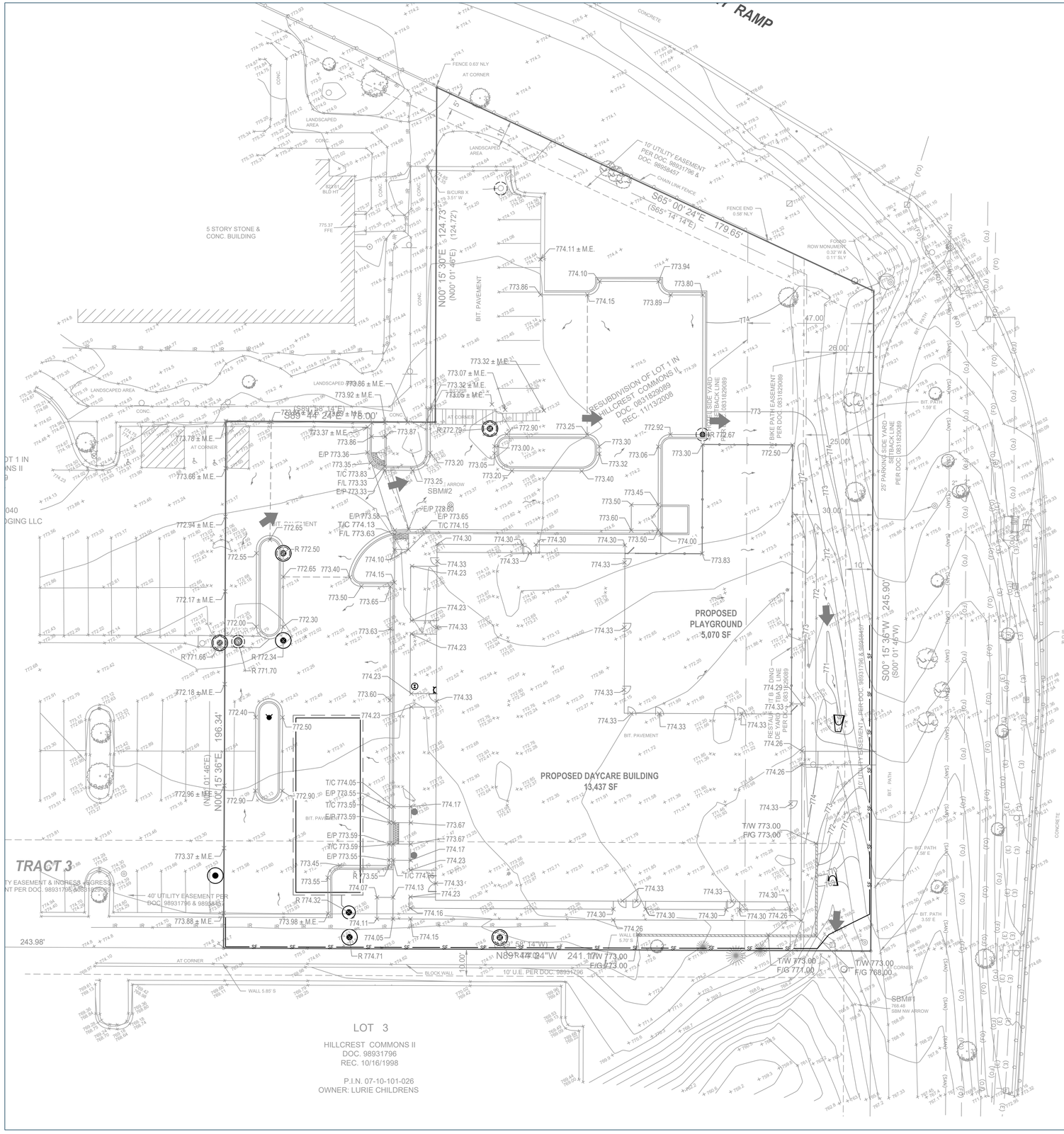
20 10 0 20
1" = 20'

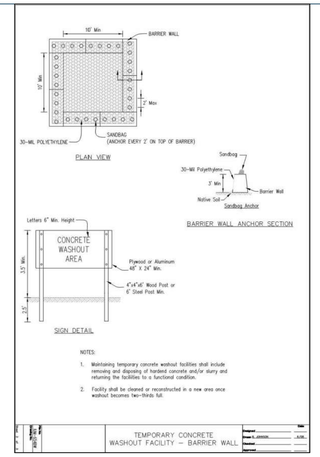
TITLE:

GRADING PLAN

DRAWING NO.

C4.0





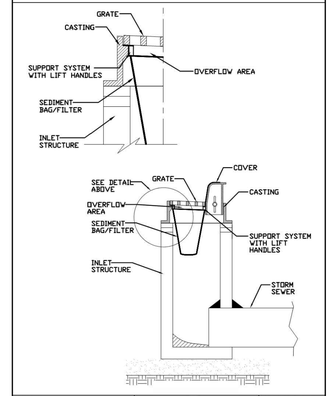
EROSION CONTROL PLAN NOTES

1. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
2. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON THIS SHEET.
3. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
5. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.

LEGEND

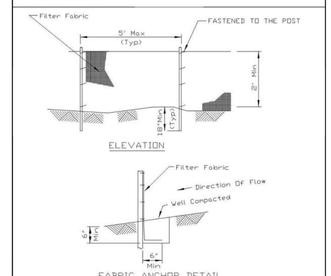
ESC	EXISTING	PROPOSED
EROSION CONTROL MATTING		
CONSTRUCTION ENTRANCE		
SILT FENCELINE		SF
TREE PROTECTION FENCELINE		XX
RIP-RAP		
CURB INLET PROTECTION		
DROP INLET PROTECTION		

INLET PROTECTION – PAVED AREAS DROP-IN PROTECTION



REFERENCE: Project ____ Designed ____ Date ____ Checked ____ Date ____ Approved ____ Date ____
STANDARD SVG. NO. ILM-561D SHEET 1 OF 1 DATE 05-10-11

SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and renewed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1, Class 2.
3. Fence posts shall be either standard steel post or wood post 2" X 2" nominal.

REFERENCE: Project ____ Designed ____ Date ____ Checked ____ Date ____ Approved ____ Date ____
STANDARD SVG. NO. ILM-620A SHEET 1 OF 2 DATE 04-15-2021

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

EIG14T Development Inc.
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

REVISIONS

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FOR REVIEW ONLY

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DESIGNED BY: SK | DRAWN BY: KS

PROJECT NO.: 250352

SCALE/NORTH:

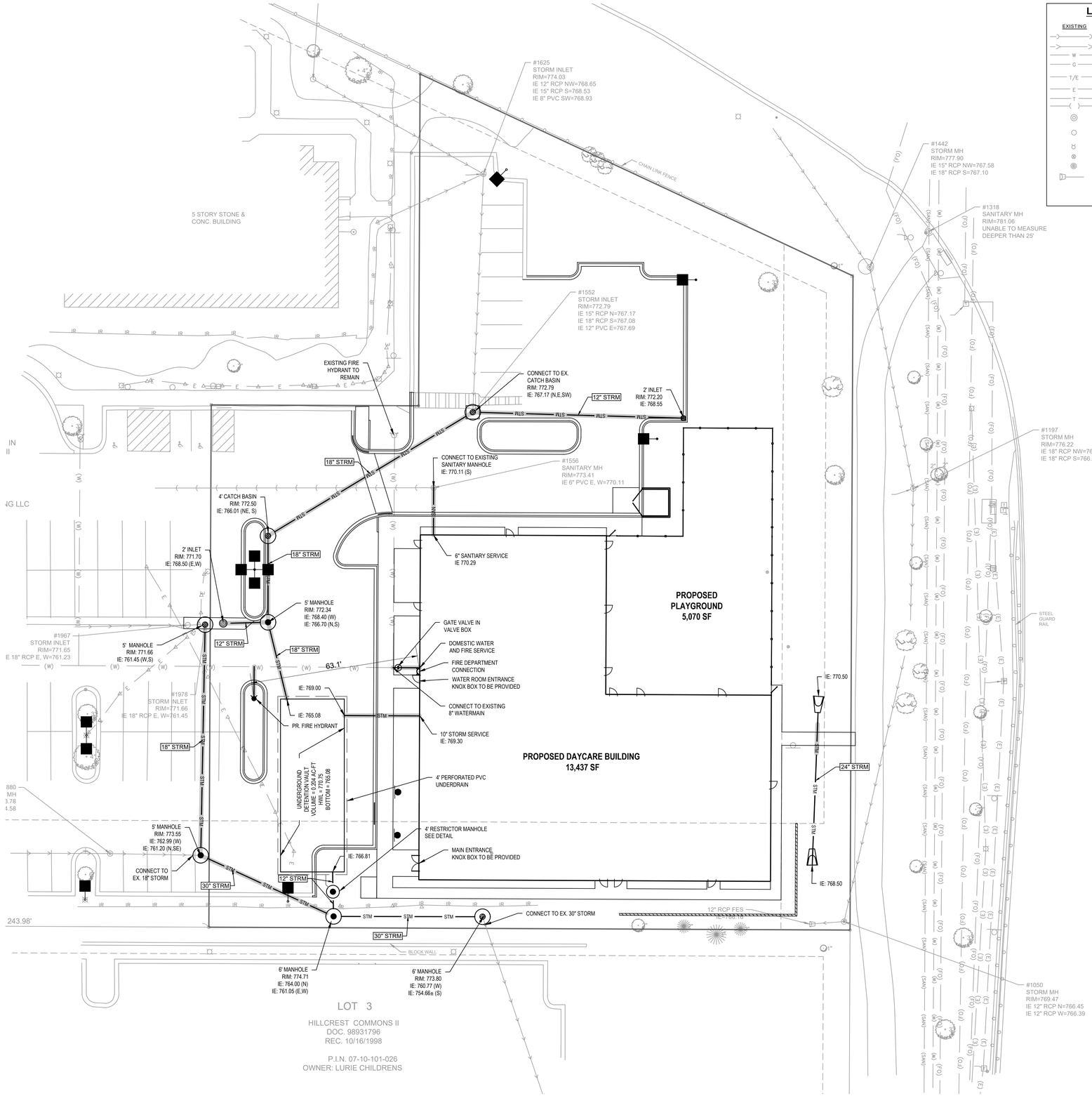
20 10 0 20
1" = 20'

TITLE:

EROSION CONTROL PLAN AND EROSION CONTROL DETAILS

DRAWING NO.

C4.1



LEGEND

EXISTING	PROPOSED	DESCRIPTION
	SAN	SANITARY SEWER
	STM	STORM SEWER
W	W	WATER MAIN
G	G	GAS MAIN
T/E	T/E	UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK
E	E	BURIED CABLE-ELECTRIC
T	T	BURIED CABLE-TELEPHONE
		ATLAS LOCATED UTILITY
		UTILITY STRUCTURE WITH CLOSED LID
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		TRENCH BACKFILL

UTILITY NOTES

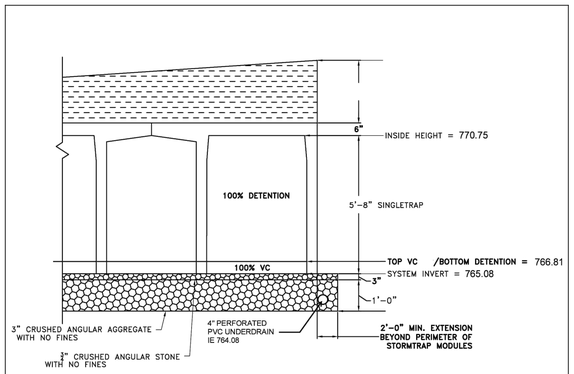
1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PHOTOMETRIC PLAN FOR SITE LIGHTING INFORMATION.

STORMWATER SUMMARY:

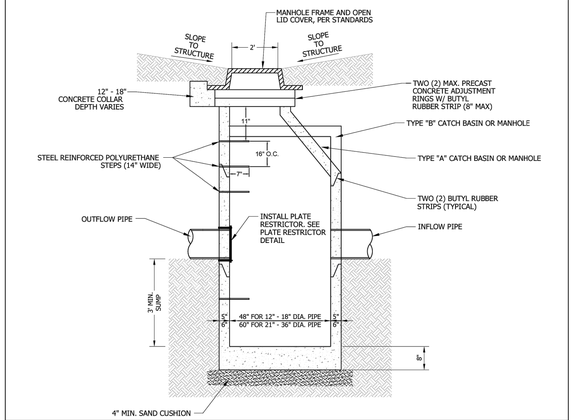
- REQUIRED VOLUME CONTROL TO BE PROVIDED BELOW THE OUTFALL OF THE PROPOSED UNDERGROUND STORMWATER VAULT LOCATED WEST OF THE THE NEW BUILDING
- REQUIRED STORMWATER DETENTION TO BE PROVIDED IN THE EXISTING OFFSITE DETENTION FACILITY LOCATED ON THE SOUTH SIDE OF OF THE NEW BUILDING. ADDITIONAL REQUIRED DETENTION TO BE PROVIDED WITHIN THE PROPOSED ON-SITE STORMWATER VAULT.

STORMWATER DETENTION VOLUME SUMMARY	
EXISTING DETENTION ALLOTMENT	0.258 AC-FT
PROPOSED DETENTION REQUIRED	0.443 AC-FT
ADDITIONAL DETENTION REQUIRED	0.185 AC-FT
110% OF ADDITIONAL DETENTION REQUIRED	0.204 AC-FT
PROPOSED DETENTION VOLUME IN VAULT	0.204 AC-FT

VOLUME CONTROL SUMMARY	
PROPOSED IMPERVIOUS AREA	0.87 AC
VOLUME CONTROL REQUIRED	0.073 AC-FT
VOLUME CONTROL PROVIDED IN VAULT	0.073 AC-FT



DETENTION VAULT TYPICAL SECTION



RESTRICTOR MANHOLE DETAIL

PROJECT:

SCHAUMBURG DAY CARE

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SCHAUMBURG, ILLINOIS

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SCALE/NORTH:

20 10 0 20
1" = 20'

TITLE:

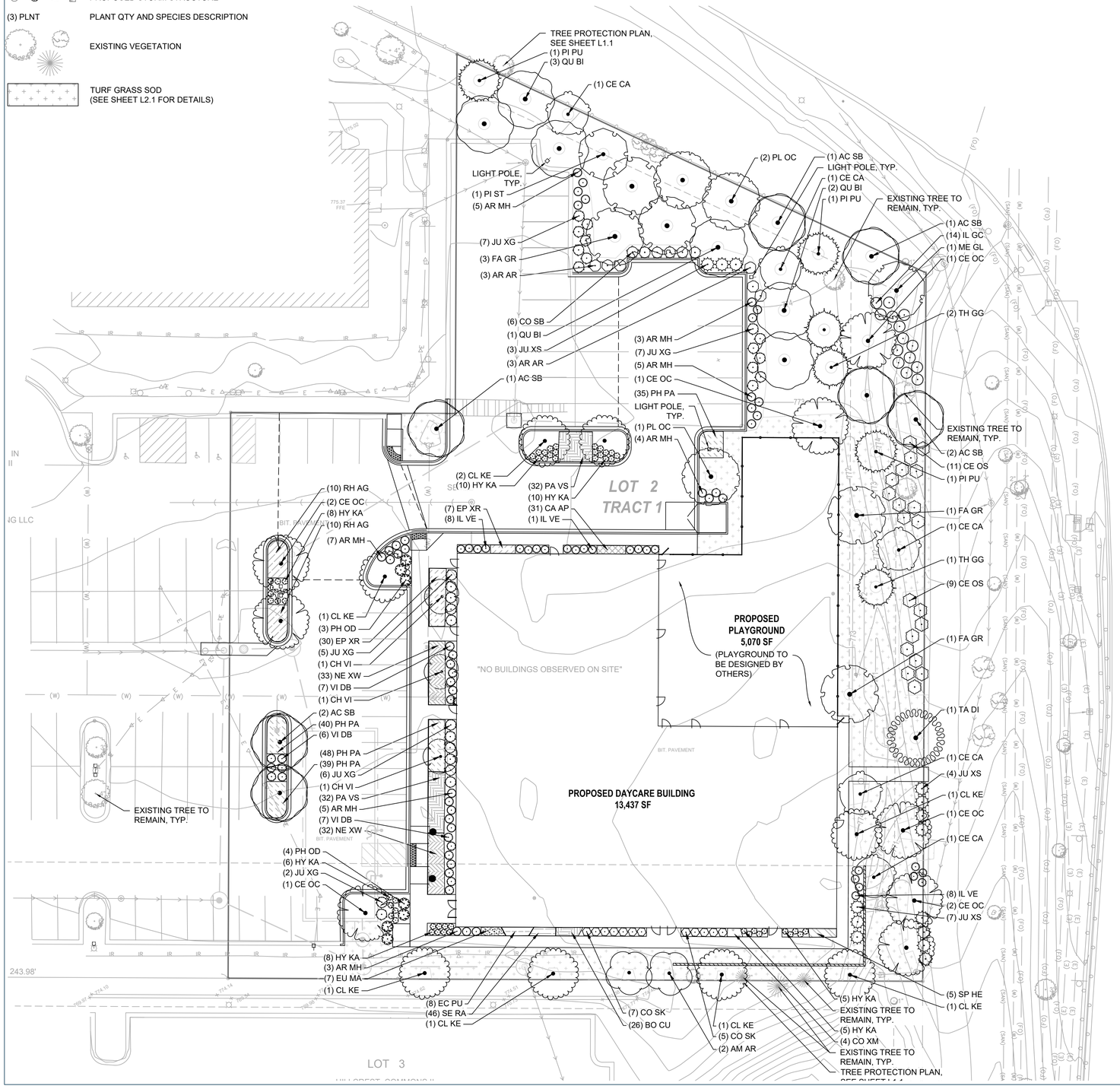
UTILITY PLAN

DRAWING NO.

C5.0

LEGEND

- PROPERTY BOUNDARY
- 595 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 830 PROPOSED MAJOR CONTOUR
- 831 PROPOSED MINOR CONTOUR
- PROPOSED STORM STRUCTURE
- (3) PLNT PLANT QTY AND SPECIES DESCRIPTION
- EXISTING VEGETATION
- TURF GRASS SOD (SEE SHEET L2.1 FOR DETAILS)



LANDSCAPE REQUIREMENTS

TREE REPLACEMENT
- 12 TREES WERE REMOVED PRIOR TO CONSTRUCTION AS PER SCHAUMBURG CODE OF ORDINANCES; SEE SHEET C2.0 FOR MORE DETAILED INFORMATION.
- TREE REPLACEMENT ONLY REQUIRED FOR ILLEGAL TREE REMOVALS. REMOVALS ASSOCIATED WITH APPROVED SITE PLANS DO NOT HAVE TO BE REPLACED.

AREA LANDSCAPING STANDARDS
- 20% OF LOT SHALL BE GREEN SPACE
  - 61,562SF OF LOT AREA X 0.2 = **12,312SF REQUIRED, 23,632SF PROVIDED**

- 1 TREE PLANTED FOR EVERY 750SF OF TOTAL GREEN SPACE AREA
  - 23,632SF / 750SF = **32 TREES REQUIRED, 56 PROVIDED**

- 1 SHRUB PLANTED FOR EVERY 200SF OF GREEN SPACE AREA
  - 23,632SF / 200SF = **119 SHRUBS REQUIRED, 238 PROVIDED**

- OVERALL AMOUNT OF SHRUBS REQUIRED FOR THE SITE SHALL BE COMPRISED OF NOT LESS THAN THIRTY PERCENT (30%) EVERGREEN, AND SEVENTY PERCENT (70%) DECIDUOUS

PARKING LOT INTERIOR LANDSCAPING
- 1 SHADE TREE PLANTED FOR EVERY STANDARD OR EXPANDED ISLAND
  - **8 STANDARD ISLANDS = 8 SHADE TREES REQUIRED, 8 SHADE TREES PROVIDED**

- 1 SHADE TREE SHALL BE PROVIDED FOR EVERY FORTY (40) LINEAR FEET CONTINUOUS ISLAND
- MINIMUM OF FIFTY PERCENT (50%) OF EVERY INTERIOR PARKING LOT LANDSCAPING AREA SHALL BE COMPRISED OF TURF AND/OR PLANTINGS

PARKING LOT PERIMETER LANDSCAPING
- SCREENING PLANTINGS SHALL BE COMPRISED OF NOT LESS THAN THIRTY PERCENT (30%) EVERGREEN SHRUBS, AND SEVENTY PERCENT (70%) DECIDUOUS SHRUBS
- AT LEAST ONE (1) SHADE OR ORNAMENTAL TREE FOR EVERY THIRTY-FIVE (35) LINEAR FEET OF PARKING LOT ADJACENT TO STREET
  - **170LF / 35LF = 5 SHADE OR ORNAMENTAL TREES REQUIRED, 9 PROVIDED**

FOUNDATION LANDSCAPING
- LANDSCAPING AREA MINIMUM OF TEN FEET (10') WIDTH SHALL BE LOCATED AROUND PERIMETER OF ALL BUILDINGS
- FOUNDATION LANDSCAPING SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF ALL BUILDING FACADES
- LANDSCAPING TO BE COMPRISED OF SHADE AND ORNAMENTAL TREES, EVERGREENS, SHRUBS, GROUNDCOVER AND PERENNIALS

LANDSCAPE PLAN NOTES

1. MULCH TO BE DARK BROWN, FINELY SHREDDED HARDWOOD. INSTALL 3" THICK MINIMUM.
2. ALL PLANTING BEDS TO HAVE MULCH OVER ENTIRE BED.
3. ALL PLANTING BEDS TO BE AMENDED WITH 6" OF COMPOST OVER THE ENTIRE BED.
4. ALL PLANTING BEDS TO HAVE SPADED EDGE, 4" IN DEPTH WITH UNIFORM LINES AND CURVES UNLESS OTHERWISE NOTED.
5. ANY AREAS DISTURBED DUE TO CONSTRUCTION WILL BE RE-SEEDED WITH TURF GRASS UNLESS NOTED OTHERWISE ON THE PLANS. FOR LIST OF SEED MIXES, SEE SHEET L2.0.
6. BUILDING FOOTPRINTS BASED ON OWNER PROVIDED INFORMATION. ENGINEER AND LANDSCAPE ARCHITECT ASSUMES NO LIABILITY ASSOCIATED WITH CHANGE IN BUILDING FOOTPRINTS. SURVEYOR SHALL CONFIRM WITH OWNER BUILDING FOOTPRINTS PRIOR TO FIELD STAKING.
7. FOR LIST OF PLANT TYPES & SIZES, PLANTING DETAILS, ETC. SEE SHEET L2.0.
8. FOR LANDSCAPE SPECIFICATIONS SEE SHEET L3.0.
9. REFER TO CIVIL ENGINEERING PLANS BY V3 COMPANIES FOR ADDITIONAL SITE INFORMATION.

Call Before You Dig JULIE 800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

EIG14T Development Inc.
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60617
630 724 9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: PM: SK
DESIGNED BY: SK DRAWN BY: KAT
PROJECT NO.: 250352
SCALE/NORTH:

20 10 0 20
1" = 20'

TITLE:

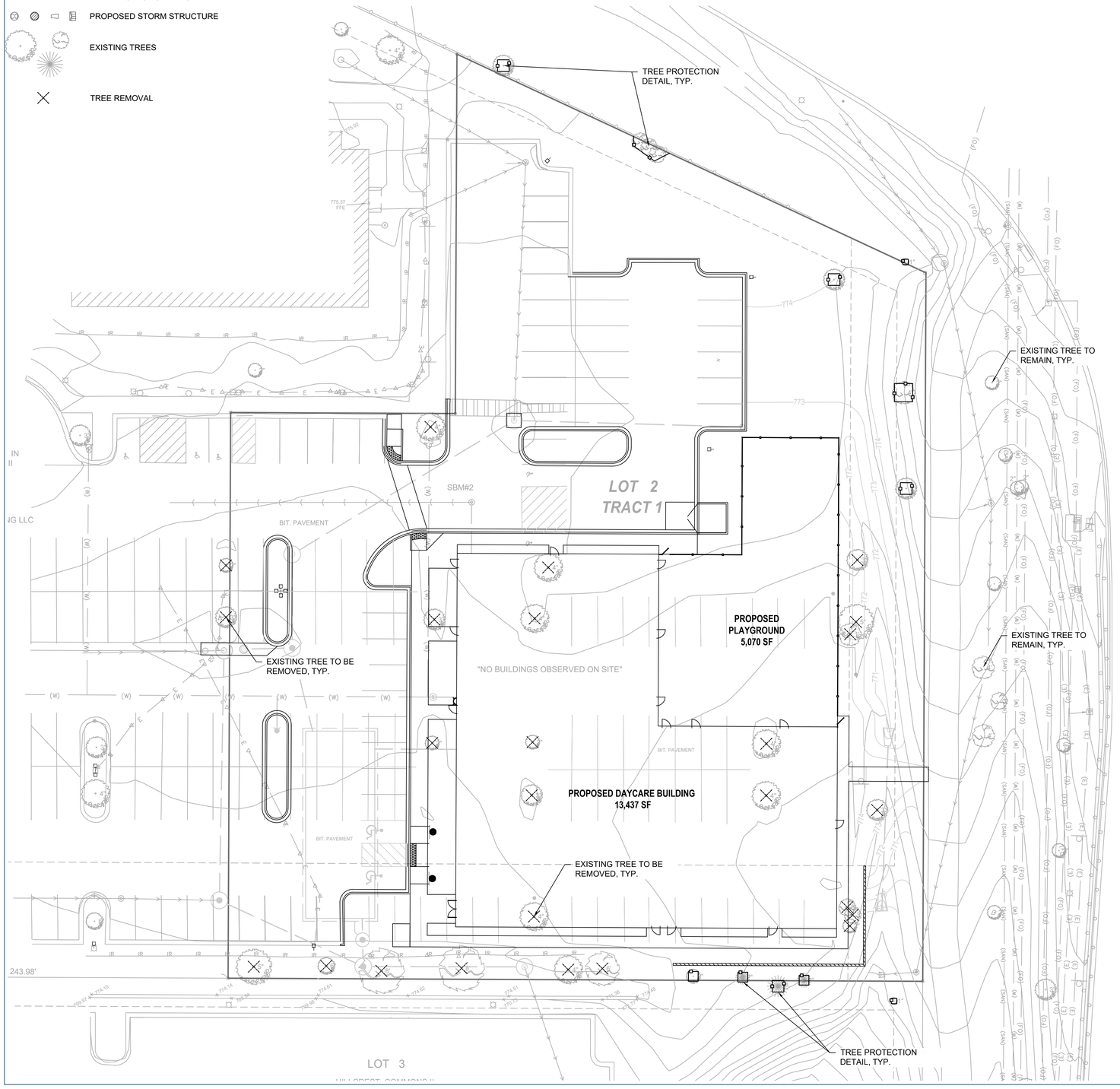
LANDSCAPE PLAN

DRAWING NO.

L1.0

LEGEND

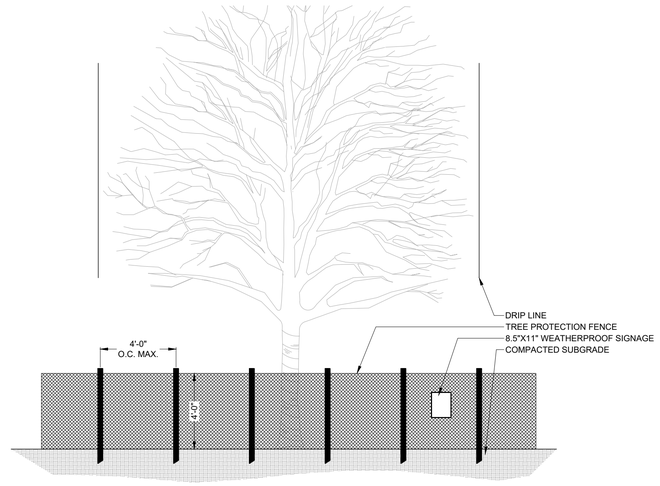
- PROPERTY BOUNDARY
- 595 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 830 PROPOSED MAJOR CONTOUR
- 831 PROPOSED MINOR CONTOUR
- TREE PROTECTION FENCE
- PROPOSED STORM STRUCTURE
- EXISTING TREES
- TREE REMOVAL



LANDSCAPE REQUIREMENTS

TREE REPLACEMENT
- 12 TREES WERE REMOVED PRIOR TO CONSTRUCTION AS PER SCHAUMBURG CODE OF ORDINANCES; SEE SHEET C2.0 FOR MORE DETAILED INFORMATION. 25 TREES REMOVED IN TOTAL.

- TREE REPLACEMENT ONLY REQUIRED FOR ILLEGAL TREE REMOVALS. REMOVALS ASSOCIATED WITH APPROVED SITE PLANS DO NOT HAVE TO BE REPLACED.



TREE PROTECTION NOTES:

1. TREE PROTECTION FENCE SHALL BE 4'-0" HEIGHT PLASTIC OR WOODEN FENCING WITH IN-GROUND POSTS DIRECTLY BURIED.
2. STAKES SHALL BE 5' METAL "T" POLES SPACED NO FURTHER APART THAN 4' ON CENTER. AVOID INJURY TO ROOTS WHEN INSTALLING POLES.
3. FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY.
4. TREE PROTECTION FENCING SHALL BE SIGNED BY SHOP-FABRICATED LAMINATED PAPER OR METAL SHEET PROTECTION-ZONE SIGNAGE 8.5"X11" READING "TREE PROTECTION ZONE: NO ENTRY" IN LARGE TEXT READABLE FROM A DISTANCE OF 10'. SIGNS SHALL BE ATTACHED TO THE TREE PROTECTION FENCE EVERY 50' O.C. NO EXCEPTIONS.
5. UNDER NO CIRCUMSTANCE SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE ARBORIST OR LANDSCAPE ARCHITECT.
6. REGULATED WOODLANDS OR REGULATED TREES ADJACENT TO THE PROPERTY ARE ALSO REQUIRED TO BE PROTECTED.
7. TREE PROTECTION FENCING LOCATIONS ARE FIXED. INSTALL FENCING WHERE SHOWN ON PLANS. ANY ADJUSTMENTS TO FENCING LOCATIONS, INCLUDING ANY DESIRED BY THE CONTRACTOR FOR PHASING OR SEQUENCING, MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ANY DEVIATION FROM THESE PLANS SHALL BE CORRECTED PRIOR TO THE START OF CONSTRUCTION.
8. NO CONSTRUCTION TRAFFIC, MATERIAL, EQUIPMENT STORAGE, OR WASTE WATER WASHOUT SHALL BE ALLOWED WITHIN FENCE LIMITS.
9. EXISTING SITE ELEMENTS TO BE REMOVED WITHIN TREE PROTECTION FENCING SHALL BE REMOVED AFTER ALL OTHER DEMOLITION IS COMPLETED.
10. TREE PROTECTION FENCING AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTICE OF INTENT SHALL BE IN PLACE PRIOR TO BEGINNING TREE REMOVALS AND OTHER SITE CLEARING ACTIVITIES (AS REQUIRED BY LOCAL GOVERNING AUTHORITIES).
11. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

01 TREE PROTECTION FENCE
SCALE: 1/4" = 1'-0"

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1" = 20'

TITLE:

TREE PRESERVATION PLAN

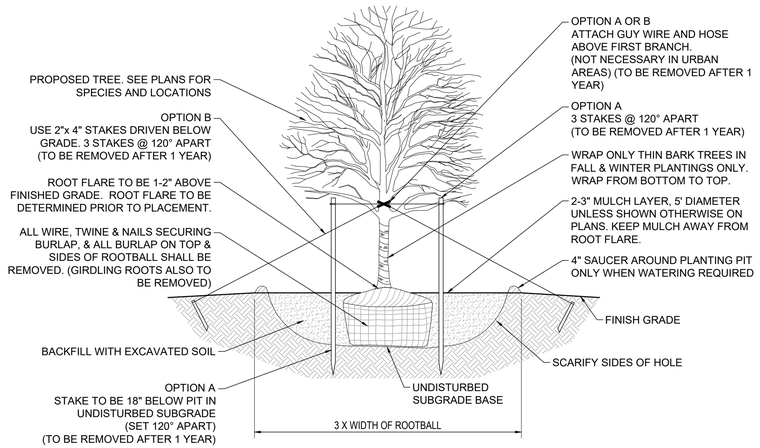
DRAWING NO.

L1.1

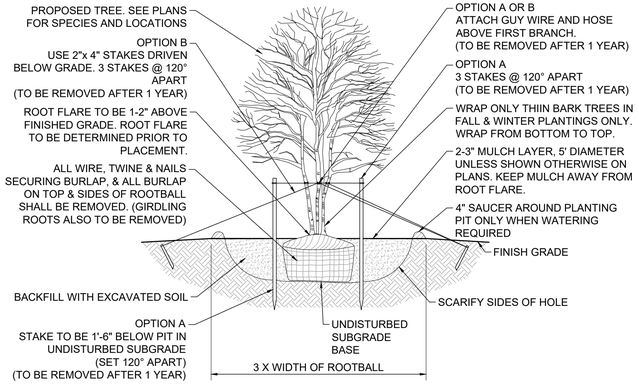
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPAC
DECIDUOUS TREE								
	AC SB	7	ACER SACCHARUM 'BARRETT COLE'	APOLLO® SUGAR MAPLE	B & B	3" MIN.		
	CE OC	8	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	3" MIN.		
	CL KE	8	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	B & B	3" MIN.		
	FA GR	5	FAGUS GRANDIFOLIA	AMERICAN BEECH	B & B	3" MIN.		
	ME GL	1	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	B & B		6` MIN.	
	PL OC	3	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	3" MIN.		
	QU BI	6	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	3" MIN.		
	TA DI	1	TAXODIUM DISTICHUM	BALD CYPRESS	B & B		6` MIN.	
		39	SUBTOTAL:					
EVERGREEN TREE								
	PI PU	3	PICEA PUNGENS	COLORADO SPRUCE	B & B		6` MIN.	
	PI ST	1	PINUS STROBUS	WHITE PINE	B & B		6` MIN.	
	TH GG	3	THUJA X `GREEN GIANT`	GREEN GIANT ARBORVITAE	B & B		6` MIN.	
		7	SUBTOTAL:					
ORNAMENTAL TREES								
	AM AR	2	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	B & B		6` MIN.	
	CE CA	5	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B		6` MIN.	
	CH VI	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B & B		6` MIN.	
		10	SUBTOTAL:					
DECIDUOUS SHRUB								
	AR AR	6	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	CONT.		3' MIN.	
	AR MH	32	ARONIA MELANOCARPA 'UCONNAM166'	LOW SCAPE HEDGER® BLACK CHOKEBERRY	CONT.		3' MIN.	
	CE OS	20	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	CONT.		3' MIN.	
	CO SB	6	CORNUS SERICEA 'BAILEYI'	BAYLEY'S RED TWIG DOGWOOD	CONT.		3' MIN.	
	CO SK	12	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF RED TWIG DOGWOOD	CONT.		2` MIN.	
	HY KA	56	HYPERICUM KALMIANUM	KALM ST. JOHNSWORT	CONT.		2` MIN.	
	IL VE	24	ILEX VERTICILLATA	WINTERBERRY	CONT.		3' MIN.	
	PH OD	7	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL™ DWARF NINEBARK	CONT.		3' MIN.	
	VI DB	20	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	CONT.		2` MIN.	
		183	SUBTOTAL:					
EVERGREEN SHRUB								
	IL GC	14	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	CONT.		3' MIN.	
	JU XG	27	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.		3' MIN.	
	JU XS	14	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN PFITZER JUNIPER	CONT.		4` MIN.	
		55	SUBTOTAL:					
GROUND COVERS								
	BO CU	26	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	1 GAL		18-24"	12" O.C.
	CA AP	31	CAREX APPALACHICA	APPALACHIAN SEDGE	1 GAL		12"	12" O.C.
	CO XM	4	COREOPSIS X 'MOONBEAM'	MOONBEAM TICKSEED	1 GAL		18-24"	24" O.C.
	EC PU	8	ECHINACEA PURPUREA	CONEFLOWER	1 GAL		3-4`	24" O.C.
	EP XR	37	EPIMEDIUM X RUBRUM	RED BARRENWORT	1 GAL		12"	24" O.C.
	EU MA	7	EUTROCHIUM MACULATUM	SPOTTED JOE PYE WEED	1 GAL		7-10`	24" O.C.
	NE XW	65	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL		24-30"	24" O.C.
	PA VS	64	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL			24" O.C.
	PH PA	162	PHLOX PANICULATA	GARDEN PHLOX	1 GAL		18-24"	18" O.C.
	RH AG	20	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL		24-36"	36" O.C.
	SE RA	46	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	1 GAL		3-4"	9" O.C.
	SP HE	5	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL		18"	30" O.C.
		475	SUBTOTAL:					

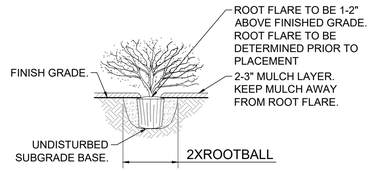
01 PLANT SCHEDULE
SCALE: NTS



02 SHADE TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"



03 ORNAMENTAL TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"

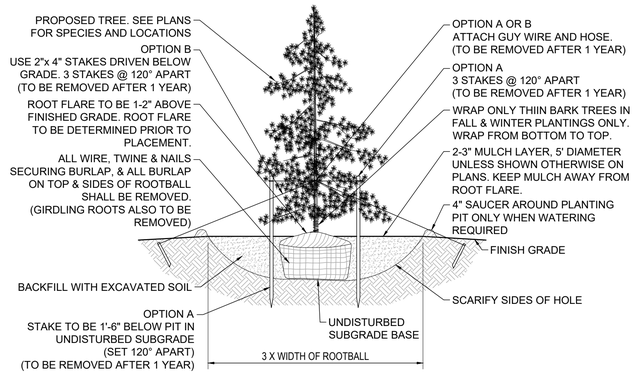


04 SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"

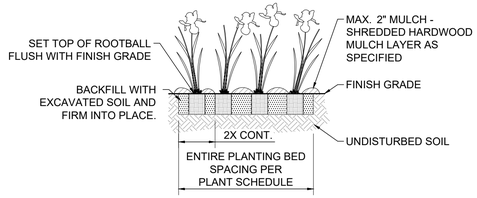
PERMANENT TURF GRASS SEED MIX			
TYPE OF SEED - GRASSES			LARGER
80% Turf-Type Tall Fescue (*Festuca arundinacea*) - Choose 3 of the following varieties			New Establishment
Bravo 2	Kingdom	Named Tall Fescue	6-8 lbs./1,000 SF
Padre/2	Restore		
Stetson II	Tango		Renovation
			20-50% Existing Cover: 5-7 lbs./1,000 SF
20% Turf-Type Perennial Ryegrass (*Lolium perenne*) - Choose 1 of the following varieties			50-75% Existing Cover: 4-6 lbs./1,000 SF
Align/2	ProLine	Prosport 4	
COVER CROP TURF GRASS SEED MIX			
TYPE OF SEED - COVER CROP			SEEDING RATES
Seed Oats (*Avena sativa*)			32 lbs./ACRE
Annual Rye (*Lolium multiflorum*)			6 lbs./ACRE

NOTES:
1. ANY AREAS DISTURBED DUE TO CONSTRUCTION WILL BE RE-SEEDED WITH TURF GRASS UNLESS NOTED OTHERWISE ON THE PLANS.
2. PROPER SEED BED PREPARATION IS NECESSARY TO ESTABLISH TURF GRASS. SEE LANDSCAPE SPECIFICATIONS (SHEET L3.0) FOR ADDITIONAL DETAILS.
3. IRRIGATION AND/OR STARTER MULCH IS RECOMMENDED FOR MAXIMUM SEED GERMINATION.

05 GRASS SEED MIXES & RATES
SCALE: NTS



06 EVERGREEN TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"



07 PERENNIAL & ORNAMENTAL GRASS PLANTING DETAIL
SCALE: 1/2" = 1'-0"

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTS SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, AS SET FORTH BY AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
4. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
7. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
8. BACKFILL FOR TREE PLANTING SHALL BE NATIVE SOIL FROM TREE PIT AND INCORPORATE A 5-10-5 ANALYSIS SLOW-RELEASE FERTILIZER AT APPROVED RATES.
9. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
10. TREE STAKING IS NOT REQUIRED AS PART OF INITIAL PLANTING. HOWEVER, STAKING WILL BE REQUIRED TO MAINTAIN ANY TREES WHICH BECOME OUT OF PLUMB.
11. LANDSCAPE CONTRACTOR IS TO COORDINATE ALL WORK WITH OTHER TRADES TO MINIMIZE RISK OF DAMAGE TO SITE UTILITIES.
12. PRIOR TO THE INSTALLATION OF LANDSCAPING, LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AND ANY OTHER AFFECTED PARTY TO DISCUSS PROPER SEPARATIONS FROM UTILITIES.
13. A MINIMUM OF TEN (10) FOOT HORIZONTAL DISTANCE FROM LATERALS OR ANY OTHER SANITARY OR STORM SEWER FACILITIES (AS MEASURED FROM THE DRIP LINE OF THE MATURE TREE TO THE CENTER OF SEWER FACILITIES) MUST BE MAINTAINED. ANY TREES OR LANDSCAPING PLACED WITHIN EASEMENTS OR RIGHTS-OF-WAY ARE AT RISK OF BEING DAMAGED OR REMOVED WITHOUT THE OBLIGATION OF REPLACEMENT.

LANDSCAPE CONSTRUCTION NOTES

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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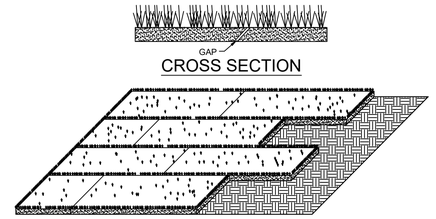

CROSS SECTION

PERSPECTIVE VIEW

SOD NOTES

INSTALLATION

SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.

SITE PREPARATION

1. APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
2. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.
3. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.

SOD BED PREPARATION

1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
3. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
4. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
5. RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.

LAYING THE SOD

1. INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
2. STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
3. IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
4. LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
5. BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
6. ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
7. IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

SLOPE APPLICATION

1. INSTALL THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.
2. WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.

CHANNEL APPLICATION

(SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)

1. EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
2. LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
3. STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
4. STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
2. KEEP SOD MOIST UNTIL FULLY ROOTED.
3. AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
4. TIME MOWING TO AVOID RUTS IN TURF.
5. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MID-SUMMER.

01 SOD PLANTING DETAIL AND SPECIFICATIONS
SCALE: NTS

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LANDSCAPE DETAILS

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L2.1

LANDSCAPE SPECIFICATIONS

1.1 SITE PREPARATION

When feasible, prior to mass earthwork operations, stake the limits of the proposed stormwater management areas & landscape planting areas and do not allow heavy equipment to run over the soil in these locations. Soil compaction is very critical in the functioning of stormwater management areas.

Do not clear vegetation until necessary to help minimize site erosion.

Place tree protection barriers around the drip line of all trees that are to remain. There shall be no storage of materials, heavy equipment or vehicles within the drip line of trees.

1.2 MATERIALS

1.2.1 SUBMITTAL REQUIREMENTS

Contractors shall submit to engineer/landscape architect for review and approval all proposed materials to be used within the stormwater management areas and landscape areas prior to purchase. Submittals include but are not limited to:

- Planting soil composition
- Compost/Mulch
- River Cobble
- Turf Grass Sod and Seed
- Plant lists (Woody and herbaceous materials)
- Herbicides and Pre-Emergent Herbicides

1.2.2 PLANTING SOIL

The soil shall be a uniform, well blended mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bio-retention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The soil mix shall be free of Bermuda grass, Quack grass, Johnson grass, or other noxious weeds. The planting soil for bio-retention facilities shall consist of a mixture of sand or crushed glass cullet of equivalent grade, topsoil, and compost components, to obtain an engineered soil mix meeting the following specifications:

USDA Texture class: sandy loam or loamy sand. Mineral fraction consists of no less than 40% well-graded sand or glass cullet and no greater than 10% clay (dry weight basis)
Organic content: 20% (dry weight basis)
pH: 5.5 - 7.0
Soluble Salts (Salinity): less than 500 mg/kg (500ppm)
Phosphorous: soil p-index should be between 15 and 40
Permeability: Minimum 0.50 inches/hour

Compost shall be finished (aged), and composted material shall be of plant origin. Compost shall have a C:N ratio ≤ 25:1.

If the planting soil does not meet the above characteristics, then it shall either be adjusted to meet the criteria or removed and replaced with an acceptable planting soil. See 1.3 Testing Requirements.

Existing topsoil on site may be amended to meet the specifications of the planting soil mix. The existing topsoil shall be tested for organic content, grain size analysis and permeability to identify necessary amendments.

Planting soil shall not be incorporated into the Work until it is approved by the engineer/landscape architect.

1.2.3 MULCH MATERIAL

A mulch layer shall be provided on top of the planting areas, to the depth OF 2-3 inches. The material shall consist of finished (aged) leaf compost mulch, and shall be well mixed and homogenous, uniform in color and free of foreign material and viable plant seeds. The mulch material shall have no visible free water and produce no dust when handled. It shall meet the following criteria:
90% of material passing ½" screen
Organic content: 35- 65% (dry weight basis)
pH: 6.0 - 8.0

1.2.4 TURF GRASS SOD AND SEED

1.2.4.1 TURF GRASS SOD

See plans for locations. Turf grass sod shall be a mixture within the following ranges:
Kentucky Bluegrass: 50-100%
Fine Fescue: 0-30%
Turf Type or Rhizomatous Tall Fescue: 50-100%
Turf grass sod shall be of good quality, free of weeds, disease and insects and of good color and density. Turf grass sod shall be machine-cut at a minimum uniform soil thickness and grown in central Indiana.

1.2.4.2 TURF GRASS SEED / COVER CROP

See plans for seed mixture(s) and rate(s). No substitutions shall be allowed without approval from the ecological consultant.

Seed shall be clean, delivered in original unopened packages, and bearing an analysis of the contents. Guaranteed 98 percent pure and to have a minimum germination rate of 90 percent; within 1 year of test.

Temporary cover shall be Seed Oats (Avena sativa) and annual rye grass (Lolium multiflorum). Under no circumstances shall the site be stabilized with winter rye, grain rye, or winter wheat. These plants produce toxins that inhibit prairie seed germination.

1.2.5 LIVE PLANT MATERIAL

1.2.5.1 TREES & SHRUBS

General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant Schedule or Plant Legend shown on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.

Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root flare according to ANSI Z60.1. Root flare shall be visible before planting.

No bare root material shall be used unless specified on the plans.

Containerized Plant Material: Provide healthy, disease-free plants of species and variety shown or listed, with well-established root systems reaching to sides of the container to maintain a firm ball, but not with excessive root growth encircling the container. Provide only plants that are acclimated to outdoor conditions before delivery.

Plant material and quantities for stormwater management areas and landscape areas shall be taken from the plans. Any plant material substitutions shall require approval from the engineer/landscape architect.

1.2.5.2 LIVE PLANTS

See plans for approved herbaceous plant lists. All native plants must be of wild ecotype. No hybrids, cultivars or substitution may be included without approval from the engineer/landscape architect. Local genotypes are adapted to local soil and climate conditions and shall be used whenever possible.

1.3 TESTING REQUIREMENTS

1.3.1 PLANTING SOIL TESTING

Soil tests shall be performed for every 500 cubic yards of planting soil.

The planting soil shall be tested and shall meet the following criteria:

- pH range: 5.5 - 7.0
- organic matter: 5 - 10% (dry weight basis)
- magnesium: minimum 35 lbs/acre
- phosphorus (phosphate - P2O5, Bray I): shall not exceed 75 lbs./acre
- potassium (potash - K2O): minimum 85 lbs/acre
- soluble salts not to exceed 500 ppm

1.4 INSTALLATION

1.4.1 PLANTING SOIL

Installation of soils must be completed in a manner that will ensure preservation of the infiltrative capacity of the underlying soils. The moisture content of the soil shall be low enough to prevent clumping and compaction during placement.

Uniformly grade planting soil to achieve a smooth surface, free of irregular surface changes. Do not over-work or excessively compact planting soil. Grade to cross sections, thickness and elevations indicated on plans. Settling of soil by walking on surface and working with hand equipment is acceptable.

1.4.2 TURF GRASS

1.4.2.1 SEQUENCING AND SCHEDULING

Turf grass shall be installed following final grading activities and all other planting installations.

1.4.2.2 SITE PREPARATION

Verify the depth and quality of the topsoil and that the topsoil has been placed according to specifications or exists as a current site condition.

Restore areas if eroded or otherwise disturbed after finish grading and before installation. Proceed with installation only after unsatisfactory conditions have been corrected.

All weeds and grasses shall be dug out by the roots and disposed of off-site.

Rake so all areas drain and are of uniform slope.

Remove all trash and stones exceeding ½" in diameter from area to a depth of 2" prior to preparation and installation of sod. Removal of stones and debris shall be done at the time of installation. Repair topsoil disturbed by removal of stones and debris.

1.4.2.3 PLANTING

Turf grass sod shall be laid with tight joints, rolled, and thoroughly watered. River water, where available and allowed by federal, state and local authorities, is suitable for irrigation.

When installation occurs on a sloping surface where erosion may be a problem, turf grass sod shall be laid with staggered joints and secured by pegging.

1.4.3 PERMANENT TURF GRASS SEED

1.4.3.1 SEQUENCING AND SCHEDULING

Perform the seeding work and at such times that the seeding will not be damaged by freezing temperatures, rain, or high winds.
Optimum Seeding Dates:

- Northern Indiana/Illinois: August 15 through September 15
- Southern Indiana/Illinois: September 1 through September 30

Dormant seeding can be done from Thanksgiving through March, when no snow is present, but before the ground has thawed.
Spring seeding is often difficult but is acceptable from April through June if site conditions and construction schedules warrant the need for spring seeding.
Summer seeding should be avoided when possible.
Permanent seeding done between May and August may require irrigation.

1.4.3.2 SITE PREPARATION

Verify the depth and quality of the topsoil and that the topsoil has been placed according to specifications or exists as a current site condition.
Restore areas if eroded or otherwise disturbed after finish grading and before installation. Proceed with installation only after unsatisfactory conditions have been corrected.
All weeds and grasses shall be dug out by the roots and disposed of off-site.
Rake topsoil thoroughly by running in two directions at right angles over the entire surface to be planted. Rake so all areas drain and are of uniform slope.
Remove all trash and stones exceeding ½" in diameter from area to a depth of 2" prior to preparation and installation of sod. Removal of stones and debris shall be done at the time of installation. Repair topsoil disturbed by removal of stones and debris.

1.4.3.3 PLANTING

Sow grassed areas evenly with a mechanical spreader at the minimum rate as specified on the plans, roll to cover seed and water with fine spray. Wet soil at a rate of approximately 120 gallons per 1,000 square feet. River water, where available and allowed by federal, state and local authorities, is suitable for irrigation.
Method of seeding may be varied at discretion of Contractor on his own responsibility to establish a smooth, uniformly grassed area.

1.4.4 TREES AND SHRUBS

1.4.4.1 SEQUENCING AND SCHEDULING

Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.

Planting seasons shall be as follows:

Deciduous Trees: Primary Planting Time March 15th to June 30th, and Secondary Planting Time September 1st to December 1st, unless noted otherwise on drawings.

Shrubs: Primary Planting Time March 15th to June 30th, and Secondary Planting Time September 1st to November 1st, unless noted otherwise on drawings.

If weather conditions within these seasons are not favorable to plant health and establishment at the time of planting (e.g. drought), planting shall be delayed until favorable conditions resume or further actions shall be taken to ensure healthy establishment (e.g. irrigation). It is the responsibility of the contractor to ensure survivability during the warranty period.

1.4.4.2 SITE PREPARATION

Planting Pits and Trenches: Excavate circular planting pits with sides sloping inward at a 45-degree angle. Excavations with vertical sides are not acceptable. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.
Excavate approximately two times as wide as ball diameter for shrubs and three times as wide for trees.
Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball.

1.4.4.3 PLANTING

Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1.
Remove stem girdling, broken or kinked roots. Remove injured roots by cutting cleanly; do not break.
Set stock plumb and in center of planting pit or trench with root flare 1-2 inches above adjacent finish grades. To prevent settling of the root ball, root ball should be placed on undisturbed soil only.
Use planting soil as specified in 1.4.2 for backfill.
Balled and Burlapped: After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides. Where practical remove burlap, rope and wire baskets from under root balls. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
Container-Grown: Carefully remove root ball from container without damaging root ball or plant.
Fabric Bag-Grown Stock: Carefully remove root ball from fabric bag without damaging root ball or plant. Do not use planting stock if root ball is cracked or broken before or during planting operation.
Loosen pot-bound roots and remove or cut any circling and girdling roots.
Do not place root ball directly on any underdrain structures. If root ball is larger than soil depth, adjust root ball such that it is adjacent to but not resting on any underdrain structures.
Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
Continue backfilling process. Water again after placing and tamping final layer of soil.
2-3 inches of mulch material (per 1.2.3) to be placed uniformly on top of soil after plant material is installed.

See details on plans for plant installation.

When planting on slopes, set the plant so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.
Water all trees and shrubs deeply and thoroughly upon installation and as described in section 1.7.3 to maintain health during the first year of establishment.

Stake tree in southwesterly direction. Ties should be loose fitting and allow for natural sway. Remove after one year.
Minimize pruning to dead or broken branches.

Place 4" perforated corrugated plastic pipe (CPP) around tree for protection from deer. Cut length to height of tree from root flare to first branch and slice lengthwise. (Not necessary in urban areas) Contractor shall be responsible for replacement of any plant material damaged by wildlife if protective CPP is not installed.

1.5 QUALITY OF WORKMANSHIP

1.5.1 PERMANENT TURF GRASS SOD/SEED

All workmanship and finishes shall be first class in all respects, and in accordance with the best practice. The drawings and specifications describe the scope of work but do not show or describe all work or material that may be required for full performance and completion of the contract documents. On the basis of the scope shown herein, Contractor shall furnish and install all parts required for the proper execution and completion of the work. Any item included will require the Contractor to furnish and install all parts needed for a complete installation.

1.5.2 TREES & SHRUBS

All workmanship and finishes shall be first class in all respects, and in accordance with the best practice. The drawings and specifications describe the scope of work but do not show or describe all work or material that may be required for full performance and completion of the contract documents. On the basis of the scope shown herein, Contractor shall furnish and install all parts required for the proper execution and completion of the work. Any item included will require the Contractor to furnish and install all parts needed for a complete installation.

1.5.3 LIVE NATIVE HERBACEOUS PLANTS

All workmanship and finishes shall be first class in all respects, and in accordance with the best practice. The drawings and specifications describe the scope of work but do not show or describe all work or material that may be required for full performance and completion of the contract documents. On the basis of the scope shown herein, Contractor shall furnish and install all parts required for the proper execution and completion of the work. Any item included will require the Contractor to furnish and install all parts needed for a complete installation.

Installer Qualifications: The submitting bidders shall be, and have been, actively and directly engaged in plug installation for a period of two (2) or more years. Provide proof of five (5) or more successful plug installations.

Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on project site when planting is in progress.

Qualified bidders shall possess specialized equipment for working in and around water, including but not limited to a small boat, hip waders, or floatation life preservers to be worn while working in water.

Certification of Plugs: Require vendor to provide certification of each species and state both botanical and common name.

1.6 GUARANTEE AND WARRANTY

1.6.1 PERMANENT TURF GRASS SOD

All work in this Section shall be guaranteed against any and all defects in workmanship and materials appearing within a period of one (1) year after final completion of all site work and acceptance of the work by the Owner. Contractor shall replace, without additional expense to the Owner, any materials and workmanship that show defects within said period, with finished and new materials.

Evaluate establishment of permanent turf grass sod for percent survivability thirty days prior to the end of the first complete growing season and prior to the release of any maintenance or guarantee obligations.
Success Criteria: Survivability must be 95% or greater. Dead material in excess of 5% of all sodded areas shall be replaced by the Contractor prior to the end of the warranty period without additional expense to the Owner.

1.6.3 TREES & SHRUBS

All work in this Section shall be guaranteed against any and all defects in workmanship and materials appearing within a period of one (1) year after final completion of all installation work and acceptance of the work by the Owner. Contractor shall replace, without additional expense to the Owner, any materials and workmanship that show defects within said period, with finished and new materials.

1.7 MAINTENANCE REQUIREMENTS

1.7.1 PERMANENT TURF GRASS SOD

Initial Maintenance Service: Provide maintenance by skilled employees of landscape Installer. Maintain as required in below.

Begin maintenance of lawns immediately after sod is installed in each area iand continue until acceptable lawn is established, but not less than 60 days after date of Substantial Completion.
If full maintenance period has not elapsed before the end of planting season, or if lawn is not fully established, continue maintenance during the next planting season.

Maintenance includes watering, fertilizing, weeding, mowing, trimming, replanting, and other operations to provide a uniform, weed free, smooth lawn.
Watering
Week 1: In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of at least four (4) inches.
Week 2 and beyond: Water turf grass sod as required to maintain adequate moisture in the upper four (4) inches of soil. Avoid application of too much water - turf grass sod should not be continually saturated.
Mowing
Turf grass sod height shall be maintained between two (2) and six (6) inches or as specified by the Owner. Not more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings.

1.7.3 TREES & SHRUBS

Initial Maintenance Service: Provide maintenance by skilled employees of landscape Installer. Maintain as required in below. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established but for not less than maintenance period below.

Maintenance Period for Trees and Shrubs: one year

Maintain plantings by pruning, watering, weeding, mulching, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.

Prune trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and prune to retain natural character.

Irrigate the plants as necessary to maintain rootball moisture throughout the first growing season. Surrounding soil moisture is not a suitable substitute for rootball moisture evaluation. Use of river water, where available and allowed by federal, state and local authorities, is acceptable for irrigation purposes.

Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence or where moved by stormwater flows from large rainfall events.

Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use practices to minimize the use of pesticides and reduce hazards.

Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.

After the first growing season, evaluate the health and structure of the plant and provide structural pruning only as necessary.

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

EIG14T Development Inc.
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

REVISIONS

NO.	DATE	DESCRIPTION
1	02-23-26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

V3 COMPANIES
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Woodridge, IL 60617
630 724 9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

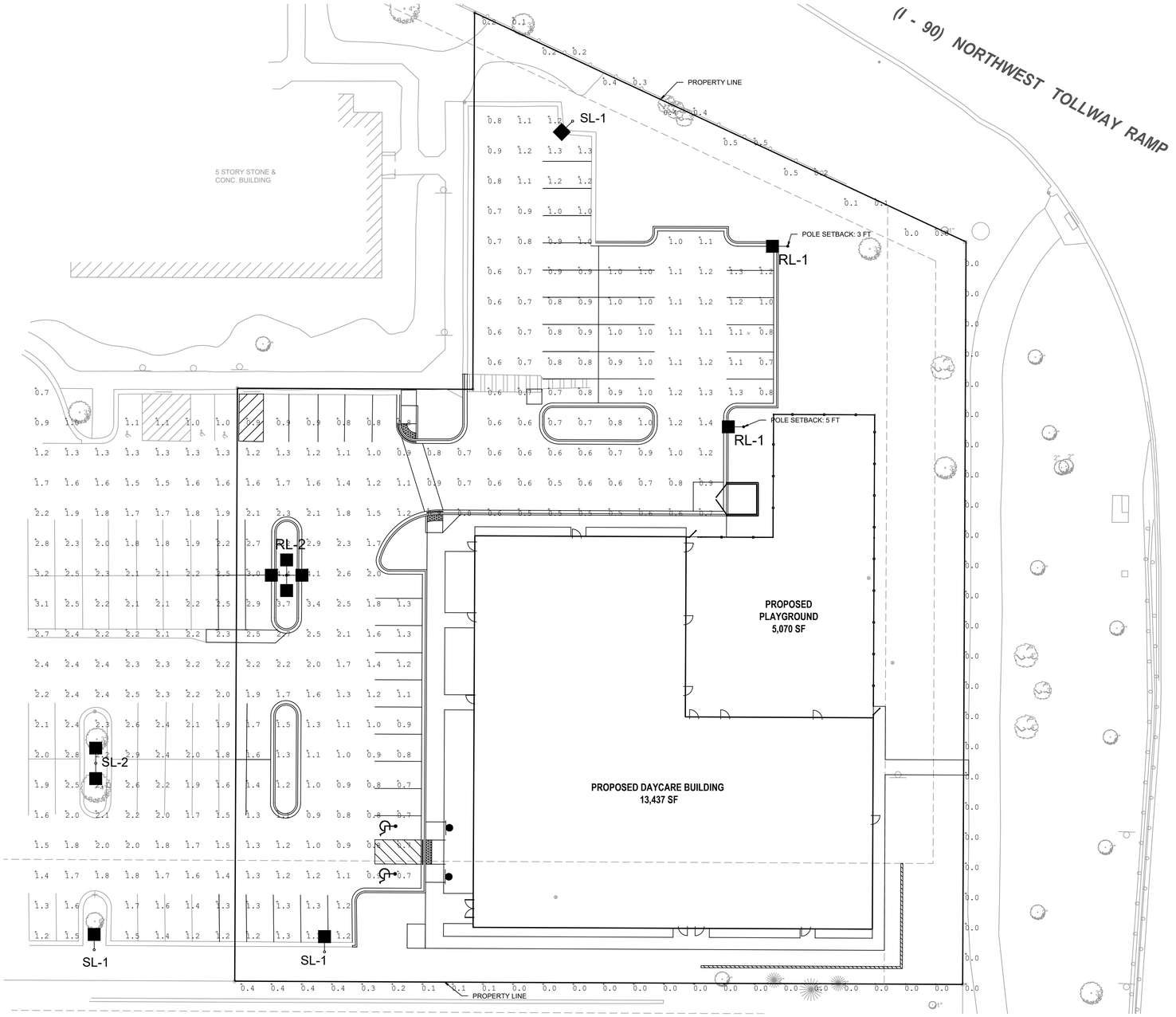
DATE:
PM: SK
DESIGNED BY: SK
DRAWN BY: KAT
PROJECT NO.: 250352
SCALE/NORTH:

TITLE:

LANDSCAPE SPECIFICATIONS

DRAWING NO.

L3.0



SITE LIGHTING FIXTURE SCHEDULE									
SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	DEG	ARM LENGTH	CATALOG NO. & NOTES
SL-1	REPLACE EXISTING FIXTURE AND POLE TO REMAIN. LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE 1, 51W (6508 LUMENS), FORWARD THROW MEDIUM WITH HOUSESHIELD	3	0.90	4000K	25'-0" POLE ON EXISTING CONCRETE FOUNDATION, 25'-4" MOUNTING HEIGHT	1 FIXTURE	0	0	DSX1-LED-P1-40K-70CRI-TFTM-HS-MVOLT.IES
SL-2	REPLACE EXISTING FIXTURE AND POLE TO REMAIN. LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE 1, 51W (6508 LUMENS), FORWARD THROW MEDIUM WITH HOUSESHIELD	1	0.90	4000K	25'-0" POLE ON EXISTING CONCRETE FOUNDATION, 25'-4" MOUNTING HEIGHT	2 FIXTURE @ 180 DEG.	0	0	DSX1-LED-P1-40K-70CRI-TFTM-HS-MVOLT.IES
RL-1	REPLACE EXISTING FIXTURE AND POLE TO BE RELOCATED. LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE 1, 51W (6508 LUMENS), FORWARD THROW MEDIUM WITH HOUSESHIELD	2	0.90	4000K	25'-0" POLE ON CONCRETE FOUNDATION MAX 4" ABOVE GRADE, 25'-4" MOUNTING HEIGHT	1 FIXTURE	0	0	DSX1-LED-P1-40K-70CRI-TFTM-HS-MVOLT.IES
RL-2	REPLACE EXISTING FIXTURE AND POLE TO BE RELOCATED. LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE 1, 51W (6508 LUMENS), FORWARD THROW MEDIUM WITH HOUSESHIELD	1	0.90	4000K	25'-0" POLE ON CONCRETE FOUNDATION MAX 4" ABOVE GRADE, 25'-4" MOUNTING HEIGHT	2 FIXTURE @ 180 DEG.	0	0	DSX1-LED-P1-40K-70CRI-TFTM-HS-MVOLT.IES

NOTES:

1. THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
2. PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF PAVEMENT AREAS IDENTIFIED ON THIS PLAN.
3. ILLUMINANCE CALCULATIONS PRESENTED IN THE PHOTOMETRIC PLAN ARE CONDUCTED AT GROUND LEVEL.
4. FIXTURE IS POLE MOUNTED PER MANUFACTURER REQUIREMENTS.

CALCULATED LIGHTING LEVELS (FOOT CANDLES)					
	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PROPOSED LAYOUT PLAN	1.46	4.4	0.5	2.92	8.80



D-Series Size 1
LED Area Luminaire

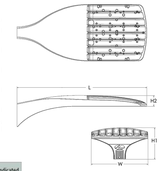
d^n series

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]		MVOLT (120V-277V)[2,3] HVOLT (347V-480V)[3,4] XVOLT (277V - 480V)[3,4] 120[5,6] 208[5,6] 240[5,6] 277[5,6] 347[5,6] 480[5,6]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[8] RPA5 Round pole mounting #5 drilling[8] SPANR Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[11,12,26,27] PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[11,26,27] PER NEMA twist-lock receptacle only (controls ordered separately)[26] PERS Five-pin receptacle only (controls ordered separately)[26,27]	PSIR7 Seven-pin receptacle only (controls ordered separately)[26,27] FAO Field adjustable output[25,27] BL30 Bi-level switched dimming, 30%[26,27] BL50 Bi-level switched dimming, 50%[26,27] DMG 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[27] DS Dual switching[18,26,27]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[28] DF Double fuse (208, 240, 480V)[28] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLBD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHXD Textured white

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DSX1-LED
Rev. 08/28/25
Page 1 of 10

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

EIG14T Development Inc.
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

V3 COMPANIES
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Woodridge, IL 60617
630 724 9200 phone
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SEALS:

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DATE: | PM: MJR
DESIGNED BY: AM | DRAWN BY: AM
PROJECT NO.: 250352

SCALE/NORTH:

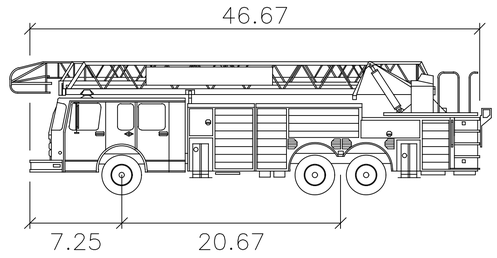
20 10 0 20
1" = 20'

TITLE:

PHOTOMETRIC PLAN

DRAWING NO.

P1.0



Fire Truck

	feet
Width	: 8.00
Track	: 7.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

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EIG14T Development Inc.
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ORIGINAL ISSUE DATE: 022326

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630 724 9200 phone
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SEALS:

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DATE:	PM: SK
DESIGNED BY: SK	DRAWN BY: KS
PROJECT NO.: 250352	

SCALE/NORTH:

20 10 0 20
1" = 20'

TITLE:

FIRE TRUCK EXHIBIT

DRAWING NO.

EX 1



Floor Plan

1/8" = 1'-0"

Building Program

NAME	1 AGES	SF PER CHILD	IL STATE RATIO	IL MAX. GROUP SIZE	PROP. ROOM CAPCACITY	STAFF REQUIRED	REQUIRED AREA S.F.
INFANT	6 Wks - 15 Months	55 SF	1:4	12	12	3	660 SF
INFANT	6 Wks - 15 Months	55 SF	1:4	12	12	3	660 SF
INFANT	6 Wks - 15 Months	55 SF	1:4	12	12	3	660 SF
TODDLER	16 - 23 Months	35 SF	1:5	15	15	3	525 SF
TODDLER	16 - 23 Months	35 SF	1:5	15	15	3	525 SF
TODDLER	16 - 23 Months	35 SF	1:5	15	15	3	525 SF
EARLY PRESCHOOL	2 YEARS	35 SF	1:8	16	16	2	560 SF
EARLY PRESCHOOL	31 - 36 Months	35 SF	1:8	16	16	2	560 SF
PRE-SCHOOL / PRE-K	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
PRE-SCHOOL / PRE-K	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
PRE-SCHOOL / PRE-K	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
					173	28	6,775 SF

NOTE: 97 CHILDREN 2-1/2 YEARS OR LESS OF AGE

PRELIMINARY NOT FOR CONSTRUCTION

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

814 Services, LLC
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

Project:

N Family School

Schaumburg, IL

Issued	Description	By
10.02.2025	Exterior Elevations	
11.14.25	Sign Revision	
1 2.20.26	City Prelim Comments	

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

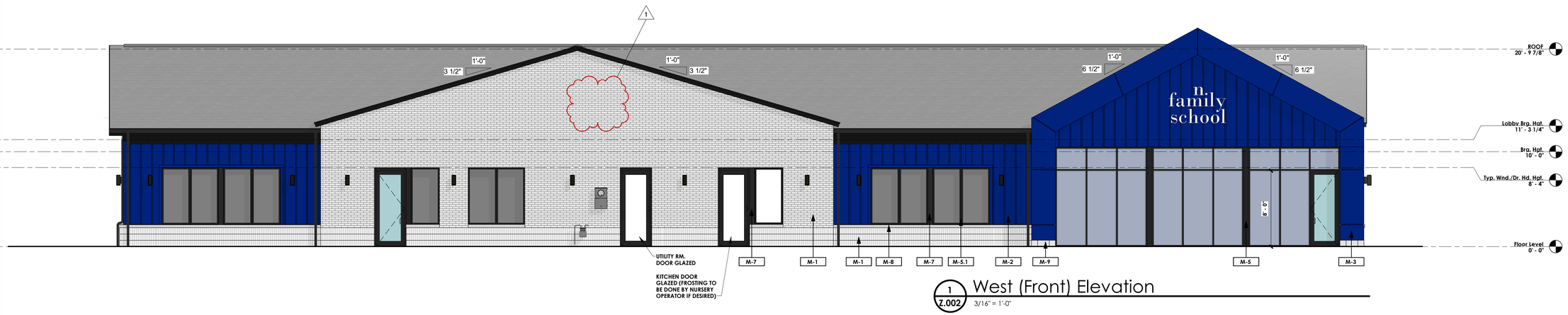
N

Sheet Title:
Floor Plan

Project Number:
25-132

Sheet Number:
A.000

NOTE:
SIGNAGE SHOWN FOR REFEERENCE ONLY. SIGNAGE DESIGN BY OTHERS & TO BE APPROVED UNDER A SEPARATE PERMIT.



1 / Z.002 West (Front) Elevation
3/16" = 1'-0"

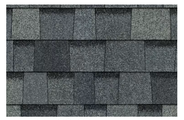


2 / A.000 South (Side) Elevation
3/16" = 1'-0"



Masonry Brick Veneer **"M-1"**
Make: ACME Brick or Eq.
Size: King
Finish: Wirecut
Color: White Bluff

Note: Brick below sill to be stacked bond solidercourse.



MATERIAL/COLOR

Asphalt Shingles **"M-4"**
Make: Owens Corning or Eq.
System: TruDefinition Duration Shingles
Finish: Asphalt
Color: Estate Gray



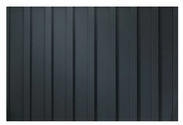
Metal Flashings **"M-7"**
Make: Pac-Clad or Eq.
Finish: Smooth Pre-finish
Color: **Black** (Match Storefront frame)
Locations: Gutters/Downspouts, Copings, Column/Pier Wraps, Misc. Flashings



Fiber Cement Siding (Lap Siding) **"M-10"**
Make: James Hardie
System: Hardie Lap Sising
Orientation: Horizontal
Finish: Primed Pre-Finished Smooth Grain
Color: White



COLOR



MATERIAL

Fiber Cement Siding (Board & Batten) **"M-2"**
Make: James Hardie
System: Hardie Trim Batten Boards
Orientation: Vertical
Batten Spacing: 14" O.C.
Finish: Primed Pre-Finished Smooth Grain
Color: Steel Blue (RAL 5011)



COLOR



MATERIAL

Storefront Framing **"M-5"**
Make: Kawneer or Eq.
System: Trifab 451UT Framing System
Size: 4-1/2 deep w/2" sightline
Finish: Pre-finished Aluminum (Permafluor)
Color: Anodized Black

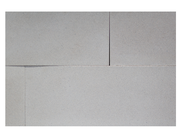


COLOR



MATERIAL

Window Framing **"M-5.1"**
Make: Pella
System: 250 Series
Type: Fixed
Material: Pre-finished Vinyl
Color: Black



Window Sills **"M-8"**
Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural White



Decorative Wall Sconce
Make: Luminis
Model:Syrios Pro (SYP400)
Mounting Style: Wall
Mounting Hgt: 7'-0" A.F.F
Finish: Jet Black
Optional Up/Down or Down Only



COLOR



MATERIAL

Fiber Cement Siding (Panel Reveal System) **"M-3"**
Make: James Hardie
System: Hardie Architectural Panel
Finish: Primed Pre-Finished Smooth Grain
Color: Steel Blue (RAL 5011)



Trim Boards **"M-6"**
Make: Exterior Grade Wood Trim Boards
Finish: Smooth - Painted
Size: Varies by location
Color: **Black** (Match Storefront frame)
Locations: @ Fasica, Frieze, Rake Boards



COLOR



MATERIAL

Exposed Grade Block **"M-9"**
Make: Grand Blac Cement Products or Eq.
Finish: Natural - Primed to be Painted
Color: Painted - Steel Blue (RAL 5011)



Site Wall Sconce
Make: LSI
Selection: Miranda Small Silicone
Mounting Hgt: ?
Location: See photometric plan
Finish: Pre-fin. Aluminum
Color: ?

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2.20.26	City Prelim Comments	

Seal:

Note:
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North Arrow:

Sheet Title:
Exterior Elevations

Project Number:
25-132

Sheet Number:
A.200.1



2 A.000 East (Rear) Elevation

3/16" = 1'-0"



1 A.000 North (Side) Elevation

3/16" = 1'-0"



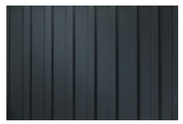
Masonry Brick Veneer "M-1"

Make: ACME Brick or Eq.
Size: King
Finish: Wirecut
Color: White Bluff

Note: Brick below sill to be stacked bond solidercourse.



COLOR



MATERIAL

Fiber Cement Siding (Board & Batten) "M-2"

Make: James Hardie
System: Hardie Trim Batten Boards
Orientation: Vertical
Batten Spacing: 14" O.C.
Finish: Primed Pre-Finished Smooth Grain
Color: Steel Blue (RAL 5011)



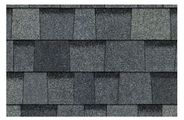
COLOR



MATERIAL

Fiber Cement Siding (Panel Reveal System) "M-3"

Make: James Hardie
System: Hardie Architectural Panel
Finish: Primed Pre-Finished Smooth Grain
Color: Steel Blue (RAL 5011)



MATERIAL/COLOR

Asphalt Shingles "M-4"

Make: Owens Corning or Eq.
System: TruDefinition Duration Shingles
Finish: Asphalt
Color: Estate Gray



COLOR



MATERIAL

Storefront Framing "M-5"

Make: Kawneer or Eq.
System: Trifab 451UT Framing System
Size: 4-1/2 deep w/2" sightline
Finish: Pre-finished Aluminum (Permafluor)
Color: Anodized Black



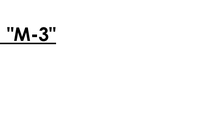
COLOR



MATERIAL

Window Framing "M-5.1"

Make: Pella
System: 250 Series
Type: Fixed
Material: Pre-finished Vinyl
Color: Black



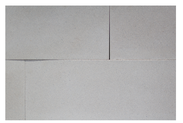
Trim Boards "M-6"

Make: Exterior Grade Wood Trim Boards
Finish: Smooth - Painted
Size: Varies by location
Color: **Black** (Match Storefront frame)
Locations: @ Fasica, Frieze, Rake Boards



Metal Flashings "M-7"

Make: Pac-Clad or Eq.
Finish: Smooth Pre-finish
Color: **Black** (Match Storefront frame)
Locations: Gutters/Downspouts, Copings, Column/Pier Wraps, Misc. Flashings



Window Sills "M-8"

Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural White

COLOR



MATERIAL

Exposed Grade Block "M-9"

Make: Grand Blac Cement Products or Eq.
Finish: Natural - Primed to be Painted
Color: Painted - Steel Blue (RAL 5011)



Fiber Cement Siding (Lap Siding) "M-10"

Make: James Hardie
System: Hardie Lap Sising
Orientation: Horizontal
Finish: Primed Pre-Finished Smooth Grain
Color: White



Decorative Wall Sconce

Make: Luminis
Model:Syrios Pro (SYP400)
Mounting Style: Wall
Mounting Hgt: 7'-0" A.F.F
Finish: Jet Black
Optional Up/Down or Down Only



Site Wall Sconce

Make: LSI
Selection: Miranda Small Silicone
Mounting Hgt: ?
Location: See photometric plan
Finish: Pre-fin. Aluminum
Color: ?

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Seal:

Note:

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North Arrow:

Sheet Title:

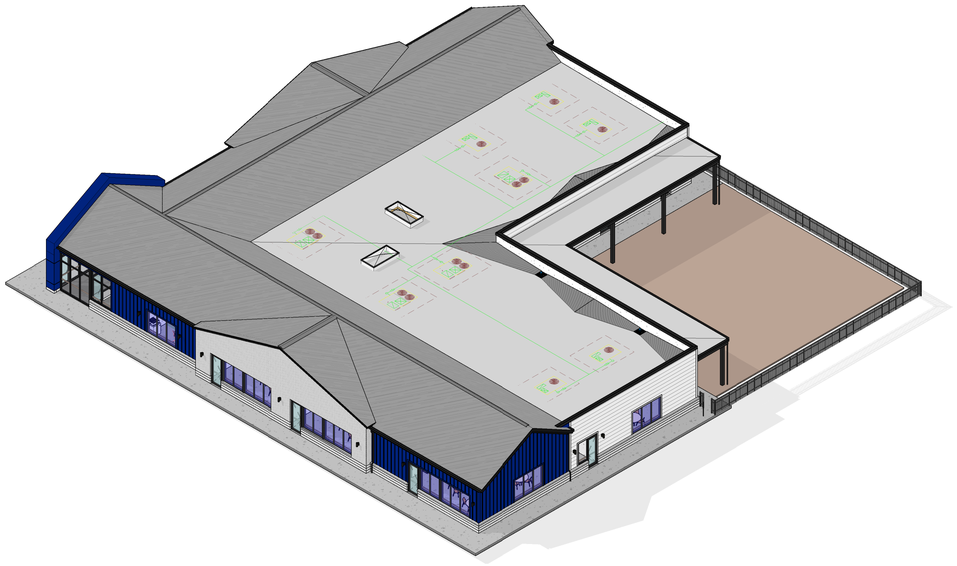
Exterior Elevations

Project Number:

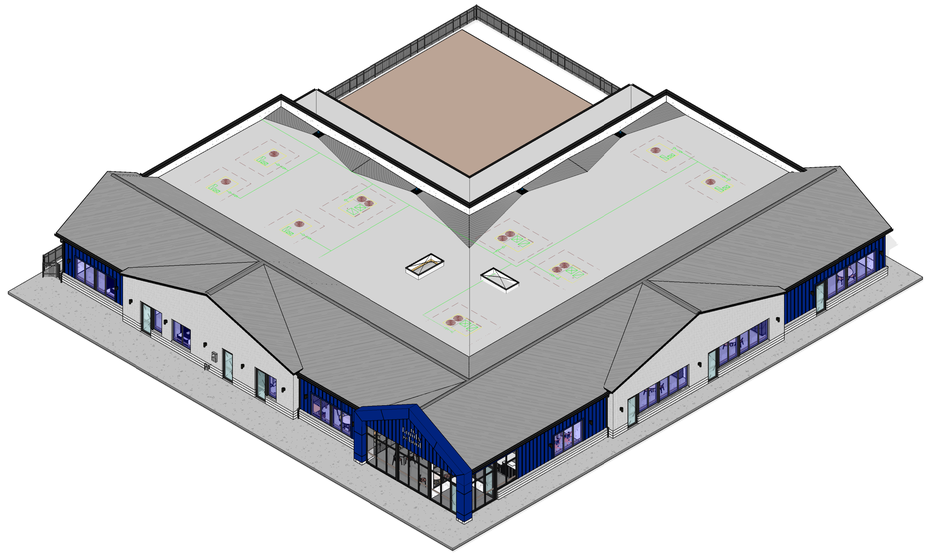
25-132

Sheet Number:

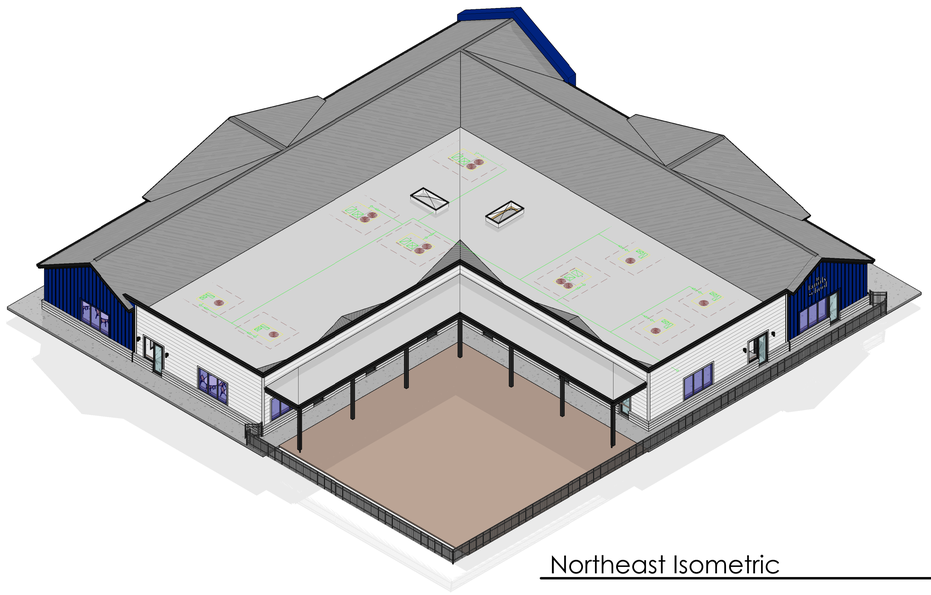
A.200.2



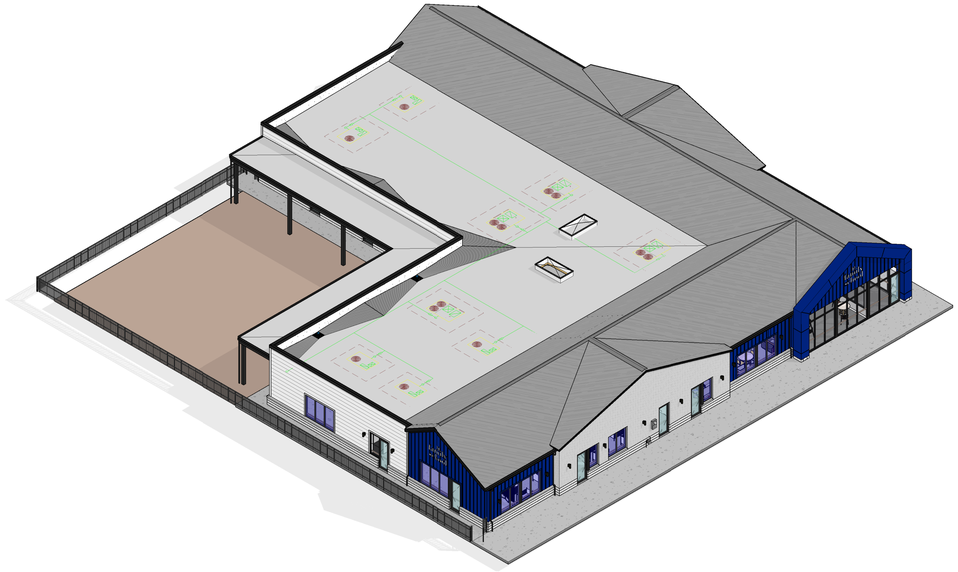
Northwest Isometric



Southwest Isometric



Northeast Isometric



Southeast Isometric

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PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
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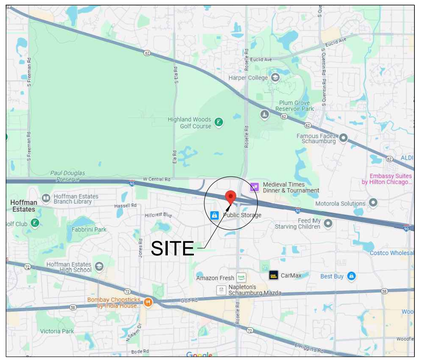
North Arrow:

Sheet Title:
3D Views

Project Number:
25-132

Sheet Number:
G.041

PLAT OF VACATION
FOR
1998 N ROSELLE ROAD
SCHAUMBURG, IL



VICINITY MAP
NOT TO SCALE

PIN: 07-10-101-041

LEGEND

	SECTION CORNER	⊠	FOUND DISK IN CONCRETE
		⊕ FBD	FOUND BRASS DISC
	QUARTER SECTION CORNER	⊠	FOUND ROW MARKER
		○ FIR	FOUND IRON ROD
	PROPERTY LINE	○ FRS	FOUND RAILROAD SPIKE
	EXISTING RIGHT-OF-WAY LINE	○ FPK	FOUND PK NAIL
	PROPOSED RIGHT-OF-WAY LINE	○ FMG	FOUND MAG NAIL
	EXISTING LOT LINE	+ FCC	FOUND CUT CROSS
	PROPOSED LOT LINE	○ FIP	FOUND IRON PIPE
	EX. & PRO. CENTERLINE	○ FIB	FOUND IRON BAR
	EXISTING EASEMENT LINE	⁂ TP	SET TRAVERSE POINT
	PROPOSED EASEMENT LINE	● SPK	SET PK NAIL
	EX. & PRO. BUILDING SETBACK LINE	● SMG	SET MAG NAIL
	SECTION LINE	● SIP	SET IRON PIPE
		⊕ SBM	SET CONCRETE MONUMENT WITH BRASS DISC
	CONCRETE	⊕ SCM	SET CONCRETE MONUMENT WITH IRON PIPE

ABBREVIATIONS

N	NORTH	PC	POINT OF CURVATURE
S	SOUTH	PCC	POINT OF COMPOUND CURVATURE
E	EAST	PRC	POINT OF REVERSE CURVATURE
W	WEST	PT	POINT OF TANGENCY
CB	CHORD BEARING	(REC)	RECORD DATUM
A	ARC LENGTH	(MEAS)	MEASURED DATUM
R	RADIUS	[CALC]	CALCULATED DATUM
U.E.	UTILITY EASEMENT	<DEED>	INFORMATION TAKEN FROM DEED
P.U.E.	PUBLIC UTILITY EASEMENT	ETBE	EXCEPTION TO BLANKET EASEMENT
D.E.	DRAINAGE EASEMENT	M.U.E.	MUNICIPAL UTILITY EASEMENT
EX.	EXISTING	I.E.	INGRESS & EGRESS EASEMENT
PRO.	PROPOSED		

LEGAL DESCRIPTION

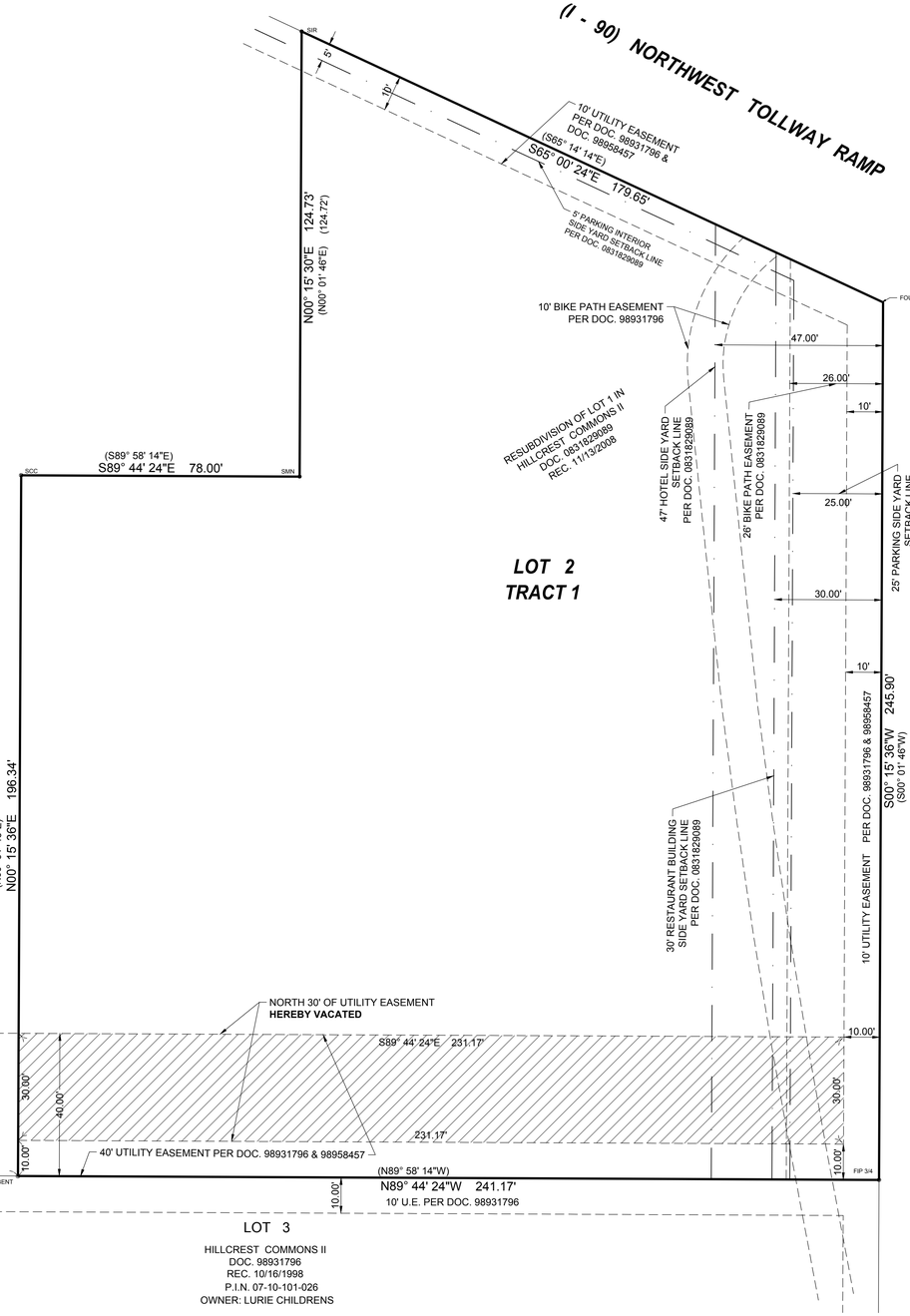
TRACT I:
LOT TWO (2) IN FINAL PLAT OF RE-SUBDIVISION OF LOT ONE(1) IN HILLCREST COMMONS II, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 3 AND PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 2008 AS DOCUMENT NO. 0831829089; SITUATED IN THE TOWNSHIP OF SCHAUMBURG, COUNTY OF COOK AND STATE OF ILLINOIS.

TRACT II:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF A SUBDIVISIONS RECORDED OCTOBER 16, 1998 AS DOCUMENT NO. 98931796 AND AS SET FORTH IN SECTION 9.01A OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RECIPROCAL RIGHTS AND EASEMENTS RECORDED OCTOBER 26, 1998 AS DOCUMENT NO. 98958457; THE INSURED EASEMENT IS THAT PART WHICH IS SHOWN ON THE AFORESAID PLAT OF SUBDIVISION AS BEING OVER THE SOUTHEASTERLY 40 FEET OF LOT TWO(2) IN HILLCREST COMMONS II, AFORESAID, EXCEPT THAT PART DEDICATED FOR McLIN BOULEVARD, RECORDED AS DOCUMENT NO. 0913332095; SITUATED IN THE TOWNSHIP OF SCHAUMBURG, COUNTY OF COOK AND STATE OF ILLINOIS.

TRACT III:
EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS, OVER AND ACROSS THE SOUTH 40 FEET OF LOT ONE(1) IN AFORESAID SUBDIVISION AS CREATED IN THE FINAL PLAT OF RE-SUBDIVISION OF LOT ONE(1) IN HILLCREST COMMONS II, RECORDED NOVEMBER 13, 2008 AS DOCUMENT NO. 0831829089; SITUATED IN THE TOWNSHIP OF SCHAUMBURG, COUNTY OF COOK AND STATE OF ILLINOIS.

LOT 1
RESUBDIVISION OF LOT 1 IN HILLCREST COMMONS II
DOC. 0831829089
REC. 11/13/2008

P.I.N. 07-10-101-040
OWNER: SCHAUMBURG LODGING LLC



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42-03-45.47424 N
LONGITUDE: 88-04-48.41302 W
ELLIPSOIDAL HEIGHT: 655.81 SFT
GROUND SCALE FACTOR: 1.0000509494
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

20' 0 10' 20' 40' 80'
1" = 20'

EASEMENT VACATION APPROVED AND ACCEPTED

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AT&T, ILLINOIS BELL TELEPHONE COMPANY

BY:_____ DATE:_____

TITLE:_____

VILLAGE OF SCHAUMBURG

BY:_____ DATE:_____

TITLE:_____

COMCAST

BY:_____ DATE:_____

TITLE:_____

NICOR

BY:_____ DATE:_____

TITLE:_____

_____

BY:_____ DATE:_____

TITLE:_____

_____

BY:_____ DATE:_____

TITLE:_____

_____

BY:_____ DATE:_____

TITLE:_____

ROSELLE ROAD
110' R.O.W. HERETOFORE DEDICATED

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON

THE _____ DAY OF _____, A.D., 20_____ AT _____ O'CLOCK __M. AS

DOCUMENT NUMBER_____

_____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF DECEMBER, A.D., 2025.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com

PROFESSIONAL LAND SURVEYOR
EDWARD J. MURRAY
4037
WOODRIDGE, ILLINOIS
STATE OF ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
814 DEVELOPMENT
1695 TWELVE MILE RD., STE. 100
BERKLEY, MI 48072
708.528.8437

REVISIONS

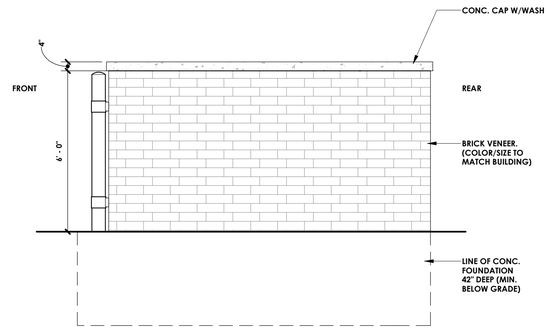
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PLAT OF VACATION
1998 N ROSELLE ROAD - SCHAUMBURG, IL

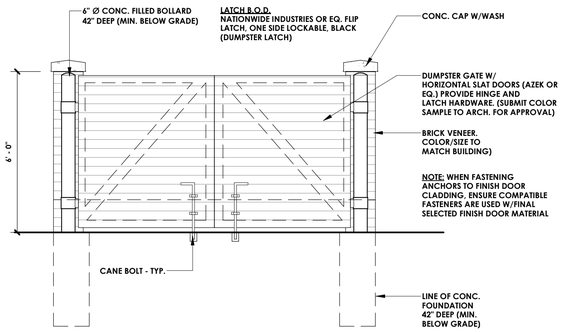
Project No: 250352
Group No: VP10.1

DRAFTING COMPLETED:	12/11/2025	DRAWN BY:	ADS	PROJECT MANAGER:	SAK
FIELD WORK COMPLETED:	N/A	CHECKED BY:	EJM	SCALE:	1" = ABOVE

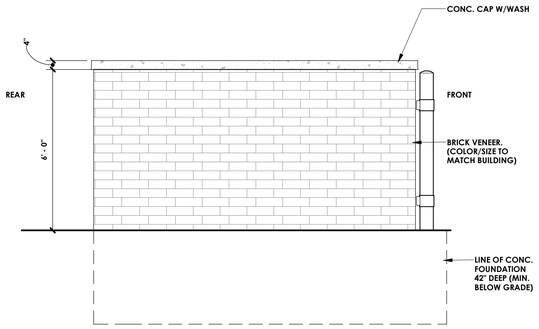
SHEET NO.
1 of 1



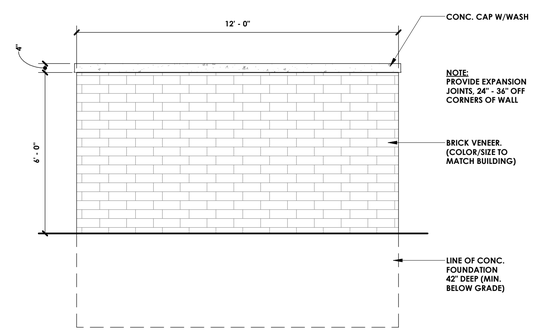
1 Dumpster Side Elevation
3/8" = 1'-0"



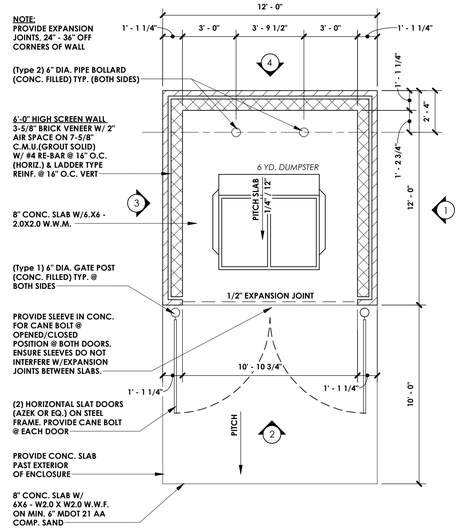
2 Dumpster Front Elevation
3/8" = 1'-0"



3 Dumpster Side Elevation 2
3/8" = 1'-0"



4 Dumpster Rear Elevation
3/8" = 1'-0"



Dumpster Enclosure Plan
1/4" = 1'-0"

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Project:
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Schaumburg, IL

Issued	Description	By

Seal:

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North Arrow:

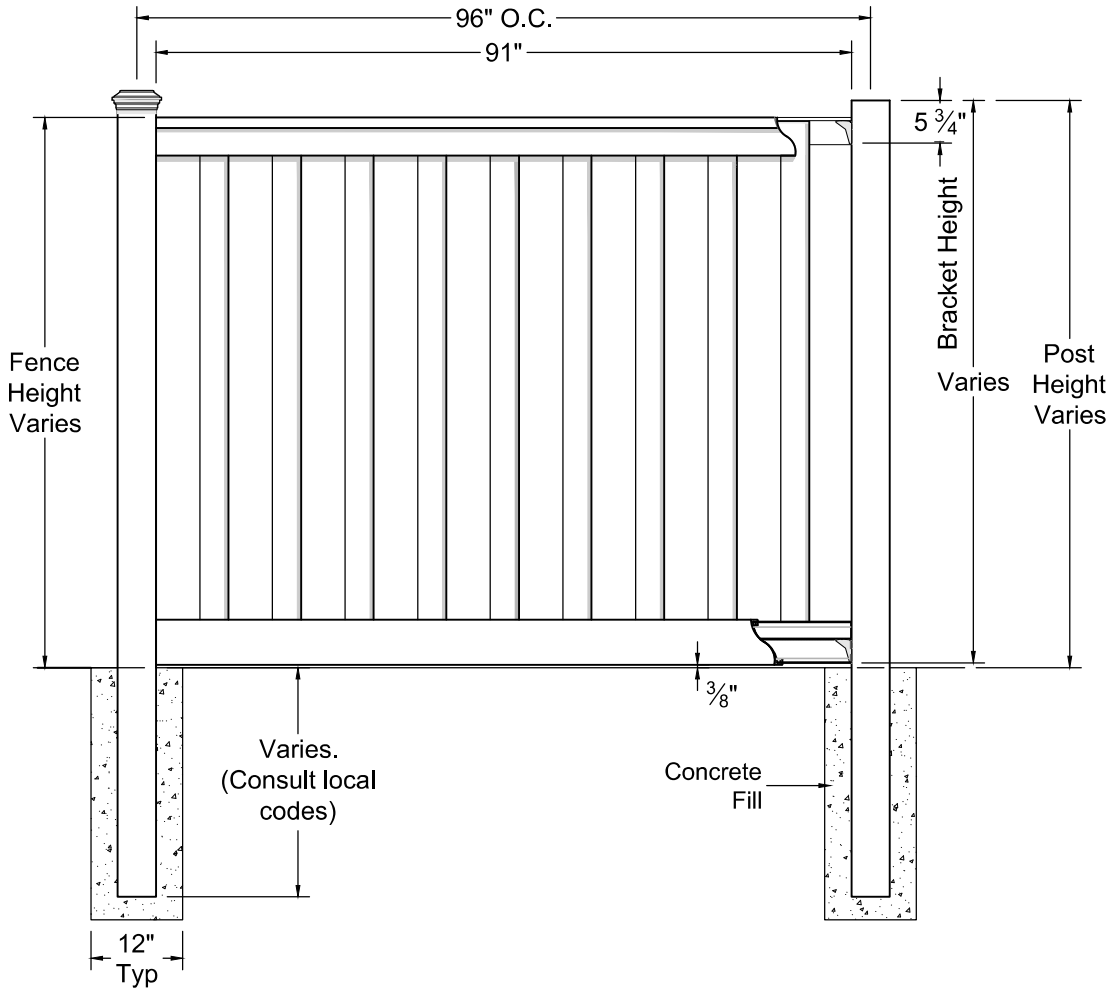
Sheet Title:
Trash Enclosure Details

Project Number:
25-132

Sheet Number:
AS.101

Trex® Seclusions®
COMPOSITE FENCE SYSTEMS

PROFILE VIEW



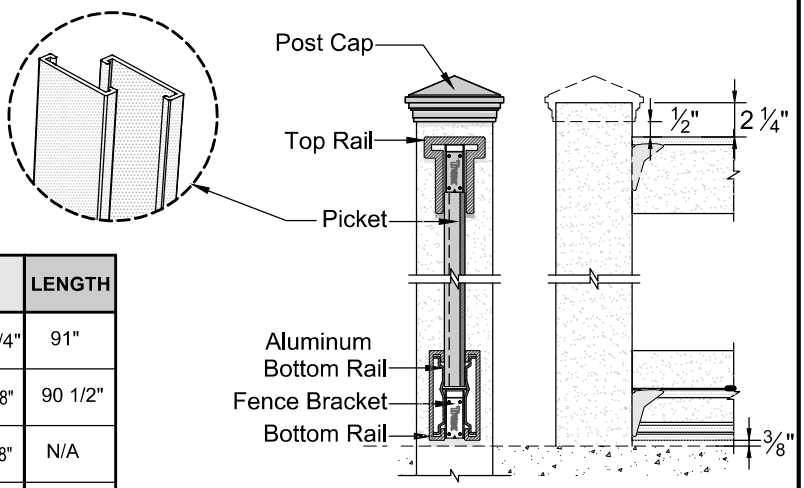
NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. REFER TO TrexFencingFDS.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION
3. DRAWING NOT TO SCALE.

COMPONENT		LENGTH
Post Cap	Pyramid Flat Crown	N/A
Post	5" x 5"	Varies
Top Rail	4" x 5"	91"
Picket	1" x 5 3/4"	Varies

COMPONENT		LENGTH
Bottom Rail / Picket	1" x 5 3/4"	91"
Aluminum Bottom Rail	2 3/4" x 5 1/8"	90 1/2"
Fence Bracket	1 1/4" x 3 1/8"	N/A
Ext. Wood Screw	#7	1 5/8"

Component lengths may vary



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Record No: DEVR-25-74

Development Review Application

Status: Active

Submitted On: 12/17/2025

Primary Location

1996 N ROSELLE RD
Schaumburg, IL 60194

Owner

UNKNOWN
129 REPUBLIC AVE SAN JOSE, CA 95116

Applicant

Meaghan O'Connor
[redacted]
213 Institute Place, Suite 705
Chicago, IL 60610

Pre-Application Contact

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

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Parth Joshi

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Under Contract to purchase

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name*

CS Hotels, LLC

Property Owner Street Address*

15 W721 82nd St.

Property Owner City*

Burr Ridge

Property Owner State*

IL

Property Owner Zip Code*

60527

Property Owner Phone Number*

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?*

Commercial

PIN Number*

07-10-101-041-0000

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

☑

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*

Proposed childcare facility with ~5,000 sq ft playground and 48 car stall parking lot. We are requesting a special use for the childcare use and a foundation landscape varance.

Project Staff

Type

Engineer

If Other, Describe

Company Name

V3

Staff Name*

Steve Kranenborg

Staff Mailing Address*

7325 Janes Ave. Woodridge, IL 60617

Staff Phone Number*

6303109803

Staff Email*

skranenborg@v3co.com

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

Meaghan O'Connor
Dec 17, 2025

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

ROLL CALL

Members Present:	Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar
Member(s) Absent:	

A quorum was present.

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

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

Some of their constraints include the following:

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

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

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

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

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

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

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

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

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

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

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

Chairman Raimondi asked the Board for their comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

o. Include standard Village hydrant detail and engineering notes.

p. Include the following in the standard notes -
"All water main pipe 4" and larger shall be ductile iron pipe Class 52 conforming to ANSI A21.51 with cement lining unless otherwise approved by the Village Engineer. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area. All water service lines 3" and smaller shall be Type K copper, unless otherwise noted. Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A poll was taken: Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 5/12/26.

ADJOURNMENT
The meeting was adjourned at 8:34pm.

Parth Joshi

Parth Joshi, AICP, Planning Manager
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Award Bid for Village Hall Furniture Installation to Installation Specialists, Inc.
05/12/26
Village Board

Presenter: Mark Rysavy, Support Services Manager
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
6809010-7401 (25004-20-230)	$585,000	$140,387

The budget status for this request is: Under Budget

Amount Under Budget: $444,613

Executive Summary:

The Village Board has already approved several contracts for furniture purchases related to the new Village Hall construction. Those contracts are for the supply of physical furniture, not installation. Qualified bidders are required to be pre-certified by each manufacturer of furniture that has been purchased to be certain the installation is performed properly. Bidders are not required to provide union labor but are required to be prevailing wage compliant.

Staff advertised for installation services for this furniture and accepted bids on May 1, 2026. Four qualified bids were received with Installation Specialists, Inc (ISI), being the lowest qualified bidder at $140,387. ISI is an approved installer for all the furniture brands purchased by the Village and has a history of successful installations and excellent references, including two previous projects with staff in another municipality.

Furniture installation is expected to begin in September 2026 and be completed by November. Staff reserved $585,000 for installation services for furniture and demountable wall systems. This furniture installation was bid separately from the demountable wall systems because fewer contractors are pre-certified for wall system installation than for standard furniture. Separating the bids allowed for more competitive pricing for the furniture installation. The two bids combined are under budget overall.

Recommended Action:

The Village Manager recommends the Village Board award the bid for the Village Hall Furniture Installation to Installation Specialists, Inc. of Itasca, IL in an amount not to exceed $140,387.

ATTACHMENTS:

- Bid Tab
- Bid Submittal
- Furniture Look Book

Furniture Installation Bids	
Vendor	**Bid Value**
Installation Specialists, Inc	**$140,387.00**
Mid-West Moving & Storage, Inc.	$155,307.76
Apex Interior Services	$173,867.00
MID. Inc	$220,000.00

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

[INSTALLATION SPECIALISTS INC] RESPONSE DOCUMENT REPORT

IFB No. 2026-IFB-021

Furniture Installation at New Village Hall

RESPONSE DEADLINE: May 1, 2026 at 10:00 am

Report Generated: Monday, May 4, 2026

Installation specialists inc Response

CONTACT INFORMATION

Company:
Installation specialists inc

Email:
kmaschek@isi-install.com

Contact:
Ken Maschek

Address:
1310 HAMILTON PARKWAY
ITASCA, IL 60143

Phone:
(847) 514-9953

Website:
isi-install.com

Submission Date:
Apr 27, 2026 2:18 PM (Central Time)

PRICE TABLES

COMPLETE FURNITURE INSTALLATION PRICING TAB

Complete receiving, inventorying, delivery to site, distribution, installation, and cleaning associated with full furniture design

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Complete full furniture installation as described in bid documents	1	lump sum	$140,387.00	$140,387.00
TOTAL					$140,387.00



FURNITURE INSTALLATION

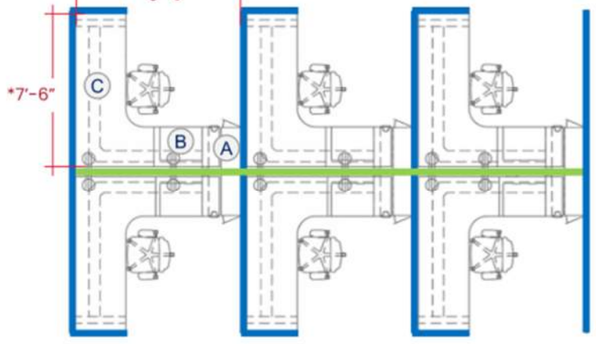
Schaumburg Village Hall

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

Typical Workstation



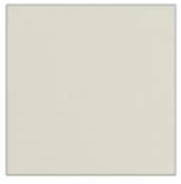


42"H laminate gallery panels with 8"H frameless glass
50"H powered panels with raceway down spine
- National code 3-circuit power with 50% controlled receptacles
- (2) triplex receptacles per person
- Knockouts for data included in raceway (telecommunication plates not included)

(A) 12"W x 24"D x 48.5"H locker with touch latch door (no pull), includes: shelf, coat rod & coat hook
(B) 24"W x 18.75"D x 21.5"H lateral file with 6"H box drawer and 12"H file drawer
(C) Extended corner height adjustable table with 29"D surface facing gallery panels and 23"D surface at returns, programmable keypad (*overall size to fit workstation typical per location)

Accessories:
- Wire management basket
- Under surface mounted power strip with (5) 120V receptacles, circuit breaker with a reset indicator light and 9' power cord




Metal Panel & Storage Trim: Beige

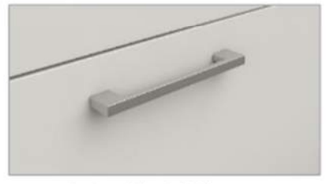

Panel Fabric: Classic Musical


Laminate Gallery Panel: Phantom Ecru


Laminate Storage Fronts: Mangalore Mango (7984-38)


Laminate Work Surface: Chalk


Frameless Glass: Satin Etch (unless noted otherwise)


Lateral File Pull: Linear (Brushed Nickel)


Lockplug: Chrome

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

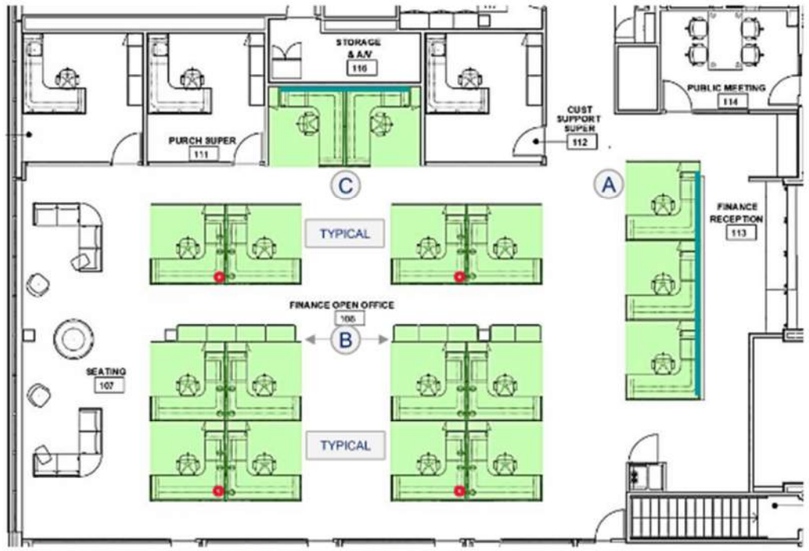
Typical Workstation

1st Floor Workstation Layout - Southwest



(A) - No panels along wall; gallery panels will be wall mounted
- 18"H wall mounted tackboards specified in place of panels
- Height adjustable table will be 22"D at return along wall to clear tackboard
- Stations will need wall outlets for power/data

Note: All towers will need to be secured to the wall





(B) - 3H metal lateral files along aisle with columns
- Laminate file enclosures
- All storage keyed separately



(C) - No panels along wall; dividing panels will be wall mounted
- Panels are non-powered; stations will need wall outlets for power/data

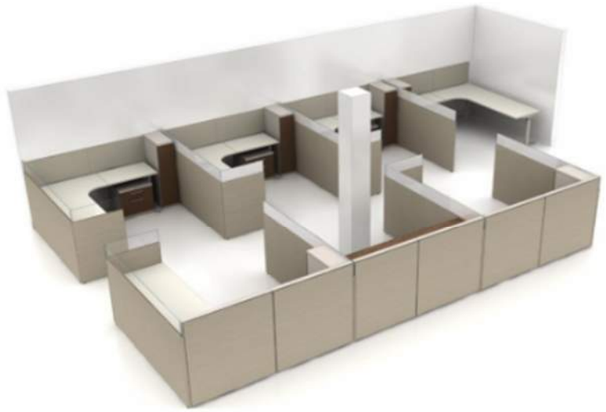
Note: All towers will need to be secured to the wall

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

Typical Workstation

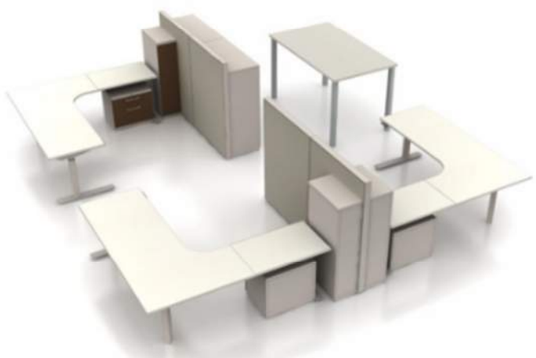
1st Floor Workstation Layout - Southeast



Ⓐ - No panels along wall; gallery panels will be wall mounted
- 18"H wall mounted tackboards specified in place of panels
- Height adjustable table will be 22"D at return along wall to clear tackboard
- File bank with laminate common top in station with column (keyed separately)
- Stations will need wall outlets for power/data
- Single sided stations by column will have laminate exterior tiles at aisle and clear frameless glass

Note: All towers not against panels will need to be secured to the wall





Ⓑ - 58"H wall mounted panel dividers with fabric tiles between stations (non-powered)
- Stations will need wall outlets for power/data
- (2) 4H/42W metal lateral files (keyed separately)
- (1) 42"D x 72"W x 42"H bar height table

Note: All towers will need to be secured to the wall



Ⓒ - All frameless glass will be clear
- 18"H wall mounted tackboards specified in place of panels
- Height adjustable table will be 22"D at return along wall to clear tackboard
- 3H metal storage bank with laminate enclosure(keyed separately)



Ⓓ - All stations without panels or tackboards
- Stations will need wall outlets for power/data
- 3H metal storage bank with laminate enclosure(keyed separately)

Note: All towers will need to be secured to the wall

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

Typical Workstation

1st Floor Workstation Layout - Northeast



Ⓐ - 6X7 stations within Haworth demountable walls
- Table surfaces are 23"D on both ends due to smaller station footprint
- Center stations will have powered panel divider; infeed connection from demountable wall inline post
- Stations against walls will use power from demountable walls
- Surface mounted privacy screens at center workstations
- Mobile B/F pedestals instead of typical fixed 24"W B/F
- (4) topfeeds will be specified for demountable walls

Note: All towers not against panels will need to be secured to the wall or ganged to each other



(2) Floor cores (1) Wall infeed (4) Topfeeds



Ⓑ - 3H metal lateral files with laminate enclosure (keyed separately)
- 4H metal 2-door cabinets (keyed separately)



Ⓒ - Typical 8X7.5 stations with laminate exterior tiles
- (1) panel will have raceway with receptacle to power Hush pod
- South station will have clear frameless glass



Ⓓ - Stations are 8X6 to fit space
- (3) stations will have mobile B/F pedestals instead of 24"W fixed B/F pedestals
- (1) station will have fixed surfaces with return surface cut to fit by column and fixed B/B/F pedestal

DEMOUNTABLE FURNITURE WALLS ARE NOT INCLUDED AS PART OF THIS INSTALLTION. INSTALL PROVIDED BY OTHERS

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

Typical Workstation

2ND Floor Workstation Layout - West



Ⓐ - No panels along wall; dividing panels will be wall mounted
- Station closet to door will have 42"H non-powered panels with transaction top and modified lower storage [Lateral file & B/B/F]
- No glass in this area
- Stations will need wall outlets for power/data

Note: All towers will need to be secured to the wall or gallery panel



Ⓒ - No panels along wall; dividing panel will be wall mounted
- Additional 2H cabinet with 30"D top
- Stations will need wall outlets for power/data

Note: All towers will need to be secured to wall

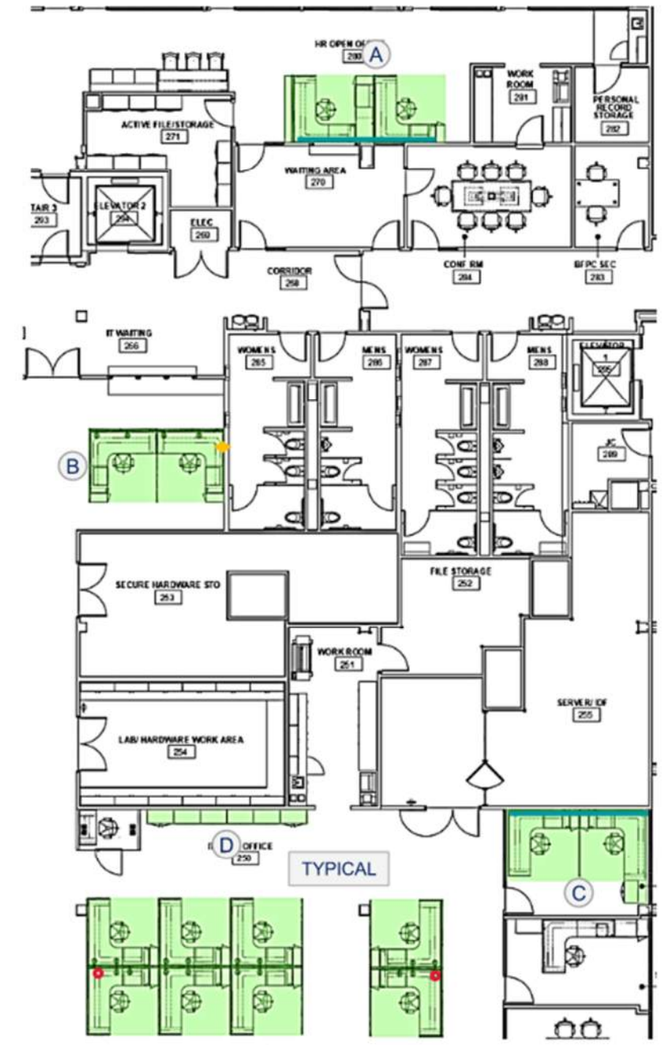




Ⓑ - Clear glass on gallery panels facing west office
- Exterior tiles will be laminate



Ⓓ - 3H metal file bank with laminate enclosure (keyed separately)



BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

Typical Workstation

2ND Floor Workstation Layout - East





(A) - No glass; front facing panels are 42"H with transaction top
- Each station will have (2) 30"W lateral files and (1) Mobile B/F



(B) - Wall mounted panel with transaction top
- 2H lateral files with tower along window wall
- Station will need wall outlets for power/data

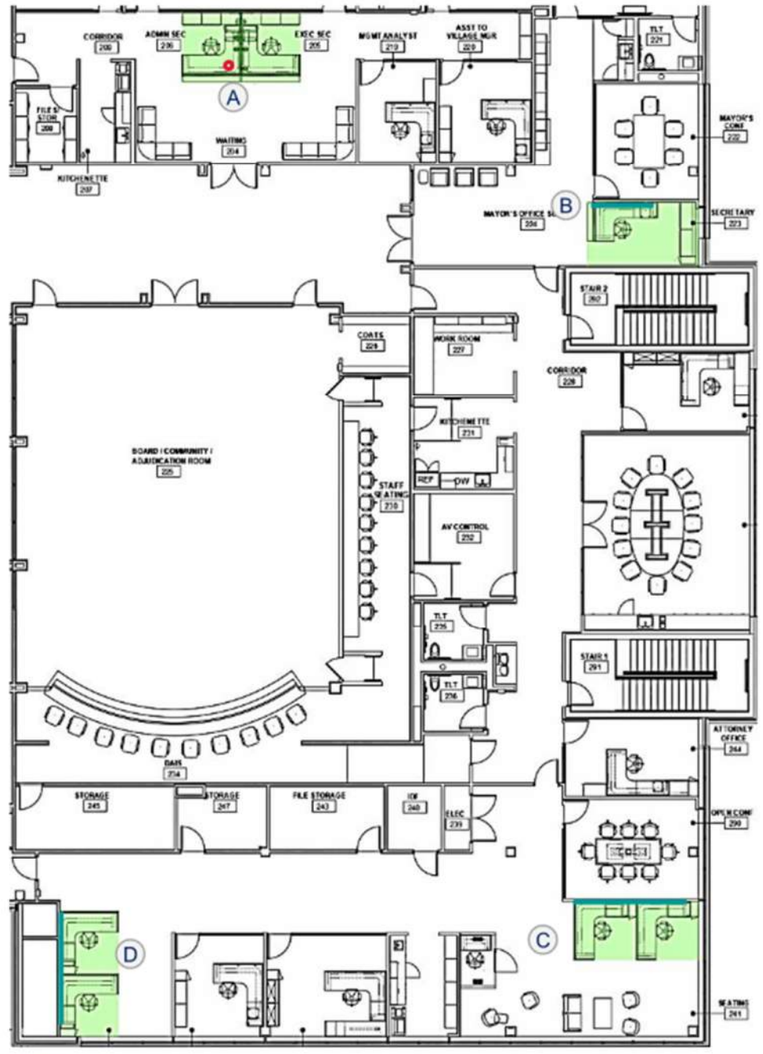
Note: Tower will need to be secured to wall



(C) & (D)

- No panels along wall; gallery panels will be wall mounted
- 18"H wall mounted tackboards specified in place of panels
- Height adjustable table will be 22"D at return along wall to clear tackboard
- Stations will need wall outlets for power/data

Note: All towers will need to be secured to the wall



(1) Floor core — Power from wall

BOS INSPIRING WORKSPACE FURNISHINGS

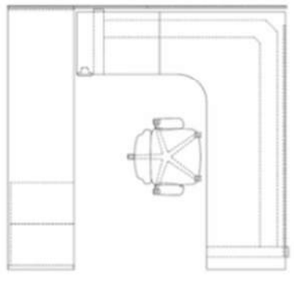
WILLIAMS ARCHITECTS

Typical Office Desk Layouts

Important Notes: Some furniture will be slightly modified in size to fit offices. All lower storage consists of metal casing with laminate fronts.

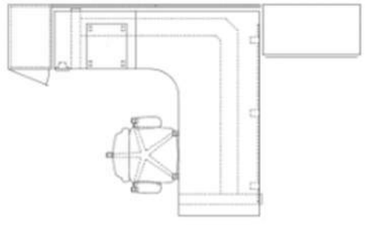


Tag: **DIR**
- 94"W/29"D (main) x 76"W/23"D (return) extended corner height adjustable table with modesty panel, programmable keypad
- 24"D x 96"W rear surface with BBF pedestal and FF pedestal
- 20"H tackboards along return wall



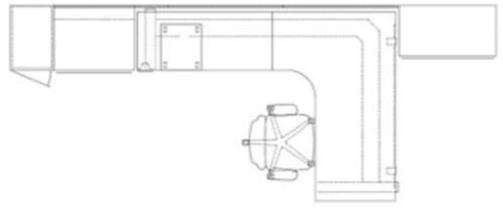


Tag: **TYP**
- 76"W/30"D (main) x 76"W/22"D (return) extended corner height adjustable table with modesty panel, programmable keypad
- 16"W x 24"D x 50"H tower with touch latch door (no pull), includes: shelf, coat rod & coat hook
- 18"D Mobile BF pedestal
- 36"W x 18.75"D 2-drawer lateral file with laminate top
- 20"H tackboards along return wall above height adjustable table





Tag: **EXTD**
- 70"W/30"D (main) x 96"W/22"D (return) extended corner height adjustable table with modesty panel, programmable keypad
- 16"W x 24"D x 50"H tower with touch latch door (no pull), includes: shelf, coat rod & coat hook
- 30"W x 24"D 2-drawer lateral file
- 18"D Mobile BF pedestal
- 36"W x 18.75"D 2-drawer lateral file with laminate top
- 20"H tackboards along return wall above height adjustable table





Tag: **TBL**
- 76"W/30"D (main) x 96"W/24"D (return) extended corner height adjustable table with modesty panel, programmable keypad
- 18"D Mobile BF pedestal
- 20"H tackboards along return wall above height adjustable table

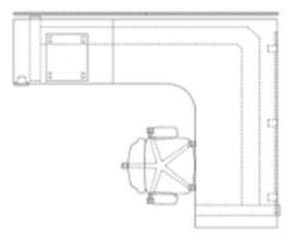




Table Base Trim & Lower Storage Casing: Beige



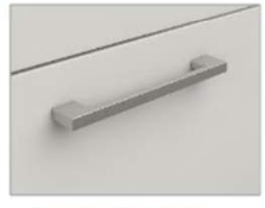
Tackboard Fabric: Classic Musical



Work Surface Laminate: Chalk



All other Laminate: Mangalore Mango



Storage Pull: Linear (Brushed Nickel)



Lockplug: Chrome



Under Surface Power Strip



Wire Management Basket

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

Typical Office Storage



Director Typical
- 16"W x 19"D x 69"H tower with touch latch door (no pull), includes: shelf, coat rod & coat hook
- (2) 36"W x 18"D 2-drawer lateral files with common top
- (2) 36"W x 14"D x 40"H stack-on bookcases



Standard Typical
- 16"W x 19"D x 50"H tower with touch latch door (no pull), includes: shelf, coat rod & coat hook
- (2) 36"W x 18"D 2-drawer lateral files with common top



Office 110 Typical
- 16"W x 19"D x 50"H tower with touch latch door (no pull), includes: shelf, coat rod & coat hook
- (2) 36"W x 18"D 2-drawer lateral files with common top
- 20"H tackboards above credenza



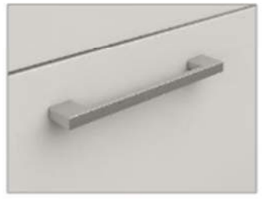
Tackboard Fabric: Classic Musical



Horizontal Surface Laminate: Chalk



All other Laminate: Mangalore Mango (7984-38)



Storage Pull: Linear (Brushed Nickel)

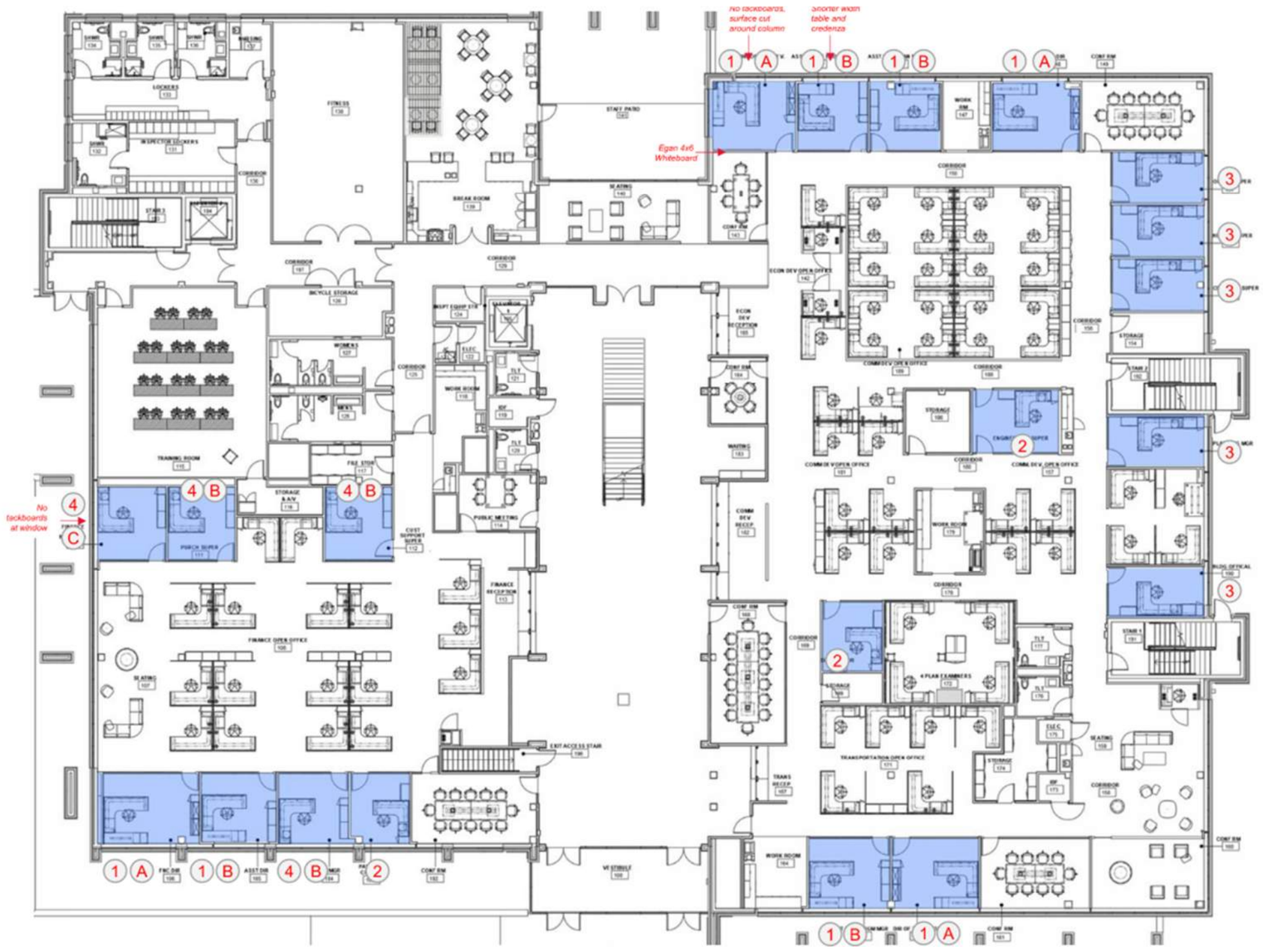


Lockplug: Chrome

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

1st Floor Offices




1 DIR


2 TYP


3 EXTD


4 TBL


A

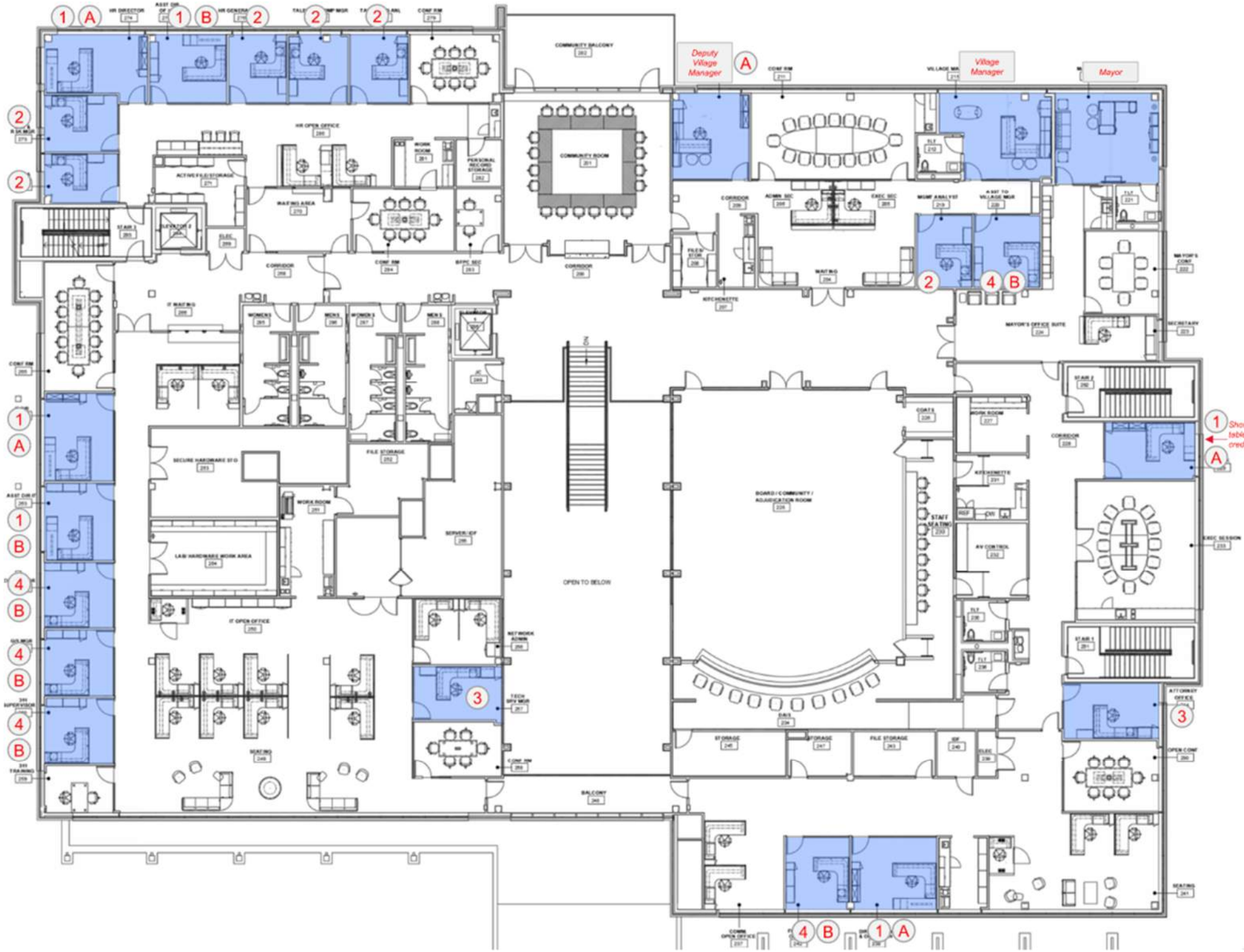

B


C

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

2nd Floor Offices





1 DIR



2 TYP



3 EXTD



4 TBL



A



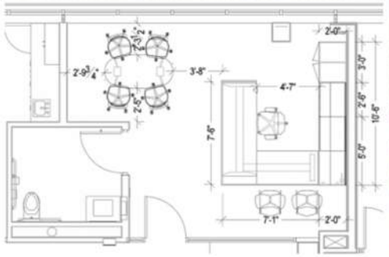
B

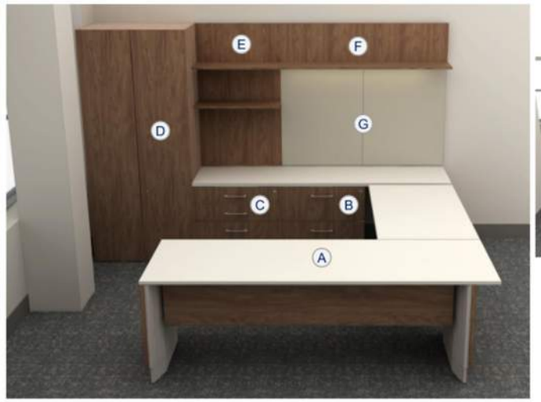
BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

2nd Floor Offices







Customer Initials



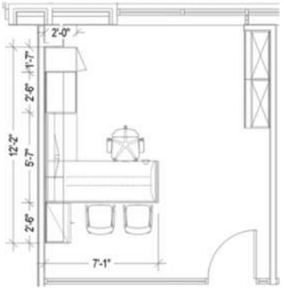
(H) 30"D x 60"W ellipse table with metal t-legs

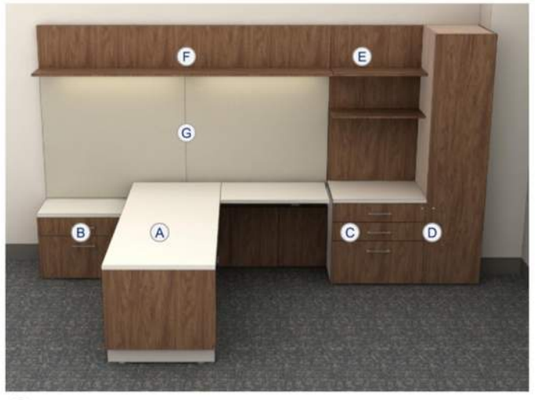


(A) L-shaped height adjustable desk with two steel telescoping shrouds and one t-leg, programmable keypad
(B) 2H lateral file storage
(C) 2H box/box/lateral file storage
(D) 2-door wardrobe tower
(E) Wall mounted open storage with 2-shelves
(F) Wall mounted L-shelves with integrated lighting
(G) (2) 30"W wall mounted tackboard

MANAGER OFFICE







Customer Initials

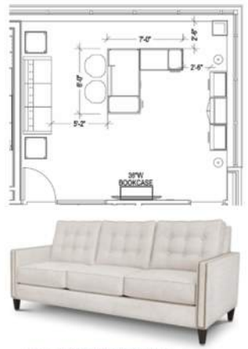


(i) Storage credenza with (2) 36"W x 18"D 2-drawer lateral files with common top, (2) 36"W x 14"D x 40"H stack-on bookcases

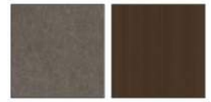


(A) L-shaped height adjustable desk with one steel telescoping shroud on outside leg, wall mounted shroud with doors, programmable keypad
(B) 1.5H low B/F storage
(C) 2H lateral file storage
(D) 6H wardrobe tower
(E) Wall mounted open storage with 2-shelves
(F) Wall mounted L-shelves with integrated lighting
(G) (2) 48"W wall mounted tackboards

DEPUTY MANAGER OFFICE



Mayor's Sofa | Kwalu Rivara
- 84.5"W x 31.5"D x 35.5"H fully upholstered 3-seat sofa
- Nail head detail on arms in Nickel finish
- Wood legs



Upholstery: Pallas - Vale, Birch

Leg Finish: Light Walnut



Fixed Desk | Indiana Furniture Jefferson
- 72"W x 36"D single pedestal desk with T/B/F on left, 48"W x 24"D return
- Central locking centered drawer
- Standard decorative molding



HPL / Veneer: Colombian Walnut

Storage Pull: Liberty Aluminum



Credenza | Indiana Furniture Jefferson
- 88.5"W x 20"D x 29"H credenza with (2) 29"W F/F and (1) 29"W 2-door cabinet
- Decorative molding on sides



Bookcase | Indiana Furniture Jefferson
- 36"W x 15"D x 36"H bookcase with 1-shelf
- Decorative molding on sides



Lamp Table | Indiana Furniture Jefferson
- 24"W x 24"D x 22"H side table

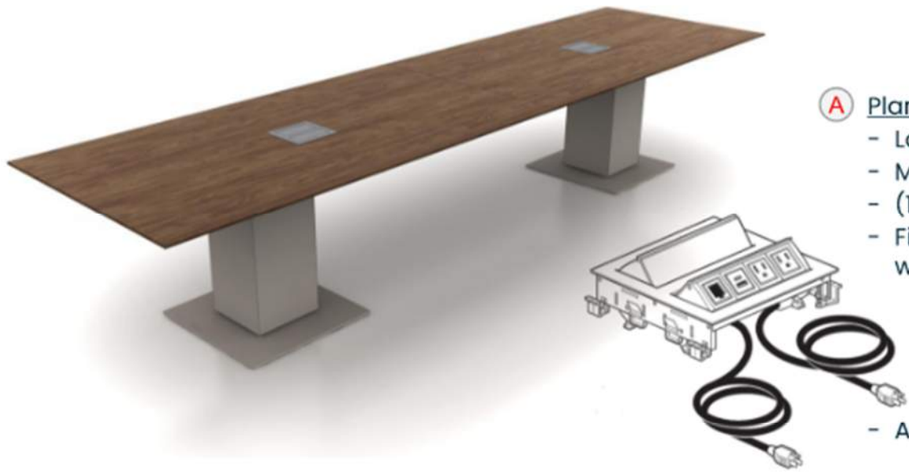
MAYOR'S OFFICE

INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

Conference Room Tables

Customer Initials



Ⓐ Planes Conference Table **QTY.8**
- Laminate top with knife edge
- Metal cladded bases
- (1) or (2) 8-port power modules per table
- First power module (furthest from wall with TV) will include:
  - (4) Receptacles
  - (2) Smart USB-A+C
  - (1) Data Port
  - (1) HDMI Port
- Additional power modules will include:
  - (6) Receptacles
  - (2) Smart USB-A+C



Ⓑ Jive Conference Table **QTY.3**
- Laminate top with knife edge
- Metal post legs
- Non-powered



Ⓒ Jive Conference Table **QTY.2**
- Laminate top with knife edge
- Metal post legs and silver cable chain wire manager
- (1) Single sided power module with 3-power, 1-smart USB-A+C, 1-data, 1-HDMI

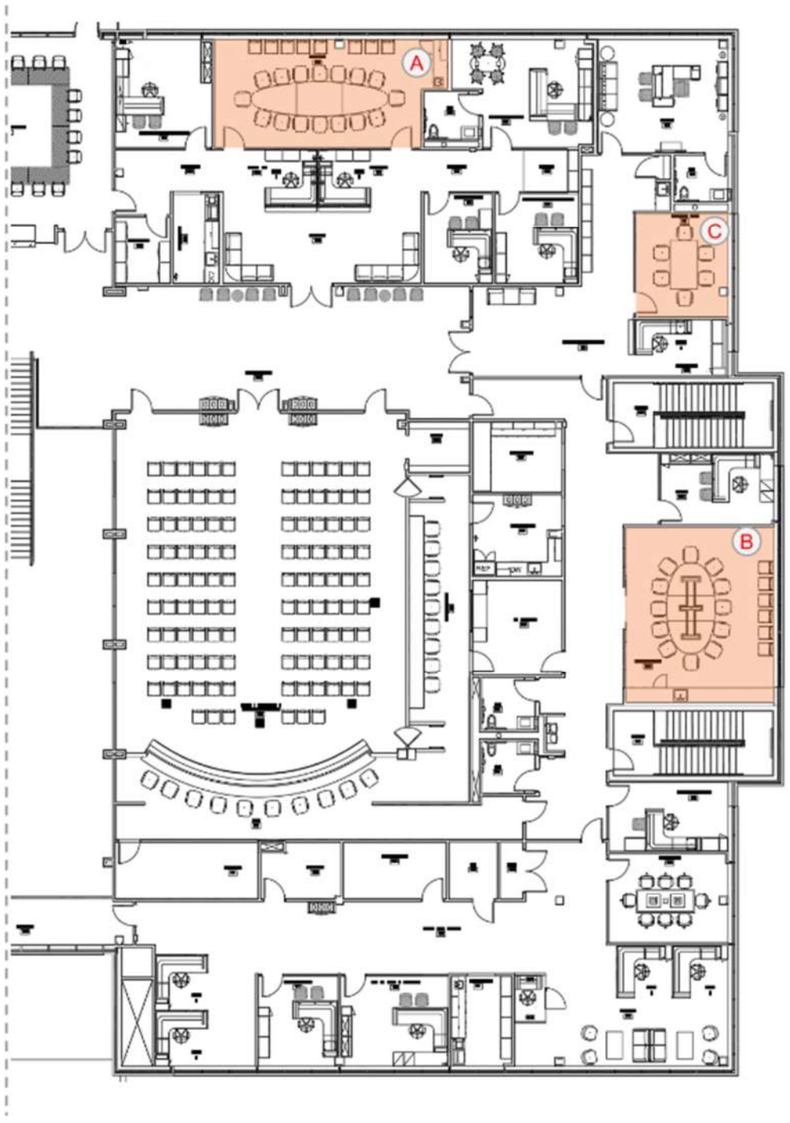


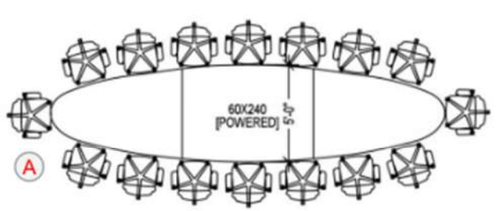
Ⓓ Planes Conference Table **QTY.5**
- Round laminate top with knife edge
- Round metal clad base
- Non-powered

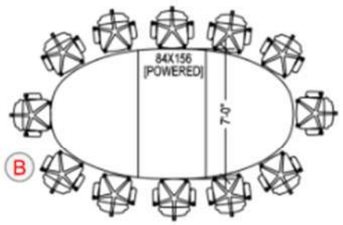
BOS INSPIRING WORKSPACE FURNISHINGS

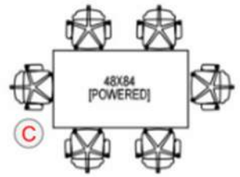
WILLIAMS ARCHITECTS

Conference Room Tables







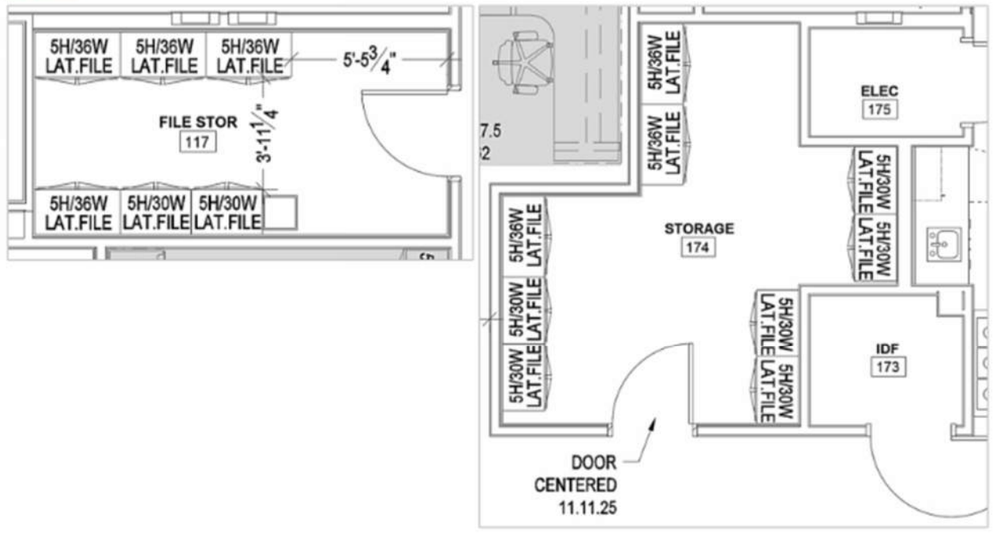


BOS INSPIRING WORKSPACE FURNISHINGS

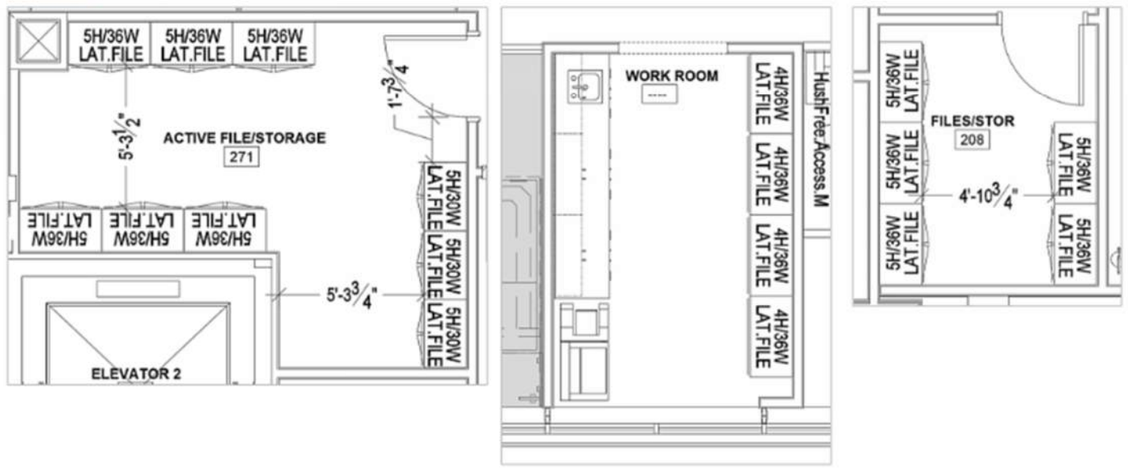
WILLIAMS ARCHITECTS

Storage

1st Floor



2nd Floor





D Haworth File Bank with Seating
- (3) 3-drawer 30"W lateral files with laminate enclosure, 30"D top, typical finishes
- (1) 30"D x 96"W x 42"H Cultivate table
- (3) CH1A stools

QTY.1

E Masters Series File Bank
- (2) Laminate 3-drawer 36"W x 19"D lateral files with common top, typical finishes

QTY.1

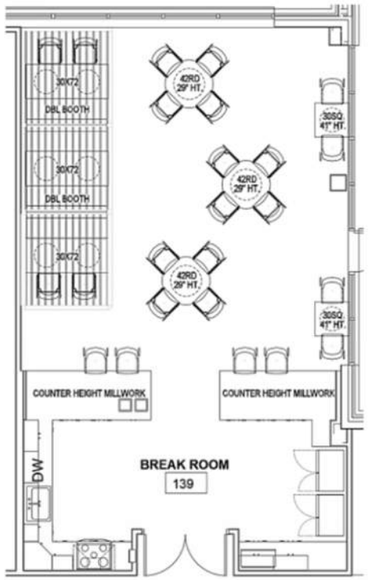
F Masters Series File Bank
- (6) Laminate 2-drawer 30"W x 19"D lateral files, typical finishes
- Will not include top (GC to build display cabinet overlay)

QTY.1

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

Misc. Furniture



Pergola | KI Walls



Booth Seating | KI Myplace

Café Tables | Haworth Planes

Chairs & Stools | KI Strive



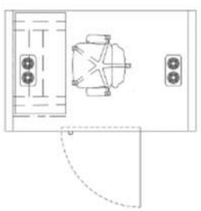
HERMAN MILLER – EVERWHERE TRAINING TABLES

QTY.21





HushFree.Access.M
- Door orientation per space plan
- With 23"D x 46"W height adjustable table [Chalk top/Beige base] and CH1 task chair
- NO tech mount with center column prep*
- Power, USB A+C & HDMI

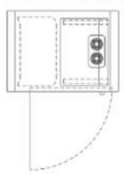


QTY.5





HushFree.S.Hybrid
- Only one door orientation as shown below
- With tech mount with center column prep
- With meeting table and (1) seat
- Power and USB A+C



QTY.1

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

Seating

****ALL SEATING SPECIFED/ORDERED AS KNOCKED DOWN. WHERE APPLICABLE****



TASK CHAIRS
Haworth Fern
All offices, workstations,



CONFERENCE CHAIRS
Sit on It
Conference Rooms, Community Room, Staff Seating, Training Room



EXEC. CONFERENCE CHAIRS
Keilhauer Elite
Dias, Executive Conference Rooms



BREAK ROOM
KI Strive
Staff Break Room



SIDE CHAIR
Herman Miller - Valor
Waiting Areas, Board Room Audience Seating, Side chairs in Executive Conference Rooms



LOUNGE CHAIRS
Sit on It - Cameo
Break out/Seating Areas



Modular Sofas
Sit on It - Cameo
Break out/Seating Areas



LOUNGE CHAIRS
Haworth – Openest Chick Pouf
Break out/Seating Areas

BOS INSPIRING WORKSPACE FURNISHINGS

WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Award Bid for Demountable Wall Furniture Installation at Village Hall to Apex Interior Services
05/12/26
Village Board

Presenter: Mark Rysavy, Support Services Manager
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
6809010-7401 (25004-20-230)	$444,613	$149,936

The budget status for this request is: Under Budget

Amount Under Budget: $294,677

Executive Summary:

The Village Board has already approved a contract for the purchase of demountable walls with BOS (Haworth products) for the new Village Hall construction. That contract is for the supply of physical demountable walls and not installation. Qualified bidders are required to be pre-certified by Haworth to be certain the installation is performed properly. Bidders are not required to provide union labor but are required to be prevailing wage compliant.

Staff advertised for installation services for these demountable walls and accepted bids on May 1, 2026. Five bids were received, only three of which were qualified, the lowest two bidders were not certified. Out of the three qualified bidders, Apex Interior Services (Apex) is the lowest at $149,936. Apex is an approved installer for Haworth demountable walls and has an excellent history of successful installations according to references.

Demountable wall installation is expected to begin in September 2026 and be completed by November. Staff reserved $585,000 for installation services for furniture and demountable walls systems. This demountable wall installation item was bid separately from the furniture systems. The two bids combined are under budget overall.

Recommended Action:

The Village Manager recommends the Village Board Award the Bid for Demountable Wall Installation to Apex Interior Services of West Chicago, IL, in the amount not to exceed $149,936.

ATTACHMENTS:

- Bid Tab
- Bid Response
- Wall Plans

Demountable Wall Installation Bids	
Vendor	**Bid Value**
Apex Interior Services	**$149,936.00**
Installation Specialists, Inc	$161,302.00
MID. Inc	$325,000.00

VILLAGE OF SCHAUMBURG

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

[APEX INTERIOR SERVICES] RESPONSE DOCUMENT REPORT

IFB No. 2026-IFB-022

Demountable Partition Wall Installation at New Village Hall

RESPONSE DEADLINE: May 1, 2026 at 11:00 am

Report Generated: Monday, May 4, 2026

Apex Interior Services Response

CONTACT INFORMATION

Company:
Apex Interior Services

Email:
david.jung@apex-install.com

Contact:
David Jung

Address:
27W501 North Ave
West Chicago, IL 60185

Phone:
N/A

Website:
www.apex-install.com

Submission Date:
Apr 30, 2026 9:35 AM (Central Time)

PRICE TABLES

COMPLETE DEMOUNTABLE FURNITURE WALL INSTALLATION PRICING TAB

Complete receiving, inventorying, delivery to site, distribution, installation, and cleaning associated with full demountable furniture wall design

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Complete full demountable furniture wall installation as described in bid documents	1	lump sum	$149,936.00	$149,936.00
TOTAL					$149,936.00



ENCLOSE FRAMELESS GLASS
(DOES NOT REFLECT ACTUAL FINISHES)



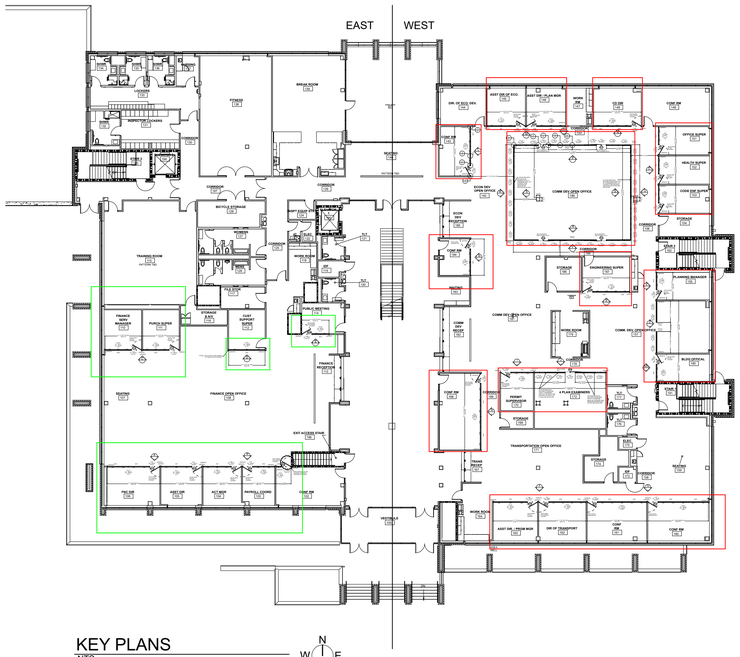
ENCLOSE
(DOES NOT REFLECT ACTUAL FINISHES)



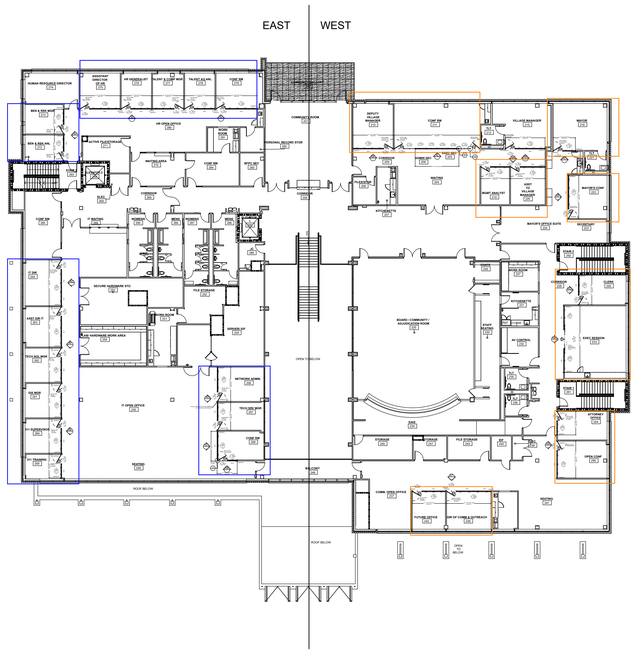
COMBINATION PANEL
(DOES NOT REFLECT ACTUAL FINISHES)



ARCHITECTURAL D-PULL



KEY PLANS
NTS







RENDERINGS
*Renderings above are conceptual and for refence only.

ENCLOSE PROJECT NOTES

CEILING HEIGHT	8' -10" (2,692 mm)
CEILING TYPE	DRYWALL SCREW
STANDING DETAIL	CEILING HIGH
LATERAL BRACING	FLOOR ONLY
LATERAL BRACING	LATERAL BRACING NOT SPECIFIED
FLOOR DETAIL	CARPET
REVEALS	PITCH (TEXTURED), GRADE A - TR-07F
GLAZING BEADS	PITCH (TEXTURED), GRADE A - TR-07F
GLASS SUPPLY	HAWORTH SUPPLIED

CEILING HEIGHT TOLERANCES

PRODUCT WILL BE PRODUCED TO FIT CEILING HEIGHT NOTED ABOVE.
NOTE: WALL HEIGHTS AVAILABLE IN 1/8" (3.175MM) INCREMENTS. REFER TO VERTICAL ADJUSTMENT RANGES IN TABLE BELOW.
ALL VERTICAL PRODUCT DIMENSIONS REFERENCING FINISH FLOOR ARE CAPABLE OF A VARIATION OF:

	RANGE DOWN/WARD/RANGE UPWARD
ENCLOSE PANELS:	(0.75"/-19 MM) 1.75"(44 MM)
ENCLOSE DOORS:	REFERENCE DOOR SCHEDULE
ENCLOSE FRAMELESS GLASS PANELS:	(0.75"/-19 MM) 0.69"(17 MM)
	DOWNWARD ADJUSTMENT UP TO -1.25"(-32 MM) IF GLASS IS INSTALLED BY SLIDING FROM END
ENCLOSE FRAMELESS GLASS DOORS	REFERENCE DOOR SCHEDULE

FINISH SUMMARY

WallCover	
A Musical, GRADE C	.LS-WAA
Plastic	
B Pitch (Textured), GRADE A	.TR-07F
Glass	
C Clear Tempered - 10MM, GRADE C	.1G-03C
D Clear Tempered - 12mm, GRADE D	.1G-08C
Trim / Powdercoat	
E Beige, GRADE A	.TR-00R
F Cocoa, GRADE A	.TR-0C1
G Clear, GRADE A	.TR-0CB
H Pitch (Textured), GRADE A	.TR-07F
Wood / Laminate	
~~Urban Bronze, GRADE B ENCLOSE GRADE A~~ N/A SWING DOORS BY OTHERS.	~~.W-W06~~
J Mangalore Mango	.H-W41
Laminate/Melamine Edge	
K Mangalore Mango	.HP-AAM

ENCLOSE PARTITION LEGEND

T-XXX
42.00
EN-XX-XXX
SIDE A
SIDE B

PANEL TYPE ID — NOTE: ALL EXISTING PANELS ARE INDICATED WITH AN "EX" AT THE END OF THE LABEL LOCATION NUMBER
TRIAL SIZE (IMPERIAL)
PRODUCT TYPE/ZONE/PANEL ID — i.e. EN-A-04 (E) = EXISTING; i.e. EN-A01-1 = NEW PRODUCT
"/06" ON FRAMELESS ENCLOSE INDICATES OVERSIZED HORIZONTALS

X
A-B

HARDWARE SET / LABEL ID (SUPPLIED BY HAWORTH)
X PANEL TYPE ID
A ACTIVE HARDWARE SET ID
B INACTIVE HARDWARE SET ID
(IF APPLICABLE)

BLACK SHADED LOWER SECTION INDICATES DOOR LOCKSET OR PULL IS/ARE SUPPLIED BY OTHERS

GRAY SHADED LOWER SECTION INDICATES DOOR LOCKSET OR PULL IS A TAILORED SOLUTION

GLASS WALL PANEL (RECTILINEAR) 4" (101.6mm) Product Depth

FRAMELESS GLASS - CENTER GLAZED 4" (101.6mm) Product Depth

REMOVABLE TILE GLASS/SOLID WALL PANEL w/ PLYWOOD BACKING 4" (101.6mm) Product Depth

REMOVABLE TILE GLASS/SOLID WALL PANEL 4" (101.6mm) Product Depth

SINGLE SWING SLAB DOOR 4" (101.6mm) Product Depth

SINGLE SLIDING GLASS SLAB DOOR 4" (101.6mm) Product Depth

DOUBLE SLIDING GLASS SLAB DOOR 4" (101.6mm) Product Depth

LINEAL FOOTAGE LEGEND

Enclose	263' -4-1/16"
Enclose Frameless Glass	686' -5-3/16"

LINEAL FOOTAGE LEGEND
(SAGE: SWN GD FL)

Enclose	177' -3-15/16"
Enclose Frameless Glass	340' -1-7/16"

LINEAL FOOTAGE LEGEND
(SAGE: SWN UP FL)

Enclose	30' -0-1/8"
Enclose Frameless Glass	346' -3-3/4"

ABBREVIATION LEGEND

167	Enclose ®
204	Enclose ® FG
ANSI	ANSI (Supplied with Lockset)
CLS2	Soft Closer(120kg)
D348AH18	D348 HC 1in Dia 18L x 120C
DBL	Double
FPREP	Factory Prep/No Lockset
FPREPSH	Factory Prep/Ship Pull
GLZ	Glass
L9010	Passage (L9010)
L9050	Office/Entry (L9050)
L9080	Storeroom (L9080)
LH	Left Hand
MRT	Mortise
NO_CORE	No Core
PLINTH	Plinth
RH	Right Hand
RHR	Right Hand Reverse
SCHLAGE	Schlage
SGL	Single
STDMTL	Standard Metal
WD	Wood

DOOR SCHEDULE

NO	TYPE	HEIGHT(INCHES)	QTY	WIDTH	ACTIVE CLEAR OPENING	OPEN DIRECTION	LATCH REFERENCE	ELEVATION REFERENCE	FRAME: CONFIGURATION	FRAME: COLOR	FRAME: RADIUS NOTE	FRAME: REMIX FORM	FRAME: HEAD UP	FRAME: TRANSOM	FRAME: TRANSOM HEIGHT A.F.F.	FRAME: DOOR LATCH COLOR	FRAME: DOOR JAMB COLOR	FRAME: DOOR HEADER STRIKE PLATE COLOR	FRAME: JAMB STRIKE	FRAME: JAMB STRIKE PLATE COLOR	DOOR LEAF: EPE	DOOR LEAF: EPE FINISH	DOOR LEAF: DOORETT PREP	DOOR LEAF: PULL PREP	DOOR LEAF: DOOR COLOR	DOOR LEAF: PLINTH	DOOR LEAF: BOTTOM SEAL HEIGHT	DOOR LEAF: DROP SEAL	DOOR LEAF: DROP SEAL FINISH	DOOR LEAF: DROP SEAL COLOR	DOOR LEAF: TOP LIGHT BLOCK FINISH	DOOR LEAF: DOOR STRIKE PLATE COLOR	HARDWARE: HARDWARE SET	HARDWARE: QTY	HARDWARE: DOOR MANUFACTURER	HARDWARE: HINGE TYPE	HARDWARE: HINGE FUNCTION	HARDWARE: HINGE STYLE	HARDWARE: DOORETT FINISH	HARDWARE: DOORETT COLOR	HARDWARE: DOORETT WEIGHT	HARDWARE: DOOR CORE	HARDWARE: PULL MANUFACTURER	HARDWARE: PULL TYPE	HARDWARE: PULL FINISH	HARDWARE: PULL HEIGHT	MISC: ROT CLOSE	MISC: CLOSER	MISC: CLOSER COLOR	MISC: SMOKE SEAL	MISC: STOP	MISC: STOP FINISH	REMARKS
A	SFG BUTT HINGE	LH	4	3'-4"	-	8'-10"	-	-	SGL	F	1	-0'-0-1/4"	3'-8-1/4"	-	-	-	-	-	ANSI	US_SLV	WD	FACTORY	-	1	-	-	-	-	-	-	-	-	2	NO	SCHLAGE	MRT	L9010	-	-	3'-8-3/4"	-	-	-	-	-	-	-
B	SFG BUTT HINGE	LH	11	3'-4"	-	8'-10"	-	-	SGL	F	1	-0'-0-1/4"	3'-8-1/4"	-	-	-	-	-	ANSI	US_SLV	WD	FACTORY	-	1	-	-	-	-	-	-	-	-	3	NO	SCHLAGE	MRT	L9050	-	-	3'-8-3/4"	-	-	-	-	-	-	-
D	SFG BUTT HINGE	LH	5	3'-4"	-	8'-10"	-	-	SGL	F	1	-0'-0-1/4"	3'-8-1/4"	-	-	-	-	-	ANSI	US_SLV	WD	FACTORY	-	1	-	-	-	-	-	-	-	-	7	NO	SCHLAGE	MRT	L9080	-	-	3'-8-3/4"	-	-	-	-	-	-	-
E	SFG BUTT HINGE	RH	4	3'-4"	-	8'-10"	-	-	SGL	F	1	-0'-0-1/4"	3'-8-1/4"	-	-	-	-	-	ANSI	US_SLV	WD	FACTORY	-	1	-	-	-	-	-	-	-	-	4	NO	SCHLAGE	MRT	L9010	-	-	3'-8-3/4"	-	-	-	-	-	-	-
F	SFG BUTT HINGE	RH	10	3'-4"	-	8'-10"	-	-	SGL	F	1	-0'-0-1/4"	3'-8-1/4"	-	-	-	-	-	ANSI	US_SLV	WD	FACTORY	-	1	-	-	-	-	-	-	-	-	2	NO	SCHLAGE	MRT	L9050	-	-	3'-8-3/4"	-	-	-	-	-	-	-
H	SFG BUTT HINGE	RH	9	3'-4"	-	8'-10"	-	-	SGL	F	1	-0'-0-1/4"	3'-8-1/4"	-	-	-	-	-	ANSI	US_SLV	WD	FACTORY	-	1	-	-	-	-	-	-	-	-	6	NO	SCHLAGE	MRT	L9080	-	-	3'-8-3/4"	-	-	-	-	-	-	-
J	SFG SLIDING	RHR	1	3'-4"	-	8'-10"	-	-	DBL	F	-	-0'-0-3/4"	3'-11-1/8"	-	-	-	-	-	NO_STRK	-	GLZ	-	FACTORY	C	PLNTH	0'-3-1/2"	-	-	-	-	-	1-1	YES	-	-	-	-	-	-	-	-	STDMTL	D348AH18	US_SLV	3'-4"	CLS2	-	YES	-	-
K	SNC BUTT HINGE	LH	1	3'-4"	-	8'-10"	-	-	SGL	F	1	-0'-0-1/8"	3'-8-1/8"	-	-	-	-	-	ANSI	US_SLV	WD	FACTORY	-	1	-	-	-	-	-	-	-	-	7	NO	SCHLAGE	MRT	L9080	-	-	3'-8-3/4"	-	-	-	-	-	-	-
L	SNC BUTT HINGE	RH	1	3'-4"	-	8'-10"	-	-	SGL	F	1	-0'-0-1/4"	3'-8-1/4"	-	-	-	-	-	ANSI	US_SLV	WD	FACTORY	-	1	-	-	-	-	-	-	-	-	4	NO	SCHLAGE	MRT	L9010	-	-	3'-8-3/4"	-	-	-	-	-	-	-
M	SNC SLIDING	LH	1	3'-4"	-	8'-10"	-	-	SGL	F	-	-0'-0-3/8"	3'-11-1/8"	-	-	-	-	-	NO_STRK	-	GLZ	-	FACTORY	C	PLNTH	0'-3-1/2"	-	-	-	-	-	1	YES	-	-	-	-	-	-	-	-	STDMTL	D348AH18	US_SLV	3'-4"	CLS2	-	YES	-	-
N	SNC SLIDING	LH	1	3'-4"	-	8'-10"	-	-	SGL	F	-	-0'-0-3/8"	3'-11-1/8"	-	-	-	-	-	NO_STRK	-	GLZ	-	FACTORY	C	PLNTH	0'-3-1/2"	-	-	-	-	-	1	YES	-	-	-	-	-	-	-	-	STDMTL	D348AH18	US_SLV	3'-4"	CLS2	-	YES	-	-
O	SNC SLIDING	LH	1	3'-4"	-	8'-10"	-	-	SGL	F	-	-0'-0-3/8"	3'-11-1/4"	-	-	-	-	-	NO_STRK	-	GLZ	-	FACTORY	C	PLNTH	0'-3-1/2"	-	-	-	-	-	1	YES	-	-	-	-	-	-	-	-	STDMTL	D348AH18	US_SLV	3'-4"	CLS2	-	YES	-	-
P	SNC SLIDING	RH	1	3'-4"	-	8'-10"	-	-	SGL	F	-	-0'-0-3/8"	3'-11-1/8"	-	-	-	-	-	NO_STRK	-	GLZ	-	FACTORY	C	PLNTH	0'-3-1/2"	-	-	-	-	-	1	YES	-	-	-	-	-	-	-	-	STDMTL	D348AH18	US_SLV	3'-4"	CLS2	-	YES	-	-
Q	SNC SLIDING	RH	1	3'-4"	-	8'-10"	-	-	SGL	F	-	-0'-0-3/8"	3'-11-1/8"	-	-	-	-	-	NO_STRK	-	GLZ	-	FACTORY	C	PLNTH	0'-3-1/2"	-	-	-	-	-	1	YES	-	-	-	-	-	-	-	-	STDMTL	D348AH18	US_SLV	3'-4"	CLS2	-	YES	-	-

RANGE NOTES
1) VIA CUTTING DOOR AND/OR ADD-ON SWEEP

FOR DOORS WITH ELECTRIFIED HARDWARE SETS, THE DOOR SCHEDULE SHOWS L9080 BUT HW 55 IS FOR L09092. DOOR LEAF PREP IS THE SAME FOR BOTH HARDWARE SETS. SEE NOTE 10 FOR MORE INFORMATION.

NOTES:
1. THE HOLD-TO HEIGHT FOR ENCLOSE & ENCLOSE FRAMELESS GLASS WALLS (EFG) IS FROM FINISHED FLOOR TO FINISHED DRYWALL HEADER. THE HEIGHT IS 8-10".
2. THE RANGE OF HEIGHT ADJUSTMENT FOR ENCLOSE MODULAR PANELS IS AS FOLLOWS:
GLASS PANELS -3/4" AND +1-1/4"
3. VERTICAL TOLERANCES AS A BEST PRACTICE TO AVOID GAPS, ETC., FOR EFG ARE AS FOLLOWS:
GLASS PANES -3/8" TO +3/8"
SLIDING GLASS SLAB DOOR WITH ADJUSTABLE PLINTH -3/4" TO +5/8"
4. WIDTH DIMENSIONS CURRENTLY INCLUDED AS HOLD TO DIMENSIONS. EFG TO BE INSTALLED BETWEEN FINISHED DRYWALL.
5. ENCLOSE & EFG TO CONNECT TO DRYWALL HEADERS AT ALL LOCATIONS. EFG TO BE SETBACK 1/2" FROM FACE OF DRYWALL.
6. EFG AND ENCLOSE MODULAR PANELS TO INSTALL ON TOP OF CARPET AT ALL LOCATIONS.
7. ENCLOSE & EFG ARE 4" THICK
8. "RC" DENOTES REMOVABLE CLAD AND IS RELATED TO INSTALLATION OF THE EFG VERTICALS.
9. ALL SLIDING GLASS SLAB DOORS INCLUDE THE FOLLOWING: NON-LOCKING 18" TUBULAR PULLS, 1" DIA., 626 FINISH, BYPASS SEAL KIT, ADJUSTABLE PLINTH BASE, AND SOFT OPEN/CLOSE FEATURE.
10. ALL SWING DOOR LEAVES AND ASSOCIATED HARDWARE (EXCEPT BLACK BUTT HINGES) TO BE PROVIDED AND INSTALLED BY OTHERS. PRODUCT AND FUNCTION OF DOORS AND ASSOCIATED HARDWARE NOT COVERED BY WARRANTY. DOOR HARWARE SETS IDENTIFIED ON FLOOR PLAN FOR COORDINATION AND REFERENCE.
HW 55: SCHLAGE L9092 ELECTRIFIED LOCKSET WITH VON DUPRIN EPT-10.
HW 56: SCHLAGE L9050 OFFICE LOCKSET.
HW 57: SCHLAGE L9010 PASSAGE SET.
HW 58: FOR SLIDING GLASS SLAB DOORS. INCLUDED IN BOS/HAWORTH SCOPE. SEE NOTE 9.

REVIEWED BY:
cakotera
3/16/2026

WILLIAMS ARCHITECTS

- ☐ CONFORMS WITH CONCEPT
- ☐ CONFORMS AS NOTED
- ☑ REVISE AND RESUBMIT
- ☐ REJECTED
- ☐ NOT REVIEWED/ FOR INFORMATION ONLY

THIS REVIEW IS MADE FOR THE LIMITED PURPOSES SET FORTH IN THE CONTRACT DOCUMENTS. THIS STAMP DOES NOT CONSTITUTE A CHANGE ORDER, NOR DOES IT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS UNDER THE CONTRACT DOCUMENTS.
LAYOUT SVH EFG-ENC APPROVAL 020526 (002).pdf

REFER TO MARKUPS HEREIN.

PROVIDE MANUFACTURER SUPPLIED HARDWARE INFORMATION TO CONSTRUCTION MANAGER FOR COORDINATION.

BOS

Roselle HQ
Tel: 877.267.0267

Chicago
Tel: 312.670.8530

Orlando
Tel: 407.805.9911

Tampa
Tel: 813.549.7310

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SCHAUMBURG VILLAGE HALL

101 SCHAUMBURG CT
SCHUAMBURG, IL 60193

GROUND & UPPER FLOOR

BUDGET DRAWING

HAWORTH

1. DO NOT SCALE DRAWING.
2. DRAWING AND MATERIAL PRESENTED IS THE PROPERTY OF HAWORTH AND MAY NOT BE COPIED, REPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF HAWORTH.
3. VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO HAWORTH.
4. REVIEW AND APPROVE THIS DRAWING CAREFULLY. IF YOU DO NOT RETURN A REVISED DRAWING, REPORT ANY DISCREPANCIES OR CONFLICTS TO HAWORTH FOR CLARIFICATION.
5. ELECTRICAL OUTLETS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONNECTIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION WHO, IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER TO CONSULT REGARDING THE LOCATION OF OUTLETS AND WIRING PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN WRITING, NOTING THE SPECIFIC REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER TO ENSURE THAT ELECTRICAL INSTALLATION MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. ENCLOSE/ENCLOSE FRAMELESS GLASS PRODUCT THICKNESS: 102mm(4"), TRIVATI 4" PRODUCT THICKNESS: 102mm(4").
7. PRODUCT DIMENSIONS SHOWN ARE NOMINAL. STANDARD MANUFACTURING TOLERANCES SHALL APPLY.
8. ALL WALL PANELS ARE MECHANICALLY FASTENED TO THE BASE BUILDING ON FREESTANDING CONDITION.
9. ALL WORK IN THE FIELD REQUIRED TO BE PLACED FROM SIDE TOWARDS THE INSIDE OF ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE OUTSIDE OF ROOM.
10. THIS DRAWING SHALL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. CONFIGURATION OF THE ENCLOSE MOVABLE WALL SYSTEM WITH RESPECT TO LOCATION OF DOORS, WINDOWS, ELECTRICAL OUTLETS AND ANY OTHER FEATURE SHALL COMPLY WITH HAWORTH PUBLISHED PRODUCT RULES AND ANY REQUIREMENTS OF THE ADOPTED BUILDING CODES AS INTERPRETED BY THE AUTHORITIES HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF OWNER TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE LAYOUT, AS WELL AS TYPES OF SLOT MOUNTED FURNITURE, WILL FOLLOW HAWORTH RECOMMENDATIONS AND ENSURE OCCUPANT SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED, BASED ON RECOMMENDED DESIGNDETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE & EFG
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL
☐ APPROVED DRAWING PACKAGE
☐ APPROVED, AS NOTED
☐ REVISED, RESUBMIT

AUTHORIZED SIGNING OFFICER DATE

THIS DRAWING REPRESENTS HAWORTH'S INTERPRETATION OF THE DESIGN INTENT AND SERVICES AS OUR SHOP DRAWINGS FOR MANUFACTURING PURPOSES. THE DETAIL AND SCOPE IN THESE DRAWINGS REPRESENT THE PRODUCTS AND SERVICES TO BE PROVIDED BY HAWORTH UNDER THIS ORDER. ALL ADDITIONS, CHANGES OR DEVIATIONS FROM THIS APPROVAL DRAWING PACKAGE WILL BE REGARDED AS A CHANGE ORDER AND PROCESSED ACCORDINGLY. THIS DRAWING IS NOT VALID UNTIL ALL TERMS AND CONDITIONS PRECEDENT TO THE COMMENCEMENT OF MANUFACTURING.

*Note: The renderings shown on this sheet are a representation of the product specified and may not necessarily show the exact features and/or options.

02/05/2026 SHEET 1/14

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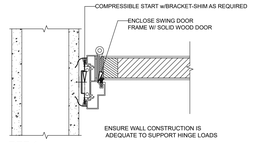

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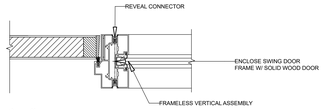

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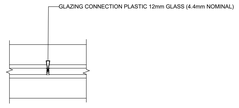

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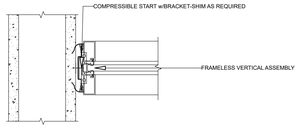

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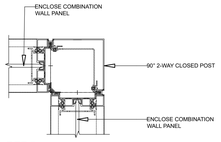

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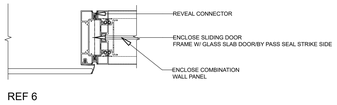

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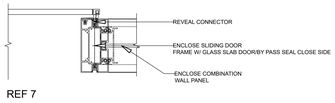

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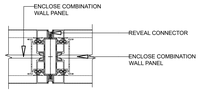

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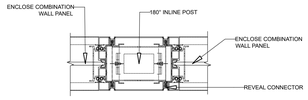

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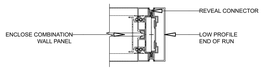

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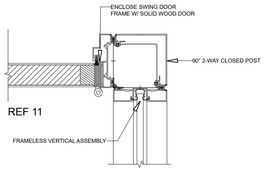

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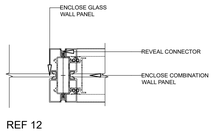

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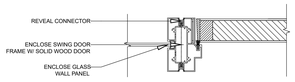

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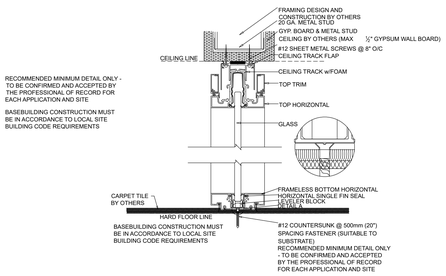

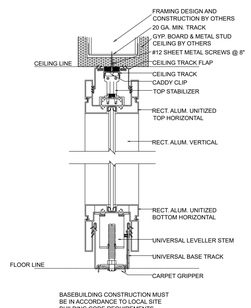

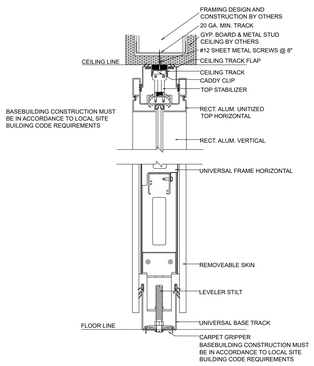

TYPICAL DETAILS

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BUDGET
DRAWING

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4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS TO HAWORTH FOR CLARIFICATION.
5. BUILDING DETAILS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONDITIONS AS INDICATED ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE AUTHORITIES HAVING JURISDICTION (AHJ) IT SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD AND/OR OWNER TAKE RESPONSIBILITY TO ENSURE PRIOR TO FINALIZING THE ORDER AND TO NOTIFY OF NECESSARY CHANGES IN WRITING, NOTING THE SPECIFIC REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO ENSURE THAT ALL INSTALLATION MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. ENCLOSE/ENCLOSE FRAMELESS GLASS PRODUCT THICKNESS: 10(mm)"L TRIVATI 1010 SAFETY GLASS UNLESS NOTED.
7. PRODUCT DIMENSIONS SHOWN ARE NOMINAL STANDARD MANUFACTURING TOLERANCES SHALL APPLY.
8. ALL GLASS TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON FREESTANDING CONDITION.
9. ALL SATIN ETCHED/OH FRIT GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE OUTSIDE OF ROOM.
10. PRODUCTION WILL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWINGS ARE SIGNED AND RETURNED TO HAWORTH FOR PRODUCTION.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. THE CONFIGURATION OF THE ENCLOSE MOVABLE WALL SYSTEM WITH RESPECT TO THE ATTACHMENT OF FURNITURE COMPONENTS USING THE INTREGAL SLOT FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND GUIDELINES AND BE REVIEWED AND APPROVED BY THE PROFESSIONAL OF RECORD, THE AUTHORITY HAVING JURISDICTION, THE PROFESSIONAL OF RECORD AND/OR OWNER TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE CONFIGURATION OF THE ENCLOSE MOVABLE WALL SYSTEM COMPLY WITH THE ESTABLISHED PRODUCT RULES AND GUIDELINES TO ENSURE PRODUCT SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS BE ENGINEERED AND DESIGNED BASED ON RECOMMENDED DESIGN DETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE & EFG
PLAN DESCRIPTION

KURT VOGEL
SALES REP

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL

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02/05/2026 SHEET 2/14

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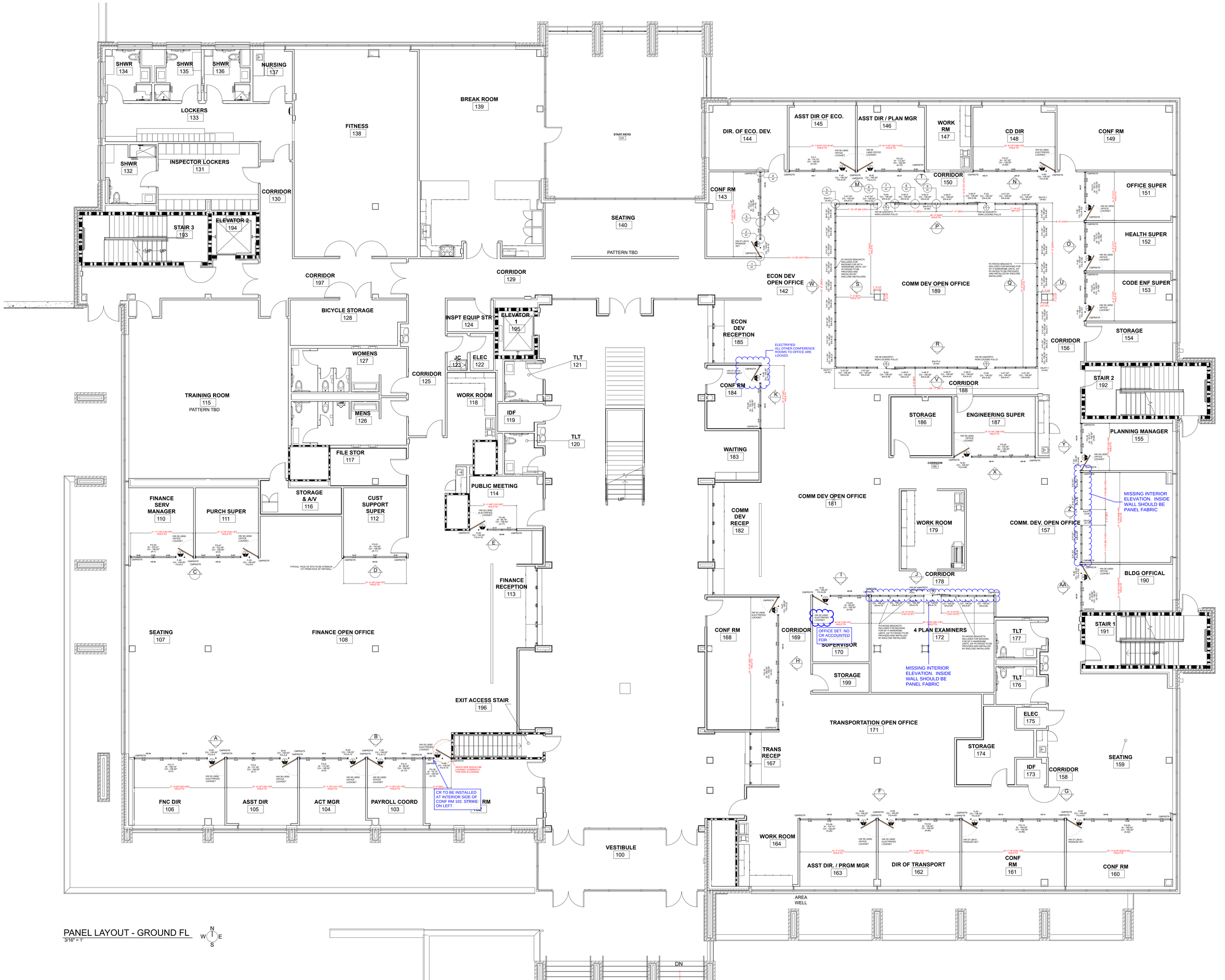

PANEL LAYOUT - GROUND FL

3/16" = 1'

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4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS TO HAWORTH FOR RESOLUTION.
5. BUILDING DETAILS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONNECTIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE BUILDING CONSTRUCTION AND MUST BE REVIEWED BY THE ARCHITECT OF RECORD OR THE PROFESSIONAL OF RECORD/OWNER TO VERIFY THE REQUIREMENTS OF THE AHJ PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN DETAILS. IT IS THE RESPONSIBILITY OF THE ARCHITECT OF RECORD OR THE RESPONSIBILITY OF THE PRIME CONTRACTOR TO ENSURE ADDITIONAL INSTALLATION MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. GLASS SHOWN IS 10MM GLASS (GLASS PRODUCT THICKNESS: 102mm/4"). TPI/ATI PRODUCT THICKNESS 8mm (0.315").
7. PRODUCT DIMENSIONS SHOWN ARE NOMINAL. STANDARD MANUFACTURING TOLERANCES APPLY.
8. WALL STARTERS TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON FREESTANDING CONDITIONS.
9. FOR ALL GLASS PARTITIONS, ANY GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF THE ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE OUTSIDE OF ROOM.
10. MANUFACTURING WILL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. COMPLIANCE OF THE ELECTRICAL COMPONENTS SHALL BYD WITH RESPECT TO ELECTRICAL SAFETY AND THE CODES AND STANDARDS IN FORCE IN THE COUNTRY WHERE THE FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND GUIDELINES. ANY ELECTRICAL INSTALLATION SHALL BE PERFORMED BY PERSONNEL AUTHORITY MAKING SATISFACTION. THE INSTALLATION OF RECORD (IOR) SHALL TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE ELECTRICAL SYSTEM DESIGN, AS SHOWN ON HAWORTH'S DRAWINGS, ARE WITHIN ESTABLISHED PRODUCT RULES AND GUIDELINES TO ENSURE PRODUCT SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS INSTALLED ARE LATERALLY BRACED, BASED ON RECOMMENDED DESIGN DETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE & EFG
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL

- ☐ APPROVED DRAWING PACKAGE
- ☐ APPROVED, AS NOTED
- ☐ REVISED, RESUBMIT

AUTHORIZED SIGNING OFFICER DATE

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HUMAN RESOURCE DIRECTOR 274
ASSISTANT DIRECTOR OF HR 275
HR GENERALIST 276
TALENT & COMP MGR 277
TALENT AQ ANL 278
CONF RM 279
COMMUNITY BALCONY 202
BEN & RSK MGR 273
HR OPEN OFFICE 280
COMMUNITY ROOM 201
WORK ROOM 281
BEN & RSK ANL 272
ACTIVE FILE/STORAGE 271
PERSONAL RECORD STOR 282
DEPUTY VILLAGE MANAGER 210
CONF RM 211
VILLAGE MANAGER 215
MAYOR 216
MISSING INTERIOR ELEVATION. INSIDE WALL SHOULD MATCH EXTERIOR WALL PANEL
PASSAGE SET, NO CR ACCOUNTED FOR.
TLT 212
WAITING AREA 270
CONF RM 284
BFPC SEC 283
CORRIDOR 209
ADMIN SEC 206
EXEC SEC 205
TLT 221
STAIR 3 293
ELEVATOR 2 294
URP
CORRIDOR 268
CORRIDOR 200
FILES/STOR 208
WAITING 204
MGMT ANALYST 219
ASST TO VILLAGE MANAGER 220
MAYOR'S CONF 222
ELEC 269
KITCHENETTE 207
CONF RM 265
IT WAITING 266
WOMENS 285
MENS 286
WOMENS 287
MENS 288
ELEVATOR 1 295
MAYOR'S OFFICE SUITE 224
SECRETARY 223
JC 289
DN
STAIR 2 292
IT DIR 264
SECURE HARDWARE STO 253
FILE STORAGE 252
COATS 226
WORK ROOM 227
CORRIDOR 228
CLERK 229
KITCHENETTE 231
ASST DIR IT 263
WORK ROOM 251
BOARD / COMMUNITY / ADJUDICATION ROOM 225
STAFF SEATING 230
LAB/ HARDWARE WORK AREA 254
SERVER/ IDF 255
AV CONTROL 232
EXEC SESSION 233
TECH SOL MGR 262
OPEN TO BELOW
TLT 235
NETWORK ADMIN. 256
ELEC LOCKSET PER FIELD ORDER #09
STAIR 1 291
GIS MGR 261
IT OPEN OFFICE 250
TYPICAL FACE OF EFG TO BE SITEBACK 1/2" FROM FACE OF DRYWALL
TECH SRV MGR 257
TLT 236
ATTORNEY OFFICE 244
311 SUPERVISOR 260
DAIS 234
CONF RM 258
STORAGE 245
STORAGE 247
FILE STORAGE 243
IDF 240
ELEC 239
OPEN CONF 290
311 TRAINING 259
SEATING 249
BALCONY 248
ROOF BELOW
COMM. OPEN OFFICE 237
SEATING 241
FUTURE OFFICE 242
DIR OF COMM & OUTREACH 238
ROOF BELOW
OPEN TO BELOW

PANEL LAYOUT - UPPER FL
3/16" = 1'

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UPPER FLOOR

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4. ELECTRICAL DETAILS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONNECTIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (AHJ). IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE REQUIREMENTS OF THE AHJ AND NOTIFY HAWORTH PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN WRITING, NOTING THE SPECIFIC REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER TO ENSURE THAT ELECTRICAL AND INSTALLATION MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
5. ENCLOSE/ENCLOSE FRAMELESS GLASS PRODUCT THICKNESS: 10(mod)/ TRIVIATI 12(mod) TEMPERED GLASS.
7. PRODUCT DIMENSIONS SHOWN ARE NOMINAL. STANDARD MANUFACTURING TOLERANCES SHALL APPLY.
8. ENCLOSE/ENCLOSE IS MECHANICALLY FASTENED TO THE BASE BUILDING ON FREESTANDING CONDITION.
9. ALL SATIN ETCHED/ON FRIT GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF ROOM. ALL PRINTED GLASS TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE OUTSIDE OF ROOM.
10. PRODUCTION WILL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWINGS HAVE BEEN SIGNED AND RETURNED TO HAWORTH.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. ANY MODIFICATIONS OF THE ENCLOSE MOVABLE WALL SYSTEM WITH RESPECT TO THE ATTACHMENT OF FURNITURE COMPONENTS USING THE IN PROCAL SLOT FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND RECOMMENDATIONS AND SHALL BE REVIEWED AND APPROVED BY HAWORTH AND THE AUTHORITY HAVING JURISDICTION. THE PROFESSIONAL OF RECORD AND/OR OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT FURNITURE SYSTEMS, FURNITURE LAYOUT, AS WELL AS TYPES OF SLOT MOUNTED FURNITURE, WILL FOLLOW ESTABLISHED PRODUCT RULES AND GUIDELINES TO ENSURE PRODUCT SAFETY. IN ESTABLISHED GUIDELINES AND GUIDELINES TO ENSURE THAT ALL COMPONENTS ATTACHED ARE LATERALLY BRACED, BASED ON RECOMMENDED DESIGN DETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE FRAMELESS GLASS
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL
- ☐ APPROVED DRAWING PACKAGE
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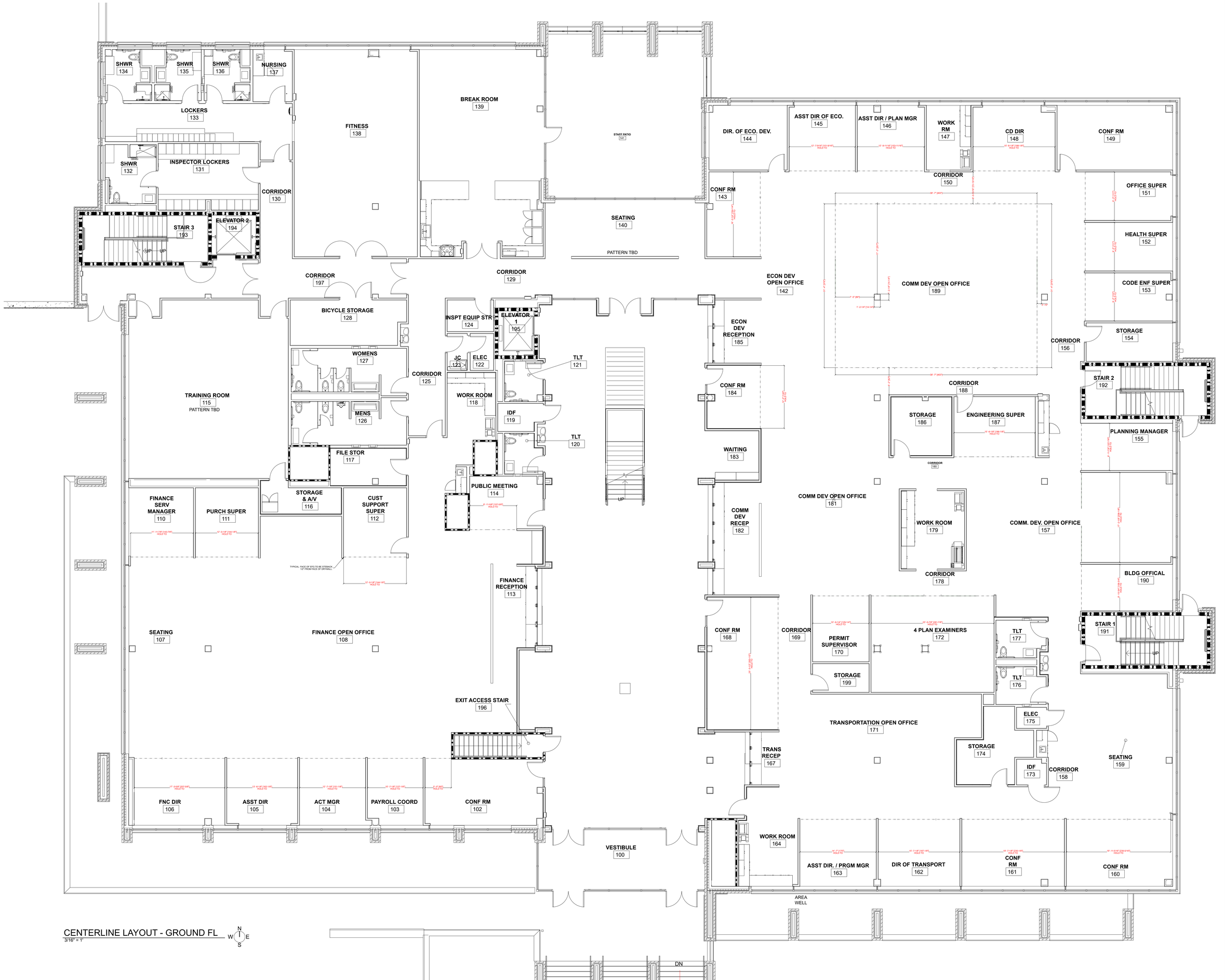

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4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS TO HAWORTH FOR RESOLUTION.
5. BUILDING DETAILS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONDITIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE LOCAL BUILDING CODE AUTHORITY. IT IS THE RESPONSIBILITY OF THE ARCHITECT OF PROFESSIONAL OF RECORD/OWNER TO VERIFY THE REQUIREMENTS OF THE AHJ PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN DETAILS. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE GENERAL CONTRACTOR OF THE PRIME CONTRACTOR TO ENSURE ADDITIONAL INSTALLATION MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. GLASS THICKNESS: 6mm (0.23) GLASS PRODUCT THICKNESS: 102mm(4"), TPI/ATI PRODUCT THICKNESS 8mm (0.31)
7. PRODUCT DIMENSIONS SHOWN ARE NOMINAL. STANDARD MANUFACTURING TOLERANCES APPLY.
8. WALL STARTERS TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON FREESTANDING CONDITIONS.
9. FOR ALL GLASS PANELS, ETCH GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF THE ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE OUTSIDE OF ROOM.
10. PRODUCTION WILL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. COMPLIANCE OF ELECTRIFIED COMPONENTS WILL BE THE RESPONSIBILITY TO ENSURE THAT ANY ELECTRICAL COMPONENTS INSTALLED WITHIN OR AS A PART OF A FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND GUIDELINES AND ANY APPLICABLE CODES AND REGULATIONS ENFORCED BY THE AUTHORITY HAVING JURISDICTION. THE INSTALLER/END OF RECORD/OWNER/GENERAL TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE ELECTRIFICATION SYSTEM AS DESIGNED AND SHIPPED COMPLY WITH THE ESTABLISHED PRODUCT RULES AND GUIDELINES TO ENSURE PRODUCT SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED, BASED ON RECOMMENDED DESIGNS DETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE & EFG
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL

- ☐ APPROVED DRAWING PACKAGE
- ☐ APPROVED, AS NOTED
- ☐ REVISED, RESUBMIT

AUTHORIZED SIGNING OFFICER DATE

THIS DRAWING REPRESENTS HAWORTH'S INTERPRETATION OF THE DESIGN INTENT AND SERVICES AS OUR SHOP DRAWINGS FOR MANUFACTURING. CAREFULLY REVIEW AND APPROVE THESE DRAWINGS FOR ACCURACY OF THE PRODUCT THAT WILL BE PRODUCED BY HAWORTH AND DELIVERED TO SITE. ALL ADDITIONS, CHANGES OR DEVIATIONS FROM THIS APPROVAL DRAWING MUST BE BROUGHT TO OUR ATTENTION IN WRITING. WE ASSUME NO RESPONSIBILITY ACCORDINGLY APPROVAL OF THIS DRAWING PACKAGE IS ONE OF THE CONDITIONS PRECEDENT TO THE COMMENCEMENT OF MANUFACTURING.

*Note: The renderings shown on this sheet are a representation of the product specified and may not necessarily show the exact features and/or options.

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FUTURE OFFICE 242
DIR OF COMM & OUTREACH 238
ROOF BELOW
OPEN TO BELOW

CENTERLINE LAYOUT - UPPER FL
3/16" = 1'

N W E S

c:\Users\MercedesScott\BOSH\DATA-BOS-IL-Client - 2026\v\Village of Schaumburg\APD\WALLS TEAM\CANVAS\Approval\SVH EFG-ENC APPROVAL 020526.cmdrw

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UPPER FLOOR

BUDGET DRAWING

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4. REVIEW AND APPROVE THIS DRAWING AS A WHOLE WITH RESPECT TO DIMENSIONS AND TECHNICAL DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS TO HAWORTH FOR CLARIFICATION.
5. ELECTRICAL OUTLETS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONNECTIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (AHJ). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ELECTRICAL OUTLET LOCATIONS WITH THE AHJ AND OWNER PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN WRITING, NOTING THE SPECIFIC REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ELECTRICAL AND INSTALLATION MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. ENCLOSE/ENCLOSE FRAMELESS GLASS PRODUCT THICKNESS: 10(mm)/1.75IN/ATI 7. PRODUCT DIMENSIONS SHOWN ARE NOMINAL STANDARD MANUFACTURING TOLERANCES SHALL APPLY.
8. ENCLOSE/ENCLOSE SHALL BE MECHANICALLY FASTENED TO THE BASE BUILDING ON FREESTANDING CONDITION.
9. ALL WORK AT TEMPERED GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF WORK. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE OUTSIDE OF WORK.
10. THIS DRAWING SHALL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. CONFIGURATION OF THE ENCLOSE MOVABLE WALL SYSTEM WITH RESPECT TO LAYOUT, SIZE, AND LOCATION OF DOORS AND GLASS PANELS AND ANY OTHER FEATURE SHALL COMPLY WITH HAWORTH PUBLISHED PRODUCT RULES AND ANY REQUIREMENTS OF THE ADOPTED BUILDING CODES AS INTERPRETED BY THE AUTHORITIES HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF OWNER TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE LAYOUT, AS WELL AS TYPES OF SLOT MOUNTED FURNITURE, WILL FOLLOW APPLICABLE BUILDING CODES AND REGULATIONS FOR FIRE AND LIFE SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED, BASED ON RECOMMENDED DESIGN DETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE FRAMELESS GLASS
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL

- ☐ APPROVED DRAWING PACKAGE
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AUTHORIZED SIGNING OFFICER DATE

THIS DRAWING REPRESENTS HAWORTH'S INTERPRETATION OF THE DESIGN INTENT AND SERVICES AS FOR SHOP DRAWINGS FOR MANUFACTURING PURPOSES. THE DETAIL AND SCOPE IN THESE DRAWINGS REPRESENT THE SCOPE OF HAWORTH'S WORK. ANY DEVIATIONS FROM THIS APPROVAL DRAWING, ALL ADDITIONS, CHANGES OR DEVIATIONS FROM THIS APPROVAL DRAWING PACKAGE WILL BE REGARDED AS A CHANGE ORDER AND PROCESSED ACCORDINGLY. THIS DRAWING DOES NOT REPRESENT ALL CONTRACTUAL CONDITIONS PRECEDENT TO THE COMMENCEMENT OF MANUFACTURING.

*Note: The renderings shown on this sheet are a representation of the product specified and may not necessarily show the exact features and/or options.

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CONF RM 161
CONF RM 160
AREA WELL
DN

ELECTRICAL LAYOUT
1/4" = 1'

N
W E
S

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GROUND FLOOR

BUDGET DRAWING

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5. BUILDING DETAILS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONDITIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE LOCAL BUILDING AUTHORITIES AND IT IS THE RESPONSIBILITY OF THE ARCHITECT OR PROFESSIONAL OF RECORD/OWNER TO VERIFY THE REQUIREMENTS OF THE AHJ PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN DETAILS. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE GENERAL CONTRACTOR OF THE PRIME CONTRACTOR TO ENSURE ADDITIONAL INSTALLATION MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. GLASS SHOWN IS 6MM (0.23) GLASS PRODUCT THICKNESS: 102mm(4"), TPI/ATI PRODUCT THICKNESS 6mm (0.23)
7. PRODUCT DIMENSIONS SHOWN ARE NOMINAL. STANDARD MANUFACTURING TOLERANCES APPLY.
8. WALL STARTERS TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON FREESTANDING CONDITIONS.
9. FOR LOW-E GLASS, IDENTIFY GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF THE ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE OUTSIDE OF ROOM.
10. PRODUCTION WILL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. COMPLIANCE OF THE ELECTRICAL COMPONENTS SHALL BE WITH RESPECT TO ELECTRICAL SAFETY ONLY. ELECTRICAL COMPONENTS, WHETHER STANDARD OR FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND GUIDELINES AND WITH ALL APPLICABLE CODES AND REGULATIONS ENFORCED BY THE AUTHORITY HAVING JURISDICTION. THE INSTALLATION OF RECORD PERSON SHALL TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE ELECTRICAL COMPONENTS DO NOT CAUSE THE PRODUCT TO VIOLATE ANY ESTABLISHED PRODUCT RULES AND GUIDELINES TO ENSURE PRODUCT SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED, BASED ON RECOMMENDED DESIGNS DETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE & EFG
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL
- ☐ APPROVED DRAWING PACKAGE
- ☐ APPROVED, AS NOTED
- ☐ REVISED, RESUBMIT

AUTHORIZED SIGNING OFFICER DATE

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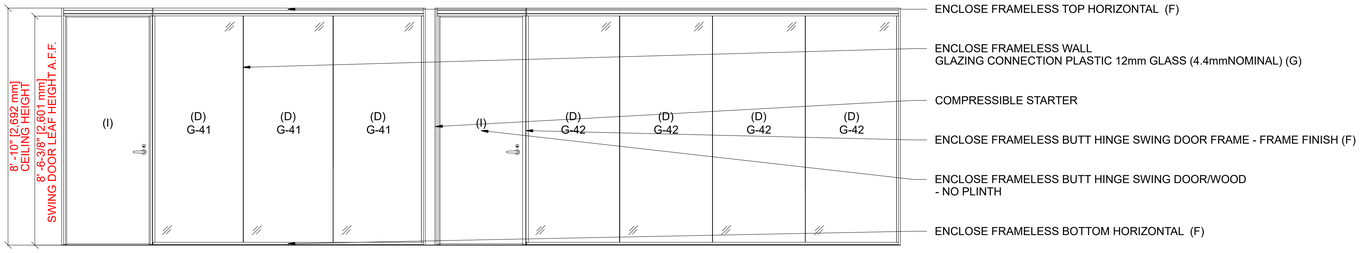
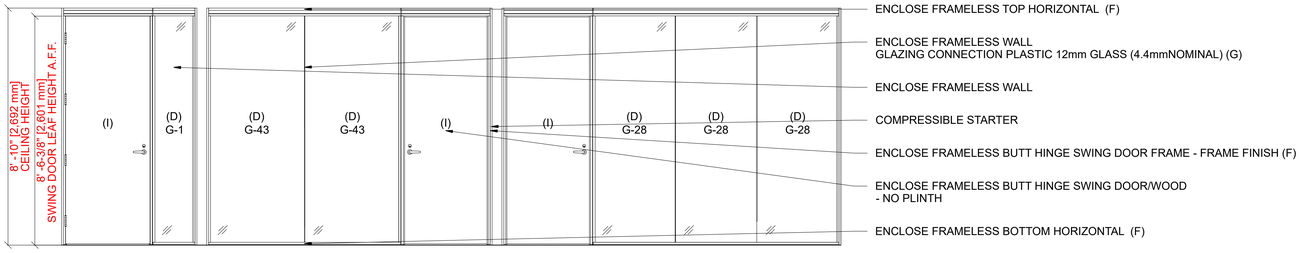
Elevation A



Elevation B



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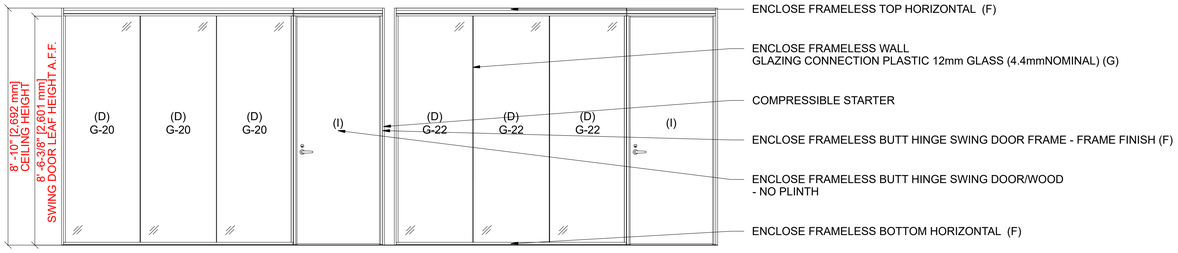
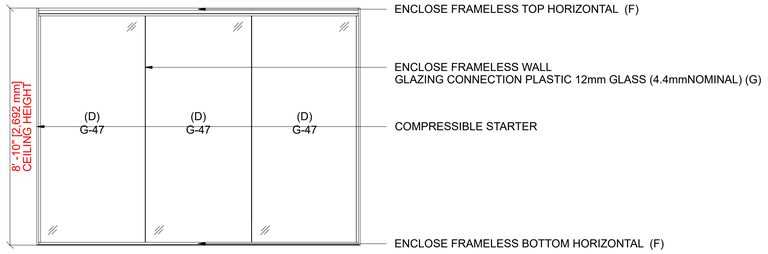
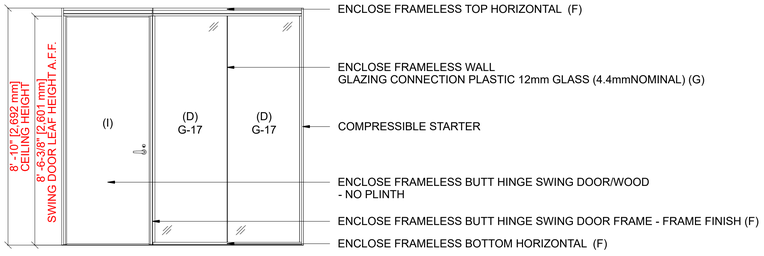


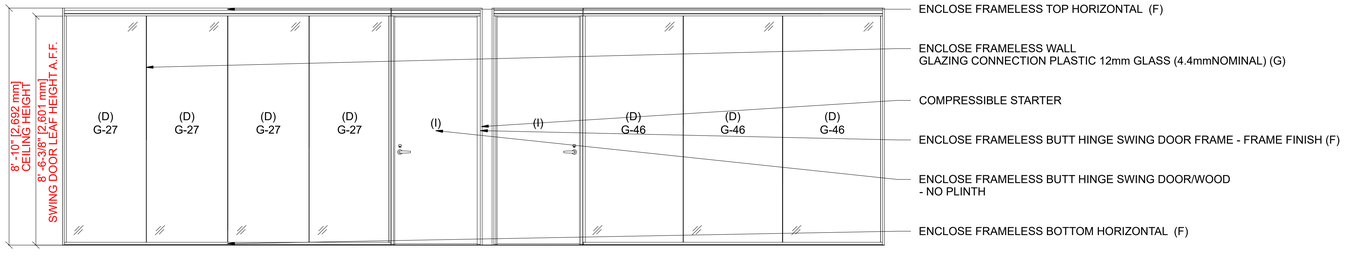
Elevation D



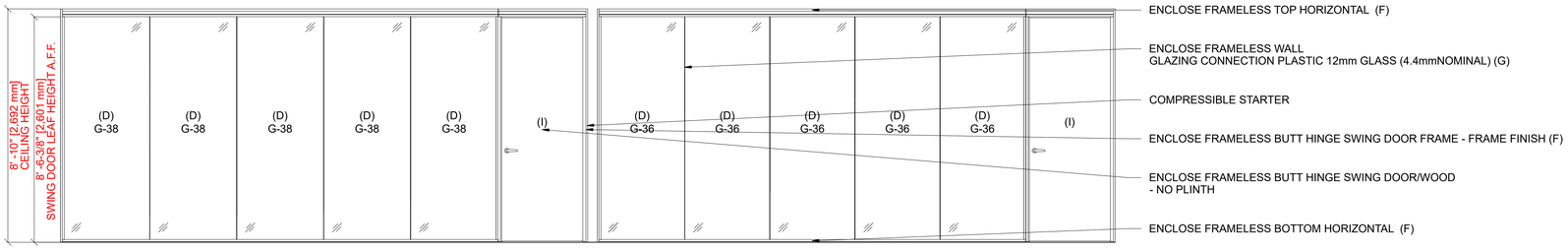
Elevation E



Elevation F



Elevation G



ELEVATIONS
1/2" = 1'

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GROUND & UPPER FLOORS

BUDGET DRAWING

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5. ELECTRICAL DETAILS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONNECTIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (AHJ). IT SHALL BE THE RESPONSIBILITY OF THE INSTALLING DEALER TO DETERMINE THE AHJ AND THEIR REQUIREMENTS PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN CONSTRUCTION OR ELECTRICAL REQUIREMENTS. IF AHJ REQUIREMENTS VARY FROM THE PRINCIPLES AND SPECIFICATIONS SHOWN, THE LOCAL CODE MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. GLASS SHOWN IS 6mm TEMPERED. 10mm GLASS PRODUCT THICKNESS: 10mm=PT, TRIAD= PRODUCT THICKNESS 89mm [3.5"]
7. ALL DIMENSIONS AND SIZES SHOWN ARE NOMINAL; STANDARD MANUFACTURING TOLERANCES APPLY.
8. WALL STARTERS TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON-CENTER AT 600mm [24"].
9. ALL MATERIALS ETCHED FINT GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF THE ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE INSIDE OF THE ROOM.
10. PRODUCTION WILL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. CONFIGURATION OF THE ENCLOSE MOVABLE WALL SYSTEM WITH RESPECT TO LAYOUT, HEIGHT, AND ANY OTHER FEATURE SHALL COMPLY WITH ANY SUCH FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND ANY REQUIREMENTS OF THE ADOPTED BUILDING CODES AS INTERPRETED BY THE AUTHORITY HAVING JURISDICTION. THE PURCHASER, OWNER AND/OR INSTALLER SHALL TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE LAYOUT, AS WELL AS TYPES OF SLOT MOUNTED FURNITURE, WILL FOLLOW HAWORTH'S PUBLISHED PRODUCT RULES AND ANY APPLICABLE CODES FOR SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED. BASED ON RECOMMENDED DESIGNDETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE FRAMELESS GLASS
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL
- ☐ APPROVED DRAWING PACKAGE
- ☐ APPROVED, AS NOTED
- ☐ REVISED, RESUBMIT

AUTHORIZED SIGNING OFFICER DATE

THIS DRAWING REPRESENTS HAWORTH'S INTERPRETATION OF THE DESIGN INTENT AND SERVICES AS OUR SHOP DRAWINGS FOR MANUFACTURING PURPOSES. THE DETAIL AND SCOPE IN THESE DRAWINGS REPRESENT THE SCOPE OF WORK THAT HAWORTH WILL PROVIDE AND INSTALL. ANY ADDITIONS, CHANGES OR DEVIATIONS FROM THIS APPROVAL DRAWING PACKAGE WILL BE REGARDED AS A CHANGE ORDER AND PROCESSED ACCORDINGLY. THIS DRAWING IS SUBJECT TO ALL TERMS AND CONDITIONS PRECEDENT TO THE COMMENCEMENT OF MANUFACTURING.

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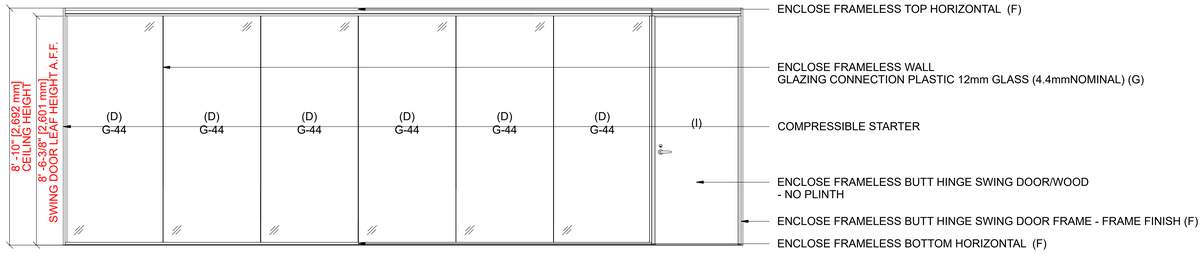
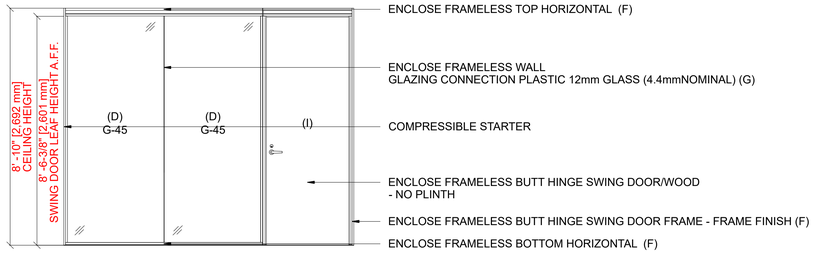
02/05/2026 SHEET 8/14

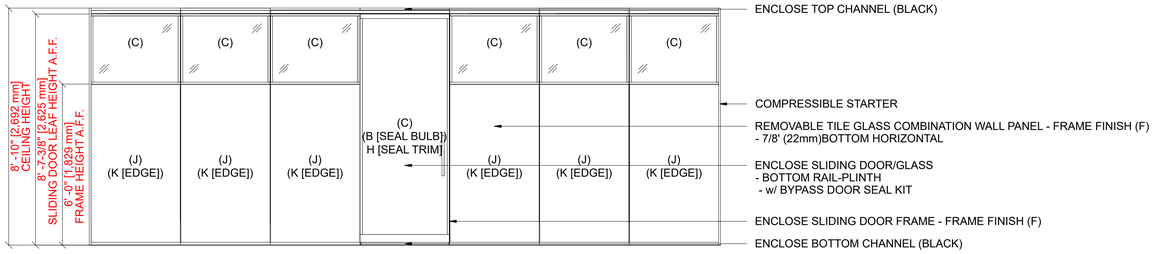
Elevation H



Elevation I



Elevation J



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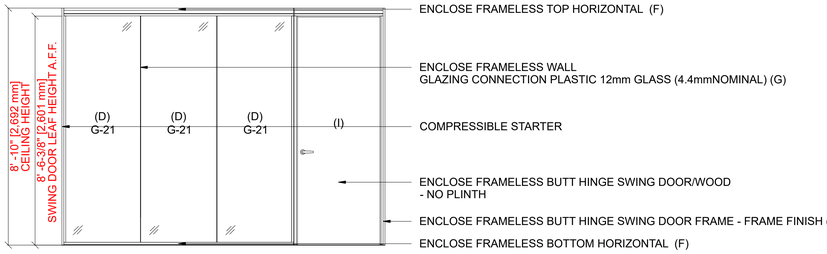

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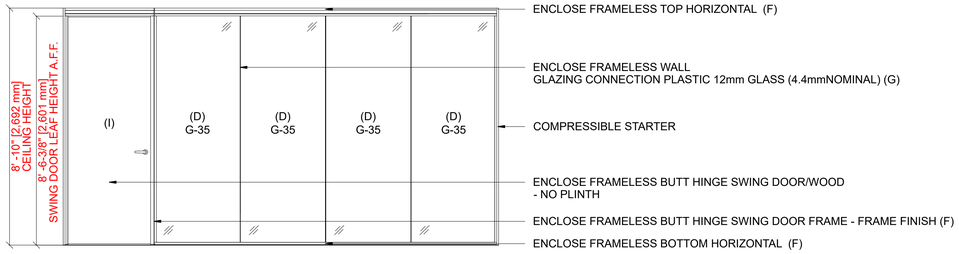
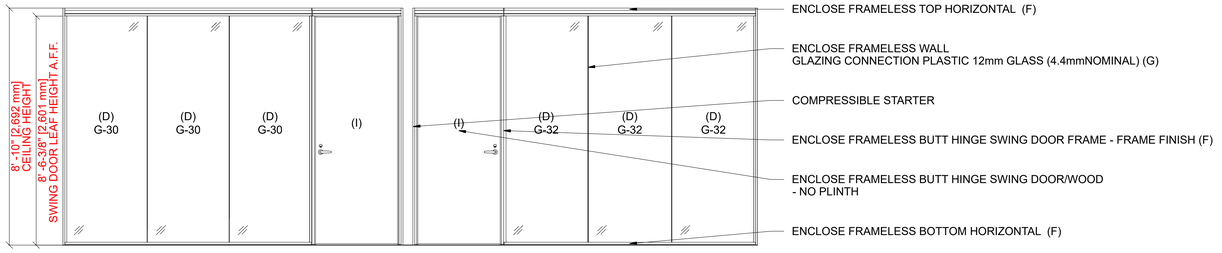
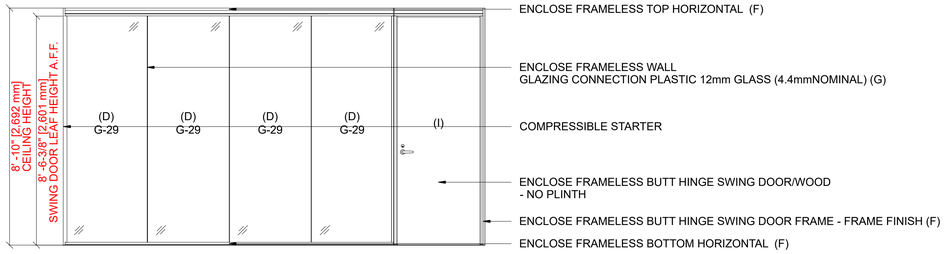


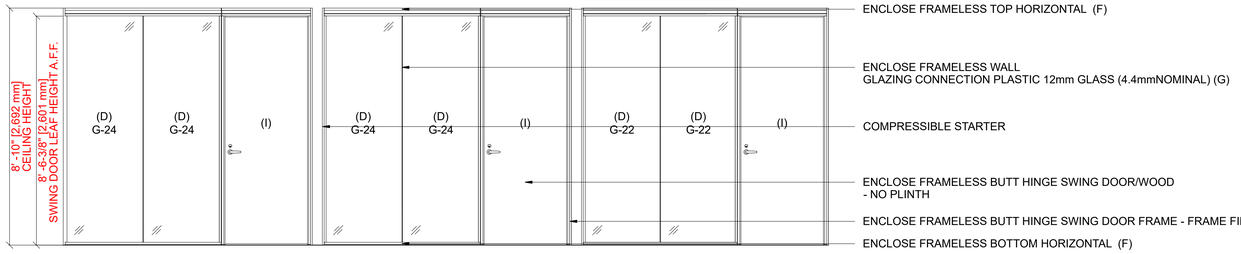
Elevation M



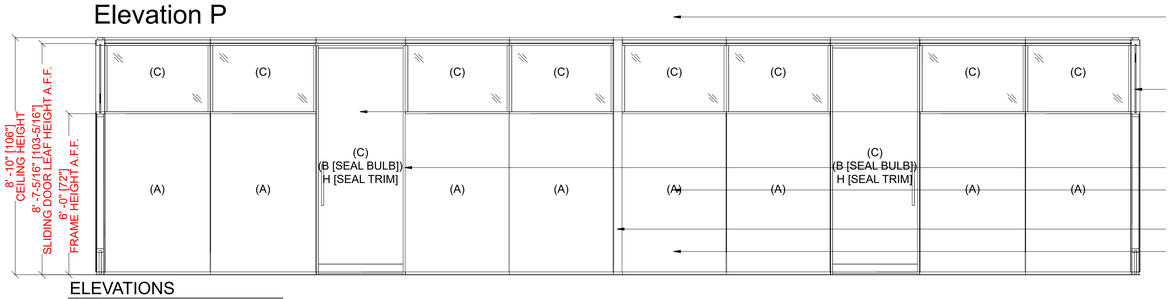
Elevation N



Elevation O



Elevation P



ELEVATIONS
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VILLAGE HALL

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GROUND &
UPPER FLOORS

BUDGET
DRAWING

HAWORTH

1. DO NOT SCALE DRAWING.
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4. REVIEW ALL DRAWINGS CAREFULLY BEFORE PROCEEDING WITH FABRICATION DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS TO HAWORTH FOR CLARIFICATION.
5. ELECTRICAL DETAILS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONNECTIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (AHJ). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE REQUIREMENTS OF THE AHJ AND SUBMIT TO HAWORTH PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN CONSTRUCTION. SYNTHETIC FLOORING REQUIRES A MINIMUM 4" RADIUS COVE BASE. IF THE PRESENCE OF ASBESTOS IS SUSPECTED, HAWORTH WILL NOT PROCEED UNTIL TESTS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. ALL GLASS IS 1/4" (6mm) TEMPERED GLASS PRODUCT THICKNESS: 92mm(4"), TRIM(1") PRODUCT THICKNESS 89mm (3.5")
7. ALL DIMENSIONS AND SIZES SHOWN ARE NOMINAL, STANDARD MANUFACTURING TOLERANCES APPLY.
8. WALL STARTERS TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON INSTALLATION OF WALLS.
9. ALL MATERIALS WITH ETCH PRIMER TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF THE ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE INSIDE OF THE ROOM.
10. PRODUCTION WILL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. CONFIGURATION OF THE ENCLOSE MOVABLE WALL SYSTEM WITH RESPECT TO LAYOUT, HEIGHT, GLAZING AND ACCESSORIES SHOWN ON THIS DRAWING OR FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND ANY REQUIREMENTS OF THE ADOPTED BUILDING CODES AS INTERPRETED BY THE AUTHORITIES HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE LAYOUT, AS WELL AS TYPES OF SLOT MOUNTED FURNITURE, WILL FOLLOW HAWORTH'S PUBLISHED RULES AND ANY REQUIREMENTS FOR LIFE SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED. BASED ON RECOMMENDED DESIGN DETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE FRAMELESS GLASS
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL

- ☐ APPROVED DRAWING PACKAGE
- ☐ APPROVED, AS NOTED
- ☐ REVISED, RESUBMIT

AUTHORIZED SIGNING OFFICER DATE

THIS DRAWING REPRESENTS HAWORTH'S INTERPRETATION OF THE DESIGN INTENT AND SERVICES AS OUR SHOP DRAWINGS FOR MANUFACTURING PURPOSES. THE DETAIL AND SCOPE IN THESE DRAWINGS REPRESENT THE SCOPE OF WORK THAT WILL BE MANUFACTURED AND SHIPPED BY HAWORTH. ALL ADDITIONS, CHANGES OR DELETIONS FROM THIS APPROVAL DRAWING PACKAGE WILL BE REGARDED AS A CHANGE ORDER AND PROCESSED ACCORDINGLY. THIS DRAWING IS SUBJECT TO ALL TERMS AND CONDITIONS PRECEDENT TO THE COMMENCEMENT OF MANUFACTURING.

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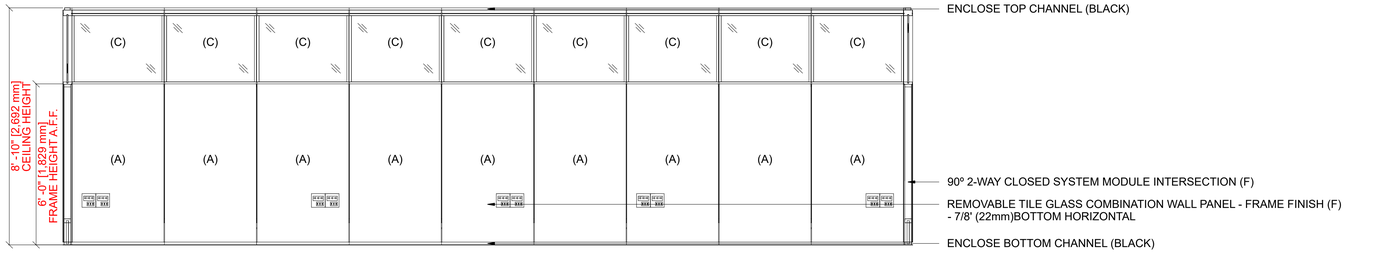
02/05/2026 SHEET 9/14

Elevation Q



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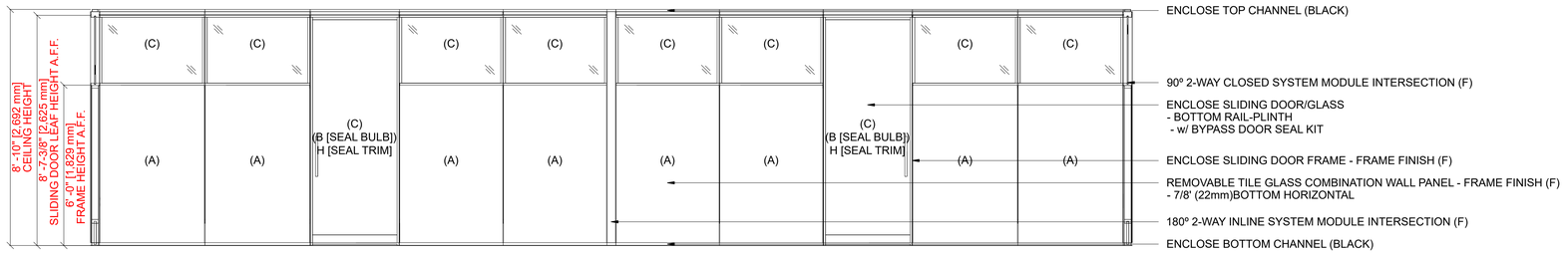

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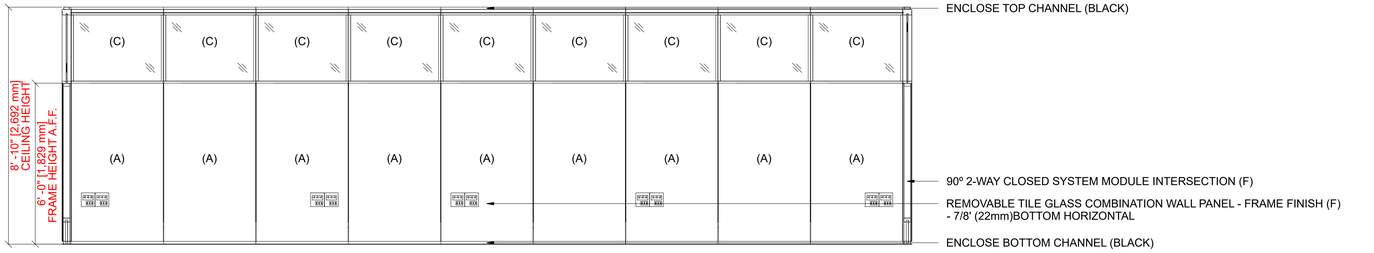
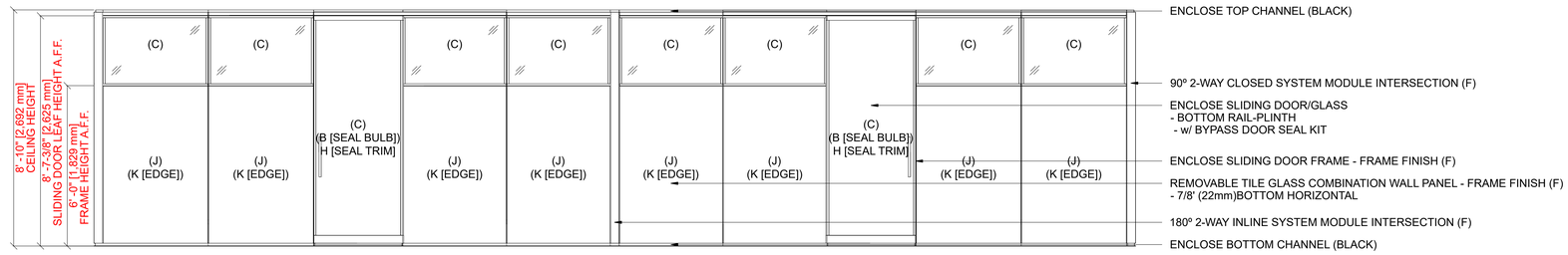
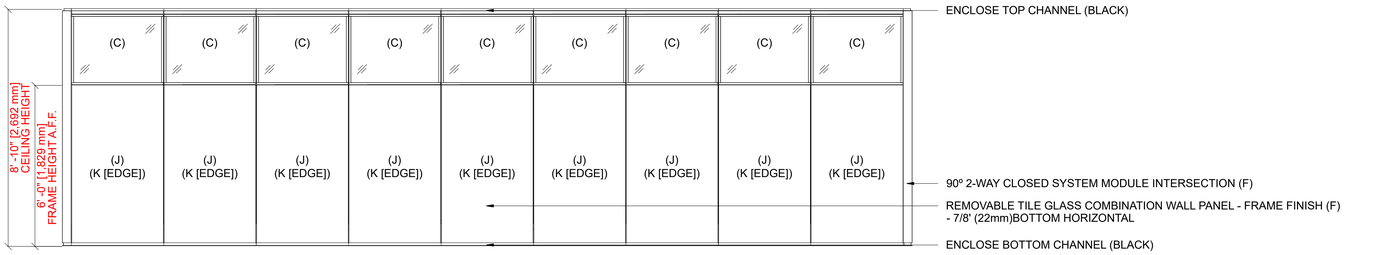


Elevation T



Elevation U



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4. REVIEW AND APPROVE THIS DRAWING BEFORE PROCEEDING WITH FABRICATION. DRAWING. REPORT ANY DISCREPANCIES OR CONFLICTS TO HAWORTH FOR CLARIFICATION.
5. ELECTRICAL DETAILS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONNECTIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (AHJ). IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE REQUIREMENTS OF THE AHJ AND TO ADVISE PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN CONSTRUCTION OR INSTALLATION REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE AHJ. NONSTANDARD REQUIREMENTS MAY INCLUDE ADDITIONAL MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. GLASS SIZES ARE NOMINAL. 6MM GLASS PRODUCT THICKNESS: 6(min)/7.1(max) PRODUCT THICKNESS 8MM (0.315").
7. ALL DIMENSIONS AND SIZES SHOWN ARE NOMINAL, STANDARD MANUFACTURING TOLERANCES APPLY.
8. WALL STARTERS TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON-CENTER AT 24" MAXIMUM.
9. ALL MATERIALS MATCH PINT GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF THE ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE INSIDE OF THE ROOM.
10. PRODUCTION WILL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. CONFIGURATION OF THE ENCLOSE MOVABLE WALL SYSTEM WITH RESPECT TO LOCATION OF DOORS, WINDOWS, ELECTRICAL OUTLETS AND OTHER BUILDING FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND ANY REQUIREMENTS OF THE ADOPTED BUILDING CODES AS INTERPRETED BY THE AUTHORITIES HAVING JURISDICTION. IT SHALL BE THE PURCHASER AND/OR OWNER TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE LAYOUT, AS WELL AS TYPES OF SLOT MOUNTED FURNITURE, WILL FOLLOW HAWORTH'S PUBLISHED PRODUCT RULES AND ANY REQUIREMENTS FOR SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED. BASED ON RECOMMENDED DESIGNDETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE FRAMELESS GLASS
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL
- ☐ APPROVED DRAWING PACKAGE
- ☐ APPROVED, AS NOTED
- ☐ REVISED, RESUBMIT

AUTHORIZED SIGNING OFFICER DATE

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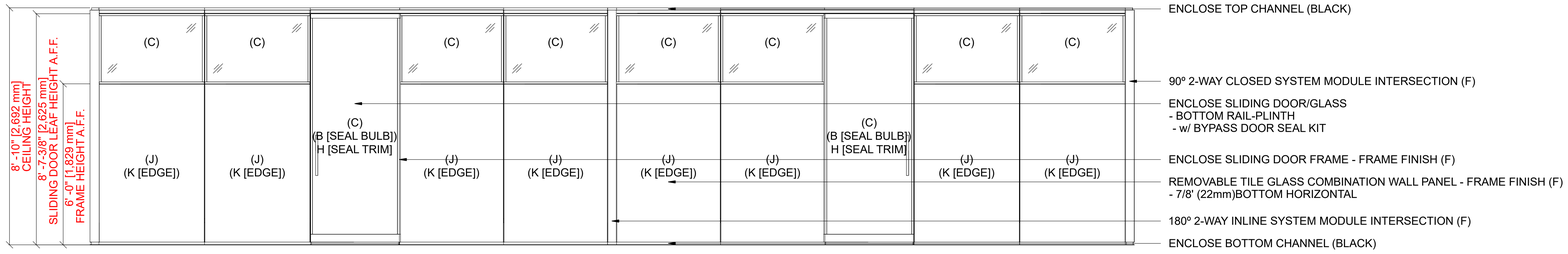
02/05/2026 SHEET 10/14

C:\Users\MercedesScott\BOSH\DATA-BOS-IL-Client - 2026\vi\Village of Schaumburg\APD\WALLS TEAM\CANVAS\Approval\SVH EFG-ENC APPROVAL 020526.cmdrw

Elevation V



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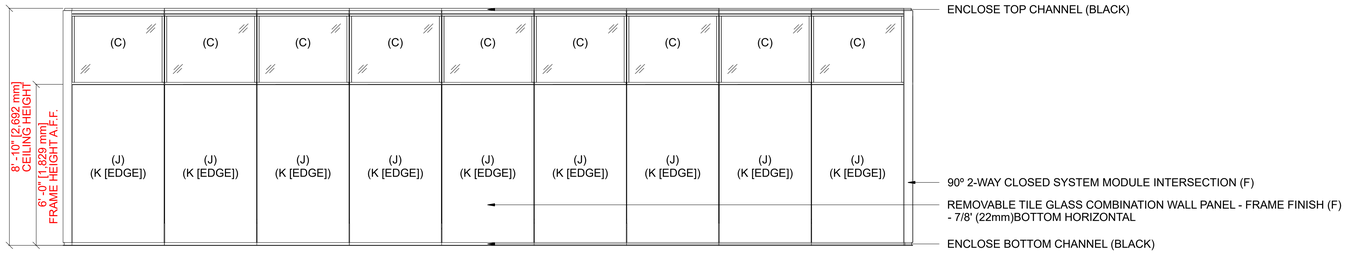

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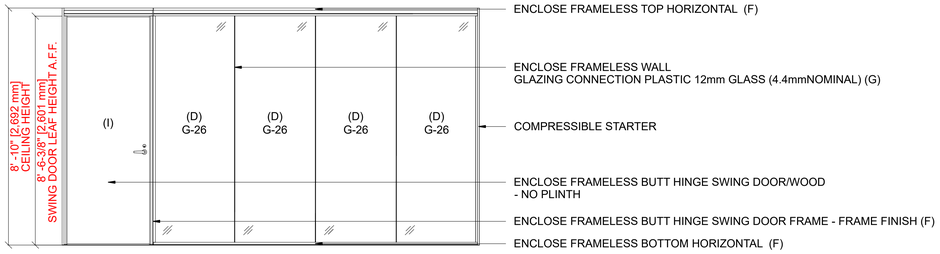

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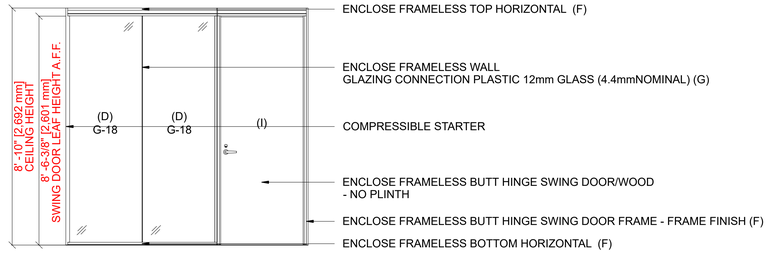
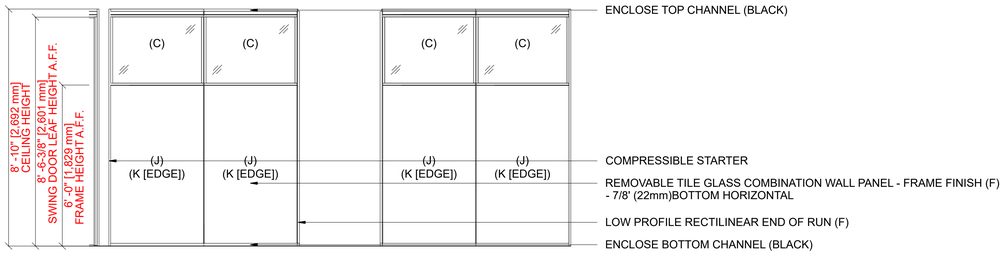
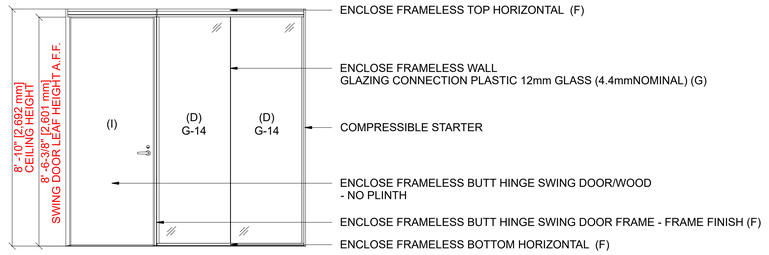


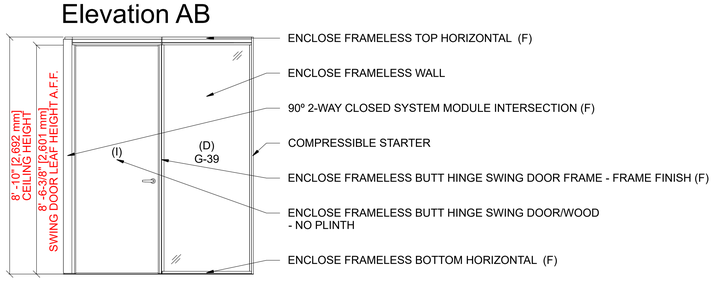
Elevation Z



Elevation AA

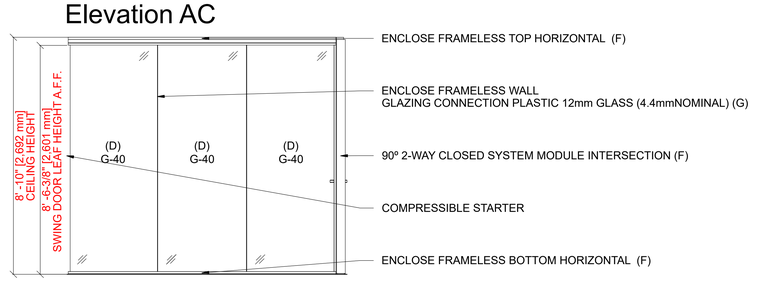


Elevation AB



ELEVATIONS
1/2" = 1'

Elevation AC



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4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS TO HAWORTH FOR RESOLUTION.
5. BUILDING DETAILS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONNECTIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE BUILDING CONSTRUCTION AND IT IS THE RESPONSIBILITY OF THE ARCHITECT OF THE PROFESSIONAL OF RECORD/OWNER TO VERIFY THE REQUIREMENTS OF THE AHJ PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN ADVANCE OF MANUFACTURING. IT IS ALSO THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OF THE PRIME CONTRACTOR TO ENSURE ADDITIONAL INSTALLATION MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. GLAZING IS TEMPERED GLASS UNLESS PRODUCT THICKNESS: 102mm(4"), TRYART PRODUCT THICKNESS 8mm(.315")
7. PRODUCT DIMENSIONS SHOWN ARE NOMINAL. STANDARD MANUFACTURING TOLERANCES APPLY.
8. WALL STARTERS TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON FREESTANDING CONDITIONS.
9. GLAZING IS TEMPERED. FACTORY GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF THE ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE OUTSIDE OF ROOM.
10. GLASS FOR FRAMELESS WALL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. COMPLIANCE OF THE ENCLOSURE SYSTEM WILL BYPASS NOT BE SUBJECT TO CODE COMPLIANCE IF THE ENCLOSURE SYSTEM OR ANY COMPONENT OR FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND GUIDELINES. ANY MODIFICATIONS TO THE ENCLOSURE SYSTEM MADE BY THE AUTHORITY HAVING JURISDICTION, THE BUILDING OWNER OF RECORD, OR OTHER TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE ENCLOSURE SYSTEM COMPLY WITH APPLICABLE CODES AND HAWORTH'S ESTABLISHED PRODUCT RULES AND GUIDELINES TO ENSURE PRODUCT SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED, BASED ON RECOMMENDED DESIGN DETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE FRAMELESS GLASS
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL

- ☐ APPROVED DRAWING PACKAGE
- ☐ APPROVED, AS NOTED
- ☐ REVISED, RESUBMIT

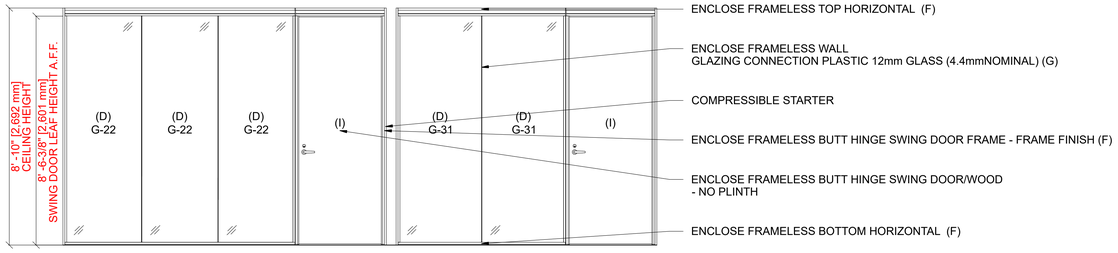
AUTHORIZED SIGNING OFFICER DATE

THIS DRAWING REPRESENTS HAWORTH'S INTERPRETATION OF THE DESIGN INTENT AND SERVICES AS OUR SHOP DRAWINGS FOR MANUFACTURING. CAREFULLY REVIEW AND APPROVE THESE DRAWINGS FOR ACCURACY OF THE PRODUCT THAT WILL BE PRODUCED BY HAWORTH AND DELIVERED TO SITE. ALL ADDITIONS, CHANGES OR DEVIATIONS FROM THIS APPROVAL DRAWING SHOULD BE BROUGHT TO OUR ATTENTION IN WRITING. WE WILL ASSUME ACCURACY AND ACCORDINGLY APPROVAL OF THIS DRAWING PACKAGE IS ONE OF THE CONDITIONS PRECEDENT TO THE COMMENCEMENT OF MANUFACTURING.

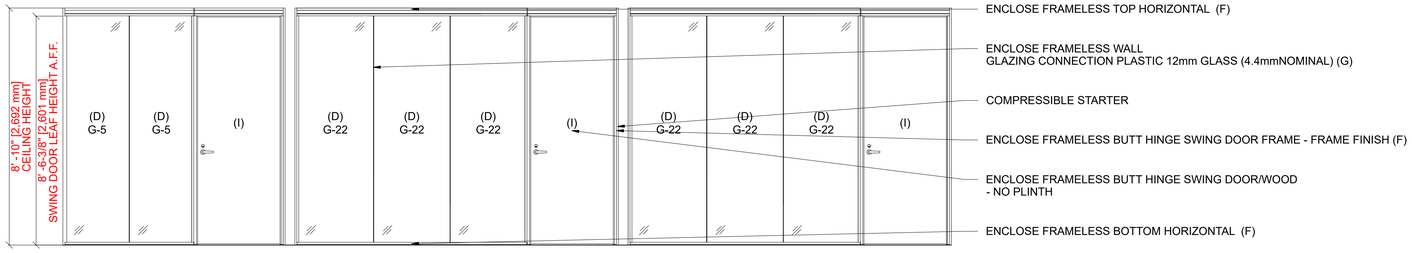
*Note: The renderings shown on this sheet are a representation of the product specified and may not necessarily show the exact features and/or options.

02/05/2026 SHEET 11/14

Elevation AD



Elevation AE



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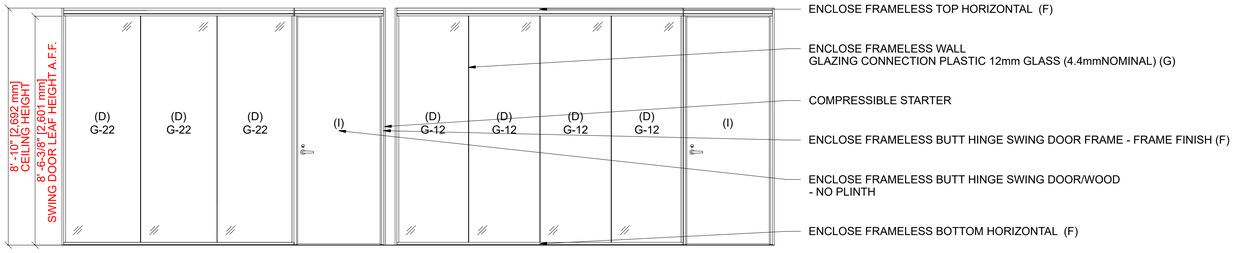

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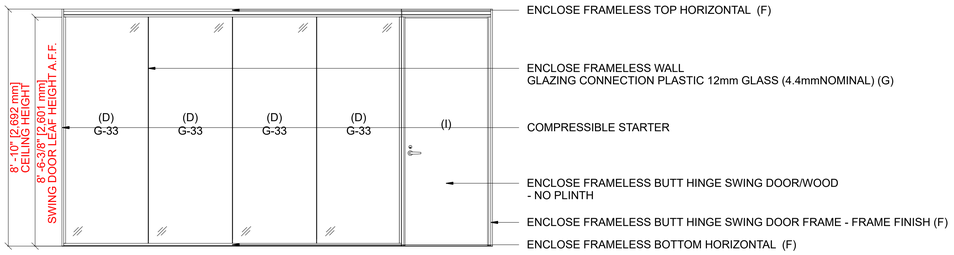

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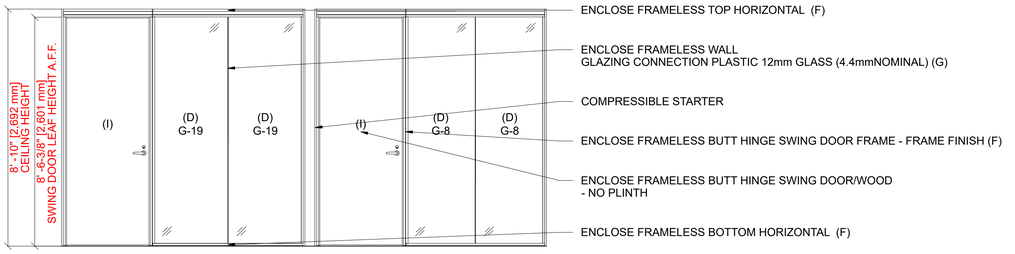
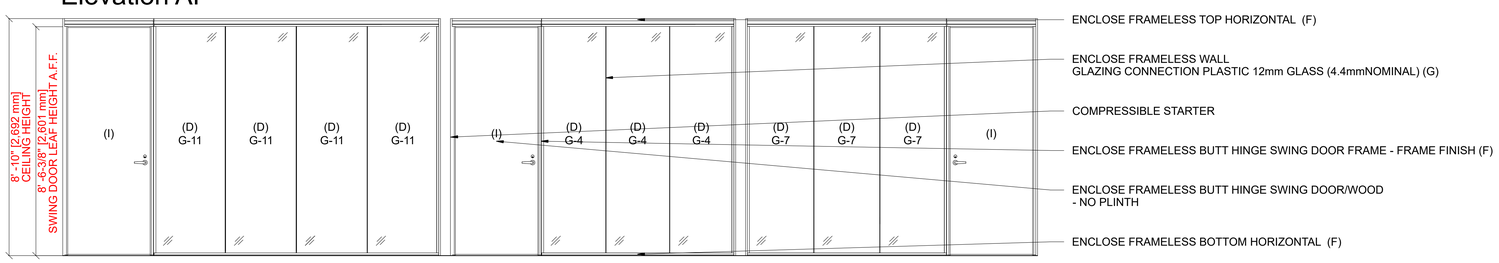


Elevation AI



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GROUND & UPPER FLOORS

BUDGET DRAWING

HAWORTH

1. DO NOT SCALE DRAWING.
2. ALL INFORMATION CONTAINED, PRESENTED IS THE PROPERTY OF HAWORTH AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF HAWORTH.
3. REPORT ANY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO HAWORTH.
4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS TO HAWORTH FOR RESOLUTION.
5. BUILDING DETAILS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONNECTIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE BUILDING CONSTRUCTION AND MUST BE REVIEWED BY THE ARCHITECT OF RECORD OR THE PROFESSIONAL OF RECORD/OWNER TO VERIFY THE REQUIREMENTS OF THE AHJ PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN DETAILS. IT IS THE RESPONSIBILITY OF THE ARCHITECT OF RECORD OR RESPONSIBILITY OF THE PRIME CONTRACTOR TO ENSURE ADDITIONAL INSTALLATION MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. GLASS THICKNESS: 6mm GLASS PRODUCT THICKNESS: 10mm(4") TRIVIAT PRODUCT THICKNESS 8mm(1/3")
7. PRODUCT DIMENSIONS SHOWN ARE NOMINAL. STANDARD MANUFACTURING TOLERANCES APPLY.
8. WALL STARTERS TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON FREESTANDING CONDITIONS.
9. WHERE GLASS IS TEMPERED, ANY GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF THE ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE OUTSIDE OF ROOM.
10. GLASS PANEL WALL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND RECLINED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. COMPLIANCE OF THE ENCLOSED MODULAR WALL SYSTEM IN THIS PROJECT TO CODES IS THE RESPONSIBILITY OF THE CONSTRUCTION MANAGER. THE GLASS FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND ASSEMBLY INSTRUCTIONS. ANY DEVIATIONS FROM THE RULES APPROVED BY THE AHJ HAVING JURISDICTION OR THE BUILDING CODE OF RECORD MUST BE GIVEN. TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE ESTABLISHED PRODUCT RULES AND GUIDELINES DO NOT COMPROMISE THE ESTABLISHED PRODUCT RULES AND GUIDELINES TO ENSURE PRODUCT SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED, BASED ON RECOMMENDED DESIGN DETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE FRAMELESS GLASS
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

KRISTIN MARKOVICH
DIRECTOR OF ARCHITECTURAL WALLS

MERCEDES SCOTT
ARCHITECTURAL WALLS SPECIALIST

NOTE: HEIGHT AND WIDTHS ARE HOLD TO DIMENSIONS.

CLIENT APPROVAL

- ☐ APPROVED DRAWING PACKAGE
- ☐ APPROVED, AS NOTED
- ☐ REVISED, RESUBMIT

AUTHORIZED SIGNING OFFICER DATE

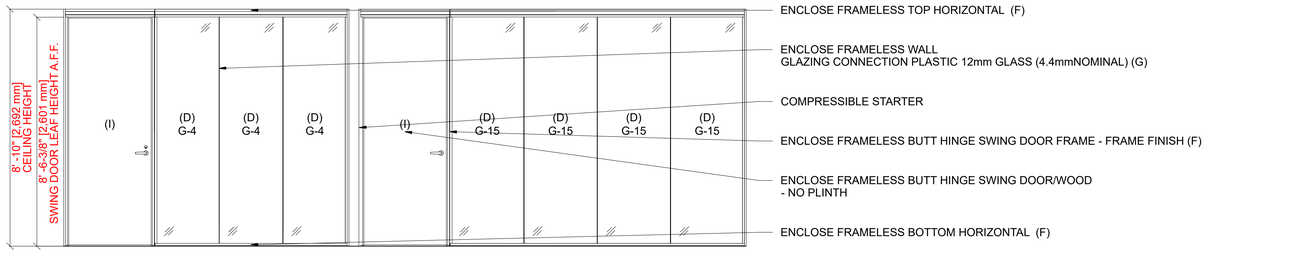
THIS DRAWING REPRESENTS HAWORTH'S INTERPRETATION OF THE DESIGN INTENT AND SERVICES AS OUR SHOP DRAWINGS FOR MANUFACTURING. CAREFULLY REVIEW AND APPROVE THESE DRAWINGS FOR THE EXACT PRODUCT THAT WILL BE PRODUCED BY HAWORTH AND DELIVERED TO SITE. ALL ADDITIONS, CHANGES OR DEVIATIONS FROM THIS APPROVAL DRAWING SHOULD BE BROUGHT TO OUR ATTENTION IN WRITING. PLEASE NOTE THAT ACCORDINGLY APPROVAL OF THIS DRAWING PACKAGE IS ONE OF THE CONDITIONS PRECEDENT TO THE COMMENCEMENT OF MANUFACTURING.

*Note: The renderings shown on this sheet are a representation of the product specified and may not necessarily show the exact features and/or options.

02/05/2026 SHEET 12/14

c:\Users\MercedesScott\BOSH\DATA-BOS-IL-Client - 2026\v\Village of Schaumburg\APD\WALLS TEAM\CANVAS\Approval\SVH EFG-ENC APPROVAL 020526.cmdrw

Elevation AJ



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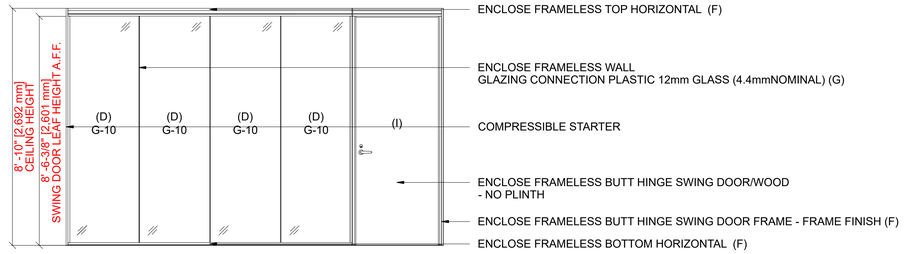

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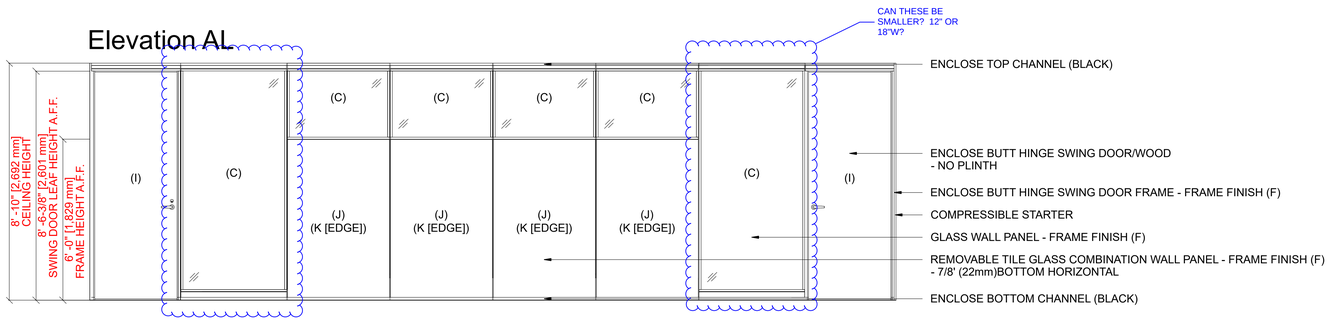

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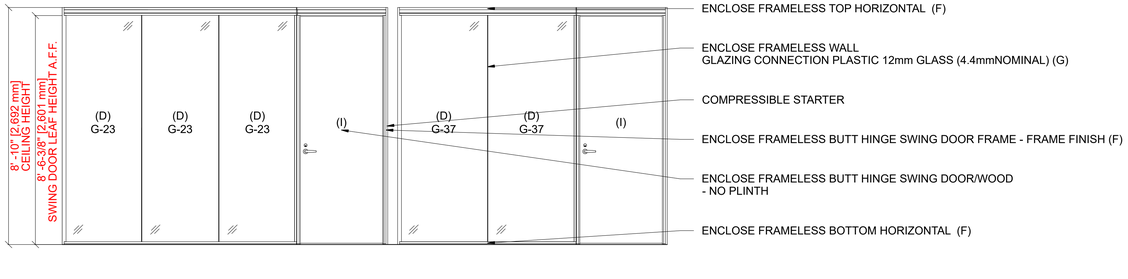

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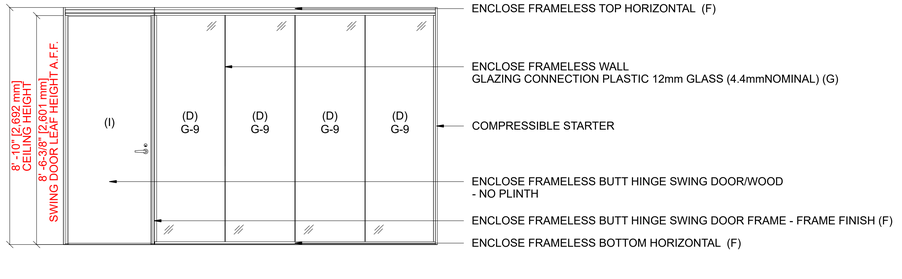
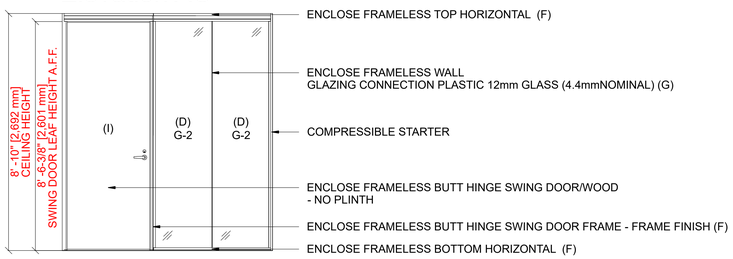


ELEVATIONS

Elevation AO



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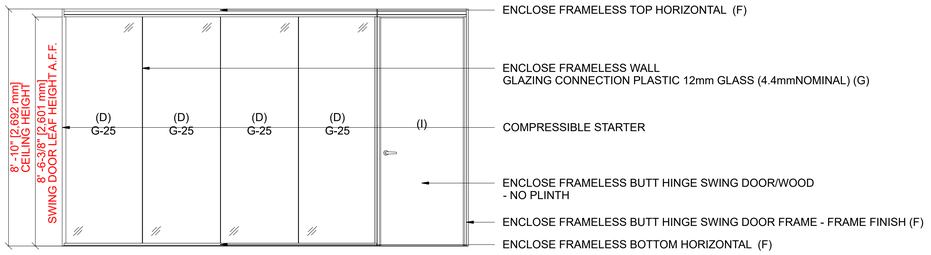

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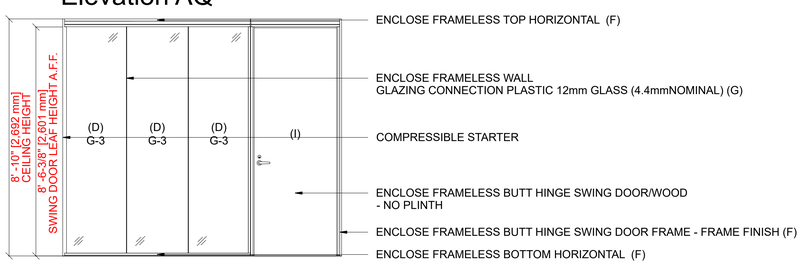

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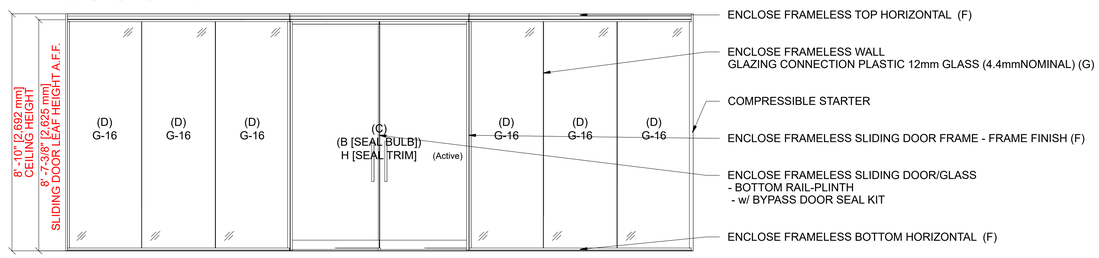

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SCHAUMBURG VILLAGE HALL

101 SCHAUMBURG CT
SCHUAMBURG, IL 60193

GROUND & UPPER FLOORS

BUDGET DRAWING

HAWORTH

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6. GLASS PRODUCT THICKNESS: DS GLASS PRODUCT THICKNESS: 102mm(4"); TPI/ATI PRODUCT THICKNESS 8mm (1/3")
7. PRODUCT DIMENSIONS SHOWN ARE NOMINAL. STANDARD MANUFACTURING TOLERANCES APPLY.
8. WALL STARTING TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON FREESTANDING CONDITIONS.
9. GLAZING: ALL TEMPERED GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF THE ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE OUTSIDE OF ROOM.
10. WALL PANEL WALL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF.
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. COMPLIANCE OF THE FINISHED CONFIGURATION IS THE RESPONSIBILITY SUBJECT TO AHJ REVIEW. THE DESIGN CONFIGURATION AND ANY ELECTRICAL OR DATA FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND ANY ADDITIONAL LIMITATIONS OR REQUIREMENTS IMPOSED OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THE BUILDING OWNER OR RECORD INTERIOR DESIGNER TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE CONFIGURATION AFTER THE ORIGINAL APPROVAL STILL COMPLY WITH THE ESTABLISHED PRODUCT RULES AND GUIDELINES TO ENSURE PRODUCT SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED, BASED ON RECOMMENDED DESIGN DETAILS FROM THE ENGINEER OF RECORD.

ENCLOSE FRAMELESS GLASS
PLAN DESCRIPTION

KURT VOGEL
SALES REP.

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CLIENT APPROVAL

- ☐ APPROVED DRAWING PACKAGE
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- ☐ REVISED, RESUBMIT

AUTHORIZED SIGNING OFFICER DATE

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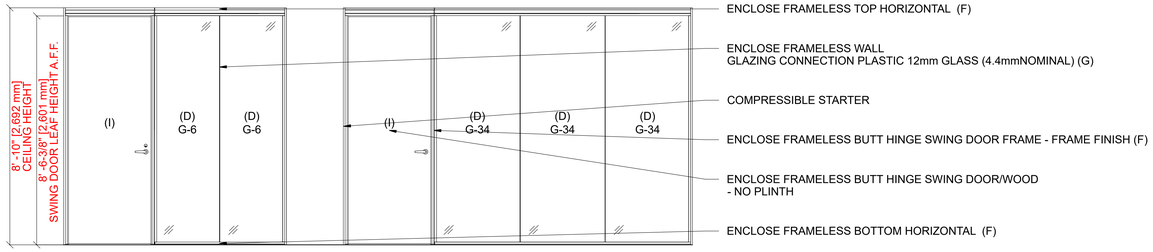
02/05/2026 SHEET 13/14

Elevation AS



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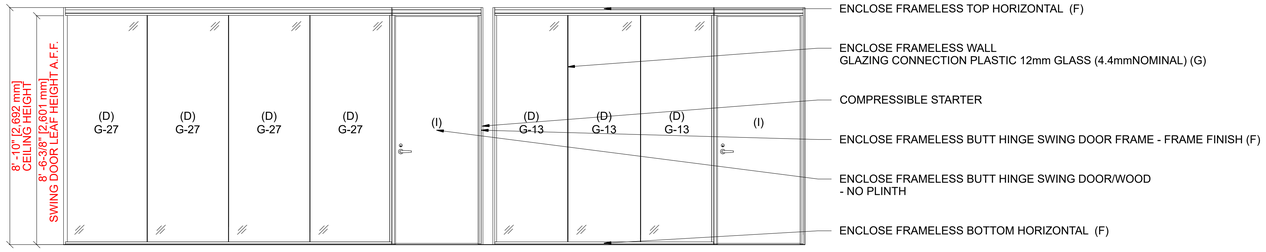

ELEVATIONS
1/2" = 1'

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VILLAGE HALL

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SCHUAMBURG, IL 60193

GROUND &
UPPER FLOORS

BUDGET
DRAWING

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3. VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO HAWORTH.
4. REVIEW AND APPROVE THIS DRAWING BEFORE PROCEEDING WITH FABRICATION. DRAWINGS. REPORT ANY DISCREPANCIES OR CONFLICTS TO HAWORTH FOR CLARIFICATION.
5. ELECTRICAL WALLS SHOWN REFLECT THE CEILING, FLOOR AND WALL CONNECTIONS SPECIFIED. THESE DETAILS ARE AFFECTED BY SPECIFIC REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (AHJ). IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE REQUIREMENTS OF THE AHJ AND NOTIFY HAWORTH PRIOR TO FINALIZING THE ORDER AND TO ADVISE OF NECESSARY CHANGES IN CONSTRUCTION OR INSTALLATION REQUIRED. HAWORTH WILL NOT BE LIABLE FOR ANY OF THE PRIME NON-SYNTHETIC REQUIREMENTS UNLESS ALL SUCH MATERIALS ARE PROVIDED AND INSTALLED TO MEET SUCH REQUIREMENTS.
6. GLASS SPECIFICATIONS: 6mm (1/4") GLASS PRODUCT THICKNESS: 5(min)/7(.76NOM) PRODUCT THICKNESS 8mm (5/16")
7. ALL DIMENSIONS GIVEN SHOWN ARE NOMINAL, STANDARD MANUFACTURING TOLERANCES APPLY.
8. WALL STARTERS TO BE MECHANICALLY FASTENED TO THE BASE BUILDING ON WHICH THEY ARE INSTALLED.
9. ALL MATERIALS ETCHED FINT GLASS TO BE PLACED ETCH SIDE TOWARDS THE INSIDE OF THE ROOM. ALL TEXTURED GLASS TO BE PLACED TEXTURED SIDE TOWARDS THE INSIDE OF THE ROOM.
10. PRODUCTION WILL NOT BEGIN UNTIL ORDER IS RECEIVED AND APPROVAL DRAWING SETS AND REQUIRED SITE DIMENSIONS ARE SIGNED OFF
11. HAWORTH RESERVES THE RIGHT TO CHANGE PRODUCT SECTION DETAILS WITHOUT NOTICE.
12. CONFIGURATION OF THE ENCLOSE MOVABLE WALL SYSTEM WITH RESPECT TO ITS HEIGHT, LENGTH, AND ITS INTERFACE WITH OTHER WALLS OR BUILDING FEATURE SHALL COMPLY WITH HAWORTH'S PUBLISHED PRODUCT RULES AND ANY REQUIREMENTS OF THE ADOPTED BUILDING CODES AS INTERPRETED BY THE AUTHORITIES HAVING JURISDICTION. IT SHALL BE THE PURCHASER AND/OR OWNER TAKE RESPONSIBILITY TO ENSURE THAT ANY CHANGES MADE TO THE LAYOUT, AS WELL AS TYPES OF SLOT MOUNTED FURNITURE, WILL FOLLOW HAWORTH'S PUBLISHED PRODUCT RULES AND ANY REQUIREMENTS FOR SAFETY. IN ALL CASES, HAWORTH RECOMMENDS THAT WALLS WITH FURNITURE COMPONENTS ATTACHED ARE LATERALLY BRACED. BASED ON RECOMMENDED DESIGNDETAILS FROM THE ENGINEER OF RECORD.

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CLIENT APPROVAL

- ☐ APPROVED DRAWING PACKAGE
- ☐ APPROVED, AS NOTED
- ☐ REVISED, RESUBMIT

AUTHORIZED SIGNING OFFICER DATE

THIS DRAWING REPRESENTS HAWORTH'S INTERPRETATION OF THE DESIGN INTENT AND SERVICES AS OUR SHOP DRAWINGS FOR MANUFACTURING PURPOSES. THE DETAIL AND SCOPE IN THESE DRAWINGS REPRESENT THE ORDER AS WE UNDERSTAND IT AND SHALL BE CONSIDERED CORRECT UNLESS ALL ADDITIONS, CHANGES OR DEVIATIONS FROM THIS APPROVAL DRAWING PACKAGE WILL BE REGARDED AS A CHANGE ORDER AND PROCESSED ACCORDINGLY. ALL APPROVALS MUST BE RECEIVED AND ALL CONTRACT CONDITIONS PRECEDENT TO THE COMMENCEMENT OF MANUFACTURING.

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02/05/2026 SHEET 14/14

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Traffic Agreement with Casey's Retail Company for the property located at 1601 E. Algonquin Road
05/12/26
Village Board

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

Executive Summary:

Attached is a proposed agreement between the Village of Schaumburg and Casey's Retail Company. The Traffic Agreement facilitates the Village's efforts to enforce and prosecute traffic and parking violations at 1601 E Algonquin Rd, Schaumburg, IL 60173. This is a new 20-year Traffic Agreement for this property.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Casey's Retail Company located at 1601 E Algonquin Rd, Schaumburg, IL 60173.

ATTACHMENTS:

- Caseys Retail Company Signed Traffic Agreement.pdf
- Casey's Retail Company Site Map.pdf

Mail To:

Village of Schaumburg
Transportation Department
101 Schaumburg Court
Schaumburg, IL 60193

Address of Subject Property: 1601 E Algonquin Road, Schaumburg, Illinois 60173

Pin Number: 07-01-200-058-0000

TRAFFIC AGREEMENT

WHEREAS, acting pursuant to the Illinois Vehicle Code, 625 Illinois Compiled Statutes 5/11-209, 65 Illinois Compiled Statues 5/1-1-7, and Article VIII, Sections 6 and 10 of the Constitution of the State of Illinois, the Village of Schaumburg, Cook County, Illinois, a municipal corporation (hereinafter referred to as "Village") and Casey's Retail Company (hereinafter referred to as "Owner") desire and are fully authorized to enter into an agreement covering regulation of traffic within certain described portions of parking areas within the Village of Schaumburg and the enforcement of those regulations by law enforcement personnel of the Village.

NOW, THEREFORE, it is agreed by and between the Owner and the Village as follows:

1. Regulation of Traffic. The Owner hereby grants to the Village the authority, and the Village hereby agrees to regulate vehicular traffic in and upon said premises known as Casey's 6423 Schaumburg in Schaumburg, Illinois, and to cause the law enforcement personnel of the Village to enforce such regulation, as herein provided.

2. Powers of Village. Pursuant to paragraph 1 hereof, the Village shall have the following powers under this Agreement:

    a. The Village shall have authority to establish, and to enforce through the issuance of traffic citations and any other means provided by law, such parking and traffic regulations applicable to said property to provide for the safe and efficient movement of traffic in and upon said property. Said regulations may include the regulation of speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property. If the Village of Schaumburg establishes by ordinance maximum speed limits on any private street, that street shall be considered a "highway" for enforcement purposes. Notwithstanding the foregoing, the Village agrees that it will not

impose any regulation without prior consultation with the Owner.

b. The Village shall have the authority to provide for the removal and storage of vehicles which are in violation of any regulation duly established by the Village pursuant to this paragraph 2, and to provide for the payment of reasonable charges for such removal and storage by the owner or operator of any vehicle so removed or stored.

c. Subject to paragraph 3 hereof, the Village shall have the authority to install, at the expense of the Owner, such signs, signals on the property, and/or markings as the Village and the Owner shall jointly deem necessary and appropriate to ensure public safety and efficient movement of traffic in and upon said property and/or to provide adequate notice to the operators of vehicles upon the premises of regulations duly established by the Village pursuant to this paragraph 2.

d. The Village shall have authority to enforce any and all ordinances of the Village of Schaumburg and any and all laws of the State of Illinois on said property through the issuance of citations and any other lawful means.

3. Procedure for Installation of Signs, Signals and Markings. No sign, signal or marking shall be installed by the Village in or upon said property except pursuant to the following procedure:

a. The Village, through its Village Manager, or his legally designated representative, and the Manager of Casey's 6423 Schaumburg or its designated representative, shall jointly inspect said property for the purpose of determining what (if any) signs, signals and/or markings are necessary for public safety and efficient movement of traffic in and upon said property.

b. Following such inspection, and upon agreement with the Owner as to the necessary signs, signals, and/or markings to ensure public safety and efficient movement of traffic in and upon said property, the Village may cause to be installed in and upon said property such traffic or no trespassing signs, signals and/or markings as are deemed necessary.

c. The Owner agrees to pay the Village the actual cost to the Village of installation of such signs, signals and/or markings, including the cost of maintenance thereof.

4. Term of Agreement; Cancellation. This Agreement shall continue in full force and effect for a period of twenty (20) years from the date first herein set forth, and by mutual written agreement of the Village and the Owner, may be renewed for successive additional twenty (20) year periods; PROVIDED, however, that either party may cancel this Agreement at any time upon thirty (30) days prior written notice to the other party, whereupon this Agreement shall cease and terminate and have no further force or effect.

5. Recordation. Within thirty (30) days next following the date first herein set forth, the

Village shall cause this Agreement to be recorded in the Office of the Recorder of Deeds of Cook County Illinois.

6. Covenant to Run With The Land/Binding on Successors and Assigns. Unless otherwise cancelled pursuant to Section 4, during the term of this Agreement the provisions contained herein shall run with the land and shall be binding on the Owner, and any and all successors and assigns.

IN WITNESS WHEREOF, the Village and the Owner have caused this Agreement to be executed on their behalf, and their corporate seals to be affixed hereto and attested by their duly authorized officers, all on the day and year herein set forth.

DATED this 30th day of April, 20 25.

VILLAGE OF SCHAUMBURG

By: _____
(Signature)

Name: Brian Townsend

Title: Village Manager

Casey's Retail Company
(Business Name)

By: Richard J. McMahon
(Signature)

Name: Richard McMahon
(Print Name)

Title: Senior Site Development Manager

Approved by Village Board on:

Date: _____

Please attach a legal description of the subject property along with this agreement that includes ALL addresses for the subject property and the 14-digit parcel number.

Property Contact Information:

Name of Property Owner/Manager: Casey's Retail Company

Business Address: 1601 E Algonquin Road Business Phone: _____

Contact Name: Sal Macchiarella Contact Phone: 515-380-4451

Contact Email: Salvatore.Macchiarella@Caseys.com

Secondary/Off-Hours Contact: Sam Woodard Secondary Phone: 515-537-4470

Secondary Contact Email: Samuel.Woodard@Caseys.com

EXHIBIT A

LEGAL DESCRIPTION FOR

Business Name Here and Address Casey's 6423 Schaumburg

1601 E Algonquin Road, Schaumburg, Illinois 60173

PIN# 07-01-200-058-0000

*TYPE LEGAL DESCRIPTION OF PROPERTY HERE **ALL IN CAPS** BELOW:*

THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF FRACTIONAL SECTION 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID EAST 1/2 OF FRACTIONAL SECTION 1 A DISTANCE OF 633.52 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD; THENCE SOUTH 59 DEGREES 37 MINUTES 36 SECONDS EAST A CHORD DISTANCE OF 205.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH58 DEGREES 55 MINUTES 28 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD A DISTANCE OF 117.0 FEET; THENCE SOUTH 31 DEGREES 04 MINUTES 32 SECONDS WEST A DISTANCE OF 131.74 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 637.99 FEET FOR AN ARC DISTANCE OF 185.84 FEET, SAID CURVE HAVING A CHORD LENGTH OF 185.19 FEET BEARING NORTH 68 DEGREES 19 MINUTES 20 SECONDS WEST; THENCE NORTH 59 DEGREES 58 MINUTES 38 SECONDS WEST A DISTANCE OF 67.88 FEET; THENCE NORTH 19 DEGREES 01 MINUTE 22 SECONDS EAST A DISTANCE OF 90.21 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.0 FEET FOR AN ARC DISTANCE OF 103.18 FEET, SAID CURVE HAVING A CHORD LENGTH OF 95.23 FEET BEARING NORTH 69 DEGREES 36 MINUTES 41 SECONDS EAST; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY CURVED RIGHT-OF-WAY LINE OF ALGONQUIN ROAD AN ARC DISTANCE OF 93.08 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 8544.72 FEET AND A CHORD LENGTH OF 93.08 FEET BEARING SOUTH 59 DEGREES 14 MINUTES 20 SECONDS EAST, ALL IN COOK COUNTY, ILLINOIS.

625 ILCS 5/11-209.1

(625 ILCS 5/11-209.1) (from Ch. 95 1/2, par. 11-209.1)

Sec. 11-209.1. Powers of local authorities - enforcing the provisions of this Code on private streets and roads.

a) Any person or board of directors owning, operating or representing a residential subdivision, development, apartment house or apartment project; containing a minimum of 10 apartments or single family residences may file a written request, with the appropriate local authority wherein such property is situated, requesting their law enforcement agency enforce the provisions of this Code on all private streets or roads open to or used by the tenants, owners, employees or the public for the purposes of vehicular traffic by permission of such person or board of directors and not as a matter of public right. Notwithstanding Section 1-126 and Section 1-201 of this Code, if the local authority grants such request by the adoption of an enabling ordinance, then all such private streets or roads shall be considered "highways" only for the enforcement purposes of this Code.

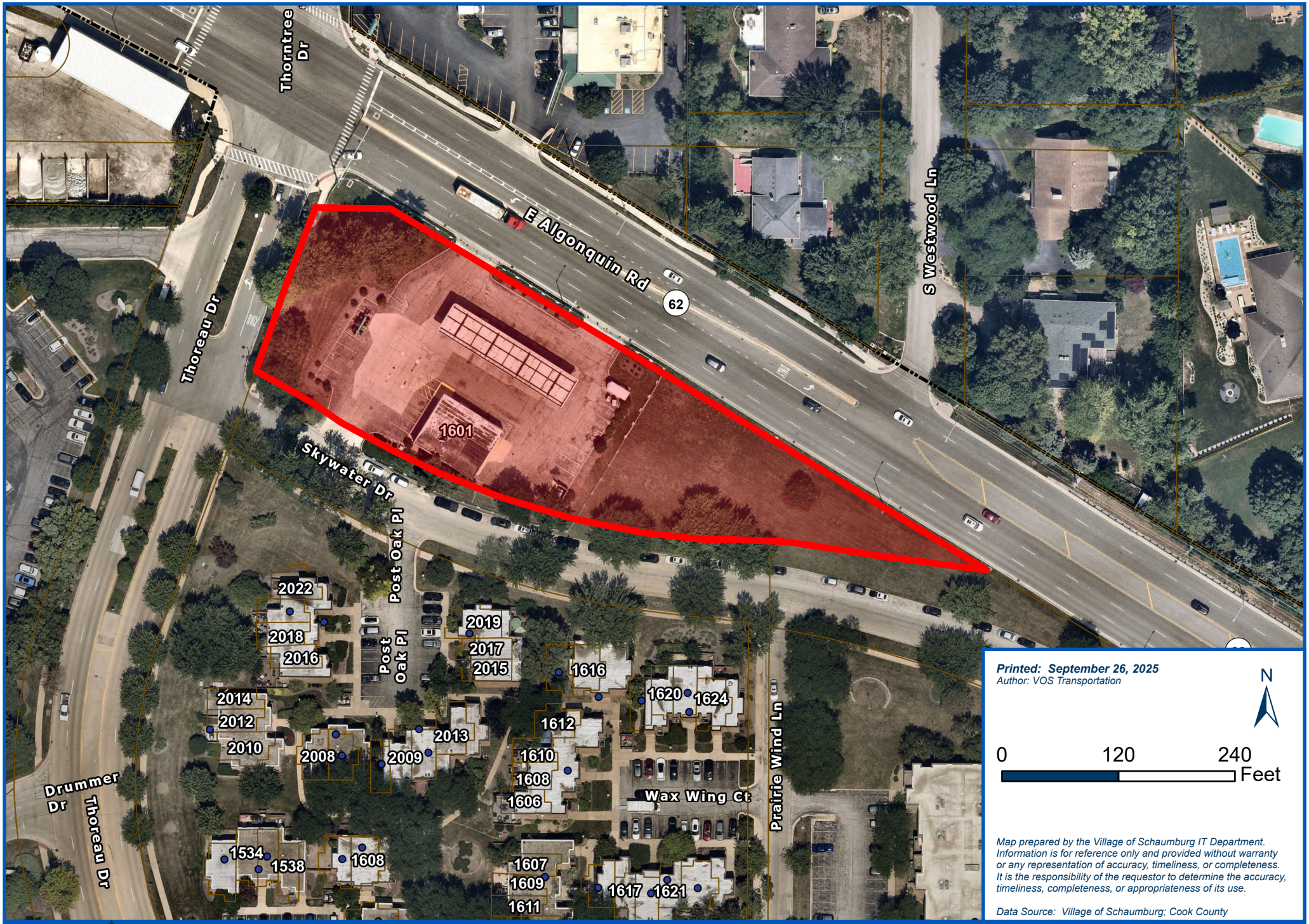
b) All regulations adopted, and traffic control devices employed by a local authority in the enforcement of this Code on such streets or roads within any private area, pursuant to this Section, shall be consistent with the provisions of this Code and shall conform to the Illinois Manual on Uniform Traffic Control Devices. A local authority may require that any person who files a request for the installation of traffic signs pay for the cost of such traffic signs. Such traffic signs shall be in conformity with Section 11-604 of this Code.

c) Any person or board of directors which has filed such a request under this Section, may rescind that request by filing with the appropriate local authority a written request for such rescission. Upon receipt of the written request, the local authority shall subsequently repeal the original enabling ordinance. Such repeal shall not take effect until the first day of January following any such action by the local authorities. However, no such rescission request may be filed within 12 months of the date of the original written request.

d) The filing of a written request or the adoption of the enabling ordinance under this Section in no way constitutes a dedication to public use of any street, road, driveway, trail, terrace, bridle path, parkway, parking area, or other roadway open to or used by vehicular traffic, nor does it prevent such person or board of directors, as owners of such property, from requiring additional regulations than those specified by the local authorities or otherwise regulating such use as may seem best to such person or board of directors as long as they do not conflict with the powers granted to local authorities under Section 11-208 of this Code.

e) This amendatory act of 1972 is not a prohibition upon the contractual and associational powers granted by Article VII, Section 10 of the Illinois Constitution.

(Source: P.A. 86-521.)



Printed: September 26, 2025
Author: VOS Transportation

N

0 120 240 Feet

Map prepared by the Village of Schaumburg IT Department. Information is for reference only and provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the requestor to determine the accuracy, timeliness, completeness, or appropriateness of its use.

Data Source: Village of Schaumburg; Cook County

VILLAGE OF SCHAUMBURG

Traffic Agreement Exhibit

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting an Amendment to Shopping Center Signage Plan for The District at Veridian (West of Meacham Road, South of Algonquin Road and North of Progress Parkway – Z2511-04) [first reading – motion to waive first reading].
05/12/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Z2511-04 District at Veridian ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING AN AMENDMENT TO SHOPPING CENTER SIGNAGE PLAN FOR THE DISTRICT AT VERIDIAN (WEST OF MEACHAM ROAD, SOUTH OF ALGONQUIN ROAD AND NORTH OF PROGRESS PARKWAY)

CASE NO. Z2511-04

ADOPTED: MAY 12, 2026

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

MAY 13, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING AN AMENDMENT TO SHOPPING CENTER SIGNAGE PLAN FOR THE DISTRICT AT VERIDIAN (WEST OF MEACHAM ROAD, SOUTH OF ALGONQUIN ROAD AND NORTH OF PROGRESS PARKWAY)

CASE NO. Z2511-04

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on April 22, 2026 and has recommended an Amendment to Shopping Center Signage Plan for The District at Veridian located West of Meacham Road, South of Algonquin Road and North of Progress Parkway, Case No. Z2511-04;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of an Amendment to Shopping Center Signage Plan for The District at Veridian located West of Meacham Road, South of Algonquin Road and North of Progress Parkway, Case No. Z2511-04 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 Amendment to Shopping Center Signage Plan described as follows:

- Second Amendment to Shopping Center Signage Plan Approval to Add Tenant Signage [Title 15, Chapter 155, Section 155.96.a of the Sign Ordinance]

for The District at Veridian located West of Meacham Road, South of Algonquin Road and North of Progress Parkway, Case No. Z2511-04 be and is hereby granted on the property legally described as:

> LOT 17 OF TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #2 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2019 AS DOCUMENT NO. 1919716093, IN COOK COUNTY, 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. All conditions of Ordinance No. 20-064 and 25-062 shall remain in full force and effect unless otherwise altered herein.
2. The petitioner shall clarify that the use of exposed neon or LED tubes shall be prohibited and that the means of illumination shall be concealed on all Primary Signage types.
3. Sign permits are required for the construction of all Primary and Auxiliary tenant signage, according to the retail signage program guidelines approved herein, with the following exceptions:
   a. Type 3 - Valance signs which are less than four sq. ft. in size shall be exempt and not require a village sign permit.
   b. Type 5 - Window Graphics covering 25% or less of each “window”, as defined by Village Code, shall be exempt and not require a village sign permit.

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

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

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

4. The Temporary Construction Graphics signage section shall be revised to include the following changes:
   a. All Temporary Construction Graphics shall require a village permit.
   b. No Temporary Construction Graphics verbiage and/or logos shall be placed higher than 12' above-finished-floor (AFF).
   c. Temporary Construction Graphics shall be restricted to allow only building owner and tenant related signage, no 3rd party advertisement will be allowed.
   d. Temporary Construction Graphics related to building owner branding shall not have a duration restriction and shall have open-ended timeframes as long as it is well maintained. Construction Graphics related to tenant build-out construction shall have a duration restriction of 20 weeks before requiring a permit renewal.
5. The petitioner shall revise the Retail Sign Program submission to incorporate the conditions/changes as required herein and resubmit a clean copy for staff use in reviewing future sign permits for The District.
6. The Parking Garage signage shall be revised to refer to all channel lettering as "internally illuminated" meaning the face of the channel letter allows light to shine through the translucent surface.
7. The following plans shall be adopted as part of the ordinance:
   a. Veridian Retail Signage Program Submission, Sheets 1-27, prepared by Urban Street Group, dated February 25, 2026, and received by the Community Development Department on March 24, 2026.
   b. Project Narrative, Sheet 1 of 1, received by the Community Development Department on November 28, 2025.
   c. Project Justification, Sheet 1 of 1, received by the Community Development Department on November 28, 2025.

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 12th day of May, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting an Amendment to Approved Shopping Center Signage Plan for Woodfield Mall (5 Woodfield Mall – Z2603-04) [first reading – motion to waive first reading].
05/12/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Z2603-04 Woodfield Mall ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING AN AMENDMENT TO APPROVED SHOPPING CENTER SIGNAGE PLAN FOR WOODFIELD MALL (5 WOODFIELD MALL)

CASE NO. Z2603-04

ADOPTED: MAY 12, 2026

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

MAY 13, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING AN AMENDMENT TO APPROVED SHOPPING CENTER SIGNAGE PLAN FOR WOODFIELD MALL (5 WOODFIELD MALL)

CASE NO. Z2603-04

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on April 22, 2026 and has recommended an Amendment to Approved Shopping Center Signage Plan for Woodfield Mall located at 5 Woodfield Mall, Case No. Z2603-04;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of an Amendment to Approved Shopping Center Signage Plan for Woodfield Mall located at 5 Woodfield Mall, Case No. Z2603-04 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 Amendment to Approved Shopping Center Signage Plan described as follows:

- Shopping Center Signage Plan Approval [Title 15, Chapter 155, Section 155.96.a of the Sign Ordinance]

for Woodfield Mall located at 5 Woodfield Mall, Case No. Z2603-04 be and is hereby granted on the property legally described as:

PARCEL 1:

THAT PART OF LOT 2A IN THE RESUBDIVISION OF PARTS OF LOTS 2, 5,6 AND 7 IN WOODFIELD, AND THAT PART OF LOT 2, IN WOODFIELD, TAKEN AS A TRACT, SAID WOODFIELD BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE I0, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 2A AFORESAID,THENCE SOUTH 43° 40' 00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2A, 25.67 FEET TO THE POINT OF BEGINNING';THENCE SOUTH 43° 40' 00" EAST A|ONG SAID NORTHEASTERLY LINE OF LOT 2A, 308.33 FEET; THENCE SOUTH 46° 20' 00" WEST, 30.00 FEET; THENCE SOUTH 43° 40' 00" EAST, 86.75 FEET; THENCE NORTH 46° 20' 00" EAST, 192.42 FEET; THENCE SOUTH 43° 40' 00" EAST, 1.42 FEET; THENCE NORTH 46° 20' 00" EAST, 25.17 FEET; THENCE NORTH 43° 40' 00" WEST, 6.75 FEET; THENCE NORTH 88° 40' 60" WEST, 8.25 FEET;THENCE NORTH 43° 40' 00" WEST, 2.33 FEET; THENCE NORTH 01° 20' 00" EAST, 4.95 FEET;THENCE NORTH 01° 29' 00" EAST, 2.33 FEET;THENCE NORTH 43° 40' 00" WEST, 53.92 FEET; THENCE NORTH 46° 20' 00" EAST, 52.67 FEET; THENCE NORTH 43° 40' 00" WEST, 272.00 FEET; THENCE SOUTH 46° 20' 00" WEST, 50.67 FEET;THENCE NORTH 43 ° 40' 00" WEST, 41.50 FEET;THENCE SOUTH 46 ° 20'00" WEST, 20.25 FEET;THENCE NORTH 43° 40' 00" WEST, 2.33 FEET;THENCE NORTH 88° 40' 09" WEST, 7.78 FEET;THENCE SOUTH 46° 20' 00" WEST, 56.46 FEET; THENCE NORTH 68° 40' 00" WEST, 6.36 FEET;THENCE SOUTH

46° 20' 00" WEST, 11.75 FEET; THENCE SOUTH 01° 20' 00" WEST, 11.55 FEET; THENCE SOUTH 46 ° 20' 00" WEST, 30.06 FEET; THENCE NORTH 88 ° 40' 00" WEST 11.55 FEET; THENCE SOUTH 46° 20' O0" WEST 11.75 FEET; THENCE SOUTH 01° 20' 00" WEST, 6.36 FEET;THENCE SOUTH 46° 20' 00" WEST, 28.46 FEET TO THE'POINTOF BEGINNING,IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

LOT 10 AND LOT 2 IN WOODFIELD, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT , THAT PART OF LOT 2 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2, SAID POINT BEING 8.697 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST LINE OF 'SAID LOT 2) THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE WESTERLY ALONG A STRAIGHT LINE HAVING A BEARING OF SOUTH 88 O 17' 05" WEST A DISTANCE OF 171.83 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT BEING 7.119 FEET SOUTHERLY OF (AS MEASURED ALONG THE WEST LINE OF SAID LOT 2) THE NORTHWESTERLY CORNER OF SAID LOT 2, SAID AREA CONTAINING APPROXIMATELY 1,005 SQUARE FEET, AND EXCEPT LOT 2A IN THE RESUBDIVISION OF PARTS OF LOTS 2, 5, 0 AND 7 IN WOODFIELD, BEING A SUBDIVISION OF PART OF.THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPALMERIDIAN, (EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 2A; THENCE SOUTH 43° 40' 00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2A, 334.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 46° 20' 00" WEST 30.00 FEET; THENCE SOUTH 43° 40' 00" EAST, 5.00 FEET; THENCE NORTH 46° 20' 00" EAST, 30.00 FEET; THENCE NORTH 43 ° 40' 00" WEST, 5.00 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS,AND IN ADDITION THERETO LOT 5A IN THE RESUBDIVISION OF PARTS OF LOTS 2, 5, 0 AND 7 IN WOODFIELD, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPALMERIDIAN, COOK COUNTY, ILLINOIS,EXCEPTING THEREFROM THE FOLLOWING:

ORDINANCE NO. 26-027

AN ORDINANCE GRANTING AN AMENDMENT TO APPROVED SHOPPING CENTER SIGNAGE PLAN FOR WOODFIELD MALL (5 WOODFIELD MALL)

CASE NO. Z2603-04

THAT PART OF LOT 2A IN THE RESUBDIVISION OF PARTS OF LOTS 2,5, 6 AND 7 IN WOODFIELD, AND THAT PART OF LOT 2 IN WOODFIELD, TAKEN AS A TRACT, SAID WOODFIELD BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER, NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPALMERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 2A AFORESAID,THENCE SOUTH 43° 40' 00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2A, 25.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 43° 40' 00" EAST ALONG SAID NORTHEASTERLY LINE OF LOT 2A, 308.33 FEET; THENCE SOUTH 46° 20' 00" WEST, 30.00 FEET; THENCE SOUTH 43° 40' 00" EAST, 86.75 FEET; THENCE NORTH 46° 20' 00" EAST, 192.42 FEET; THENCE SOUTH 43° 40' 00" EAST, 1.42 FEET; THENCE NORTH 46° 20' 00" EAST, 25.17 FEET; THENCE NORTH 43° 40' 00" WEST, 6.75 FEET; THENCE NORTH 88° 40' 00" WEST, 8.25 FEET;THENCE NORTH 43° 40'00"WEST, 2.33 FEET;THENCE NORTH 01° 20' 600" EAST, 4.95 FEET; THENCE NORTH 01° 20' 00" EAST, 2.33 FEET; THENCE NORTH 43° 40' 00" WEST, 53.92 FEET; 6 THENCE NORTH 40 ° 20' 00" EAST, 52.67 FEET; THENCE NORTH 43 ° 40' 00" WEST, 272.00 FEET; THENCE SOUTH 46° 20' 00" WEST, 50.67 FEET; THENCE NORTH 43° 40' 00" WEST, 41.50 FEET;THENCE SOUTH 46° 20' 00" WEST, 20.25 FEET; THENCE NORTH 43° 40' 00" WEST, 2.33 FEET; THENCE NORTH 88° 40' 00" WEST, 7.78 FEET;THENCE SOUTH 46° 20' 00" WEST, 56.46 FEET; THENCE NORTH 88° 40' 00" WEST, 6.36 FEET; THENCE SOUTH 46° 20' 00" WEST, 11.75 FEET; THENCE SOUTH 01° 20' 00" WEST, 11.55 FEET; THENCE SOUTH 46 ° 20' 00" WEST, 30.08 FEET; THENCENORTH 88° 40' 00" WEST, 11.55 FEET; THENCE SOUTH 46 ° 20' 00" WEST, 11.75 FEET;THENCE SOUTH 01° 20' 00" WEST, 6.36 FEET; THENCE SOUTH 46° 20' 00" WEST, 28.46 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, 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. All terms and conditions of Ordinance No. 15-091, Ordinance 17-109, and Ordinance 20-037 not specifically revised herein are hereby reaffirmed by reference.
2. A sign permit will be required for installation of the signs.
3. A building permit will be required for the façade modifications.
4. Signs shall not flash or flicker.
5. The following plans shall be adopted as part of the ordinance:
    a. Cover Page, Page 1 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.

ORDINANCE NO. 26-027

AN ORDINANCE GRANTING AN AMENDMENT TO APPROVED SHOPPING CENTER SIGNAGE PLAN FOR WOODFIELD MALL (5 WOODFIELD MALL)

CASE NO. Z2603-04

b. Property Owner Approval Letter, Page 2 of 10, received by the Community Development Department on April 8, 2026.

c. Sign Location, Page 3 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.

d. Sign Size, Page 4 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.

e. Sign Rendering (Day View), Page 5 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.

f. Sign Rendering (Night View), Page 6 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.

g. Sign Specifications, Page 7 of 10, prepared by Top Channel Letters, received by the Community Development Department on April 2, 2026.

h. Distant Views, Pages 8 to 10, prepared by Top Channel Letters, received by the Community Development Department on April 15, 2026.

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 12th day of May, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting a Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review for N. Family School (1996 N. Roselle Road – Z2512-01) [first reading – motion to waive first reading].
05/12/26
Village Board

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2512-01 N. Family School ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF VACATION, SPECIAL USE FOR A DAYCARE CENTER, LANDSCAPE VARIATION AND WOODFIELD REGIONAL CENTER DESIGN REVIEW FOR N. FAMILY SCHOOL (1996 N. ROSELLE ROAD)

CASE NO. Z2512-01

ADOPTED: MAY 12, 2026

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

MAY 13, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF VACATION, SPECIAL USE FOR A DAYCARE CENTER, LANDSCAPE VARIATION AND WOODFIELD REGIONAL CENTER DESIGN REVIEW FOR N. FAMILY SCHOOL (1996 N. ROSELLE ROAD)

CASE NO. Z2512-01

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on April 22, 2026 and has recommended a Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review for N. Family School located at 1996 N. Roselle Road, Case No. Z2512-01;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review for N. Family School located at 1996 N. Roselle Road, Case No. Z2512-01 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 Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review described as follows:

- Site Plan Approval to construct a 13,500 square foot building [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Special Use for a Daycare Facility [Title 15, Chapter 154, Section 154.174 (B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]
- Plat of Vacation [Title 15, Chapter 151, Section 151.20(E) of the Subdivision and Land Development Ordinance]
- Variation to Reduce foundation landscaping on the East side of the building by 10', from 10' to 0' [Title 15, Chapter 154.136 (M)(1) of the Zoning Ordinance]
- Variation to Reduce foundation landscaping on the North and South Sides of the building by 7', from 10' to 3' [Title 15, Chapter 154.136 (M)(1) of the Zoning Ordinance]
- Variation to Reduce foundation landscaping on the West side of the building by 2'3", from 10' to 7'9" [Title 15, Chapter 154.136 (M)(1) of the Zoning Ordinance]
- Woodfield Regional Center Review [Title 15, Chapter 154, Section 154.53 of the Zoning Ordinance]

for N. Family School located at 1996 N. Roselle Road, Case No. Z2512-01 be and is hereby granted on the property legally described as:

> LOT TWO (2) IN FINAL PLAT OF RE-SUBDIVISION OF LOT ONE(1) IN HILLCREST COMMONS II, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 3 AND PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 2008 AS

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF VACATION, SPECIAL USE FOR A DAYCARE CENTER, LANDSCAPE VARIATION AND WOODFIELD REGIONAL CENTER DESIGN REVIEW FOR N. FAMILY SCHOOL (1996 N. ROSELLE ROAD)

CASE NO. Z2512-01

DOCUMENT NO. 0831829089; SITUATED IN THE TOWNSHIP OF SCHAUMBURG, COUNTY OF COOK AND STATE OF 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 the issuance of a building permit, the petitioner shall submit the Police and Fire Fund developer contribution of $1,304. This amount is based on $0.10 per gross square foot of the building.
2. A Land Development Permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, which including landscaping and site lighting. Sample forms of the security project are available upon request. The fee for the land development permit is based on the current village fee schedule. A separate building permit is also required. Separate plans and permit applications should be provided.
3. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
4. A MWRD/WMO permit will be required. Please note that village code differs from the WMO.
5. The engineer should prepare and sign a detailed Estimate of Probable Construction Cost (EOPC) of all site work including lighting and landscaping in unit price format.
6. A cook county permit will be required for the sidewalk connection on the east side of the building.
7. No signage is being approved with this request as it is for reference purposes only. Separate sign permits will be required.
8. All roof top mechanical units shall be screened from view.
9. Evaluate vehicular impact risks to the proposed playground fence area from adjacent roadways. If required, install vehicle crash protection outside of the playground fence, prior to the issuance of a land development permit.
10. Prior to the issuance of a Certificate of Occupancy, provide a completed/executed Traffic Agreement.
11. Prior to the issuance of a Land Development Permit, provide proof of a Cook County permit for the sidewalk connection to the bikepath along Roselle Road.
12. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
13. Provide fire flow test data on the existing water service that is being re-used to verify that it meets the demand of the new building (including hydrants and fire sprinkler).
14. Provide clarification on which drainage structures are curb inlets vs. open lid catch basins located in the pavement during final engineering.
15. Adjust parking lot minimum illuminance value to the required 0.6 footcandles.

16. An Illinois Environmental Protection Agency (IEPA) National Pollutant Discharge Elimination System (NPDES) ILR10 Construction Permit will be required for the project since it proposes to disturb greater than one (1) acre.
17. Based on our review of the proposed development, the following MWRD permit documents will be required:
    a. MWRD WMO permit application (Schedules A, B, and C)
    b. Schedule D-Legacy
    c. Schedule P
    d. Schedule R
    e. Fee Payment Voucher Form
18. MWRD policy requires a 2-ft offset from the bottom of volume control to the seasonally high groundwater elevation (SHGWE), as determined by a licensed geotechnical engineer.
19. MWRD only credits volume control storage above the underdrain invert at 50% (the other 50% may be counted toward detention). This may change what elevation is listed as the volume control HWL in the plans/calculations.
20. Prior to the issuance of a Land Development Permit, the Engineering Plans shall be revised to include the following:
    a. Provide fire hydrant at island near main entrance.
    b. Provide FDC at main entrance. If the FDC is located within landscaping, a concrete path and pad shall be provided to the FDC.
    c. Shift the ramp, sidewalk and crosswalk that connects to the hotel to better align with the sidewalk in front of the daycare. Crosswalk should use diagonal striping
    d. Modify the parking lot island located north of the proposed building to accommodate the fire truck. Provide an updated truck turning template to illustrate a template that doesn't impact this island.
    e. Revise the total number of stalls in the east row parking spaces west side of the building from 6 to 9 spaces.
    f. Revise the total number of parking spaces provided from 43 to 46 in the parking summary table.
    g. Include a Drainage Exhibit and Maintenance & Monitoring Exhibit in Village and MWRD submittal.
    h. Provide details (inflow/outflow pipe sizes/inverts, restrictor diameter/invert, etc.) for the outlet control structure (OCS) that is proposed for the underground detention facility.
    i. Verify all roof drainage will be conveyed to the west, as the architectural plans indicate multiple discharge points.
    j. Include the shop drawings for the StormTrap in the final engineering plans.
    k. Stormwater conveyance (storm sewers/overland flow route) calculations should be included with the final design. These calculations should account for the offsite areas that drain through the project site.

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

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

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

o. Include standard Village hydrant detail and engineering notes.

p. Include the following in the standard notes -

"All water main pipe 4" and larger shall be ductile iron pipe Class 52 conforming to ANSI A21.51 with cement lining unless otherwise approved by the Village Engineer. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area. All water service lines 3" and smaller shall be Type K copper, unless otherwise noted. Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5."

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

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

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

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

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

22. Prior to the issuance of a Land Development Permit, the landscape plans shall be revised to include the following:

a. The legend on sheet L1.0 indicates that areas of the project are to be seeded. Note #5 on sheet L1.0 still indicates that disturbed areas will be seeded. There are also grass seed mixes identified on sheet L2.0 and references to seeding on sheet L3.0. Please verify.

b. The Landscape Requirements states that 'not less than 30% of the shrubs provided are to be evergreen' whereas the landscape schedule indicates that only 21% of the shrubs are evergreen. The landscape schedule indicates that 238 shrubs are provided of that amount 55 are evergreen. 72 evergreen shrubs are needed to meet the 30% requirement.

23. Prior to the issuance of a Land Development Permit, the traffic impact study shall be revised to include the following:

a. The signalized intersection of Roselle Road and Hillcrest Boulevard needs to be included in the study boundary for the Traffic Impact Study.

b. Include a crash analysis section in Traffic Impact Study.

c. Page 20 – references "residential development". Please update and verify number the trip generation is applicable to the proposed project.

24. The following plans/exhibits shall be adopted as part of the governing ordinance:

a. ALTA and Topographic Survey, Sheet 1 of 1, prepared by V3 Engineering, dated April 22, 2025, and received by the Community Development on December 22, 2025

b. Project Narrative, prepared by Eig14t Development, received by the Community Development on January 5, 2026.

c. Variance Justification, prepared by Eig14t Development, received by the Community Development on January 5, 2026.

d. Title Sheet, Sheet C0.0, prepared by V3 Engineering, dated December 12, 2025, and received by the Community Development on February 23, 2026.

e. MWRD General Notes and Routing Map, Sheet C1.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

f. Demolition Plan, Sheet C2.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

g. Layout and Paving Plan, Sheet C3.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

h. Grading Plan, Sheet C4.0, prepared by V3 Engineering, dated February 23, 2026, and received by the Community Development on February 23, 2026.

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

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

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

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

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

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

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

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

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF VACATION, SPECIAL USE FOR A DAYCARE CENTER, LANDSCAPE VARIATION AND WOODFIELD REGIONAL CENTER DESIGN REVIEW FOR N. FAMILY SCHOOL (1996 N. ROSELLE ROAD)

CASE NO. Z2512-01

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

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

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

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

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

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

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

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 12th day of May, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resignations/Appointments of Committee Members
05/12/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- VBM May 12, 2026 Appointments Memo.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

OFFICE OF MAYOR TOM DAILLY

MEMORANDUM

Date: May 5, 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 May 12, 2026, Board meeting.

Cultural Commission (all terms end 04/30/2027):
Appointment(s): Hobbs Behrouzi (School District 54)

Respectfully,

Tom Dailly

Tom Dailly
Mayor