AGENDA

Zoning Board of Appeals

Wednesday, February 25, 2026
7:00 PM
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

Zoning Board of Appeals

MINUTES TO BE APPROVED

General Minutes (2/11)

Z2511-03 / Ahaar Restaurant (2/11)

CASES TO BE HEARD

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

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

Z2502-03 / A LAMP CONCRETE CONTRACTORS, INC / 800 W. Irving Park Road / Site Plan Amendment, Fence Variation, and District Standard - Business Operations Variation

Z2602-01 / AMENDMENT TO MUNICIPAL CODE / Title 15, Chapter 155 (Signs) Pertaining to Olde Schaumburg Centre Sign Regulations

Z2602-02 /AMENDMENT TO MUNICIPAL CODE / Title 15, Chapter 154 (Zoning) Pertaining to Administrative Approvals

COMMENTS FROM THE PUBLIC

ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Manager's Office at 847.923.4705, preferably no later than five days before the meeting.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

General Minutes (2/11)
02/25/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 2-11-26.docx

ZONING BOARD OF APPEALS
GENERAL MINUTES
February 11, 2026

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

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

Member(s) Absent: James Dolbeare

A quorum was present.

Also Present: Todd Wenger
Senior Planner

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

Mtg Date	Case Number and Name
1/28	General Minutes
	Z2601-03 / Beverage Incubators
	Z2510-02 / HarborChase

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)
1) Z2511-03 / Ahaar Restaurant / 25 S. Roselle Road / Special Use for a Type "A" Restaurant and Parking Variation

2) Reaffirmation of the 2026 ZBA Rules of Procedures
Mr. Wenger stated that Staff has no changes to recommend for the 2026 ZBA Rules of Procedure. Chairman Raimondi referred to Page 2 of the Rules of Procedures which reads:

> *All persons offering testimony at a hearing shall testify under oath. An attorney shall be sworn if he/she offers testimony, but not if he/she is questioning witnesses, summarizing testimony of witnesses or addressing the Board.*

He stated that in the past, some attorneys have refused to be sworn in. Mr. Wenger said that Village legal counsel has informed him that attorneys have already taken an oath, so they don't have to be sworn in because attorneys are required by law to uphold the truth. Therefore, swearing them in at a ZBA public hearing is not required.

Mr. Szurgot made a motion, seconded by Mr. Mytych, to approve the 2026 Rules of Procedures, as presented.
All ayes **MOTION CARRIED**

3) Commissioner Training – The topic was pertaining to the zoning code.

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

There being no further business, the meeting was adjourned at 8:51pm.

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2511-03 / Ahaar Restaurant (2/11)
02/25/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2511-03 Ahaar Rest Minutes 2-11-26.pdf

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

ROLL CALL

Members Present:	Chairman Harry Raimondi, Elizabeth Veatch, Pat Riley, Rob Morreale, Glenn Szurgot, Patty Errera, Jeff Mytych and Dhitu Bhagwakar
Member(s) Absent:	James Dolbeare

A quorum was present.

Also Present:	Denise Suender 236 Burke Court Schaumburg

Sworn in for testimony:	Todd Wenger, PLA, ASLA Senior Planner	Sandeep Kumar 25 S. Roselle Road Schaumburg	Dan Shapiro 570 Lake Cook Road Deerfield, IL
	Chris Brandonisio CK Construction 1521 Wright Boulevard Schaumburg		

Mr. Dan Shapiro, attorney representing the Petitioner, stated that they are seeking to open an Indian restaurant in the former Deerfield Bakery which has been vacant for the past 5 years. The building is approximately 4,600 square feet and can accommodate approximately 100 patrons. It will be a bar and restaurant. The concept of the restaurant is traditional, authentic Indian cuisine. The Petitioner is a very accomplished chef. He currently runs his restaurant in Riverwoods and has over 20 years of experience in the food industry. The kitchen and bar will have premium, authentic features, foods and traditional flavors. The Petitioner is not only the founder but is also the chef and operator.

Mr. Sandeep Kumar, Petitioner, stated that he is the chef and owner of Tandoor Curry HotSpot in Riverwoods. His background includes a bachelor's degree in hospitality management, and he has been in the hospitality industry for the past 20+ years. He has worked at the Hilton Hotel, Intercontinental Hotel, Ritz Carlton and Four Seasons Hotel. His proposed Ahaar Restaurant will be larger and more upscale. He said that currently, Schaumburg has a large gap of a high-end, fine-dining north Indian cuisine. North Indian cuisine is a globally recognized cuisine. Last year, it was named one of the top 10 cuisines in the world. They hope to partner with local hotels and corporate offices for catering services. He plans to have 10 to 12 part-time and full-time employees.

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

Mr. Chris Brandonisio stated that he is the co-owner of CK Construction which is located in Schaumburg. He has done work for many Schaumburg restaurants. The proposed restaurant's interior and exterior will be completely renovated. They will be code compliant and will work on everything from the roof to the fire sprinkler system and a new water line. Everything is getting a facelift, as well as getting renovated to the new standards. The kitchen is approximately 1,000 square feet, and the restaurant will be able to accommodate 120 patrons. There will be a double-door [front] entry. He said that Mr. Kumar's menu and restaurant are completely different from others. Mr. Brandonisio has built approximately 15 to 20 restaurants in the past 10 months, and the proposed is completely different from the others.

Mr. Shapiro acknowledged that there is a shortage of parking. They recently secured a 3-year off-site parking agreement with their neighbor to the south at 33 S. Roselle Road which will have 25 parking spaces. The parking agreement will be recorded against the properties. In the event that it is terminated, it requires a 180-day notification period. If there is a termination, they also have to inform the Village. Mr. Shapiro and the Petitioner understand that they will then have 180 days to find more parking. If they cannot, the Village can take whatever steps it deems necessary to suspend the special use. In addition to the 25 parking spaces, they will need 8 to 10 more parking spaces which will require a parking agreement with the Village-owned lots. He said the aforementioned will address their parking requirements. Mr. Shapiro said that they agree to all of the conditions in the Staff Report.

Mr. Todd Wenger stated that the Petitioner and his team did a nice presentation. The former Deerfield's Bakery building is approximately 4,600 square feet and can accommodate 100 to 120 patrons. The exterior elevations will include new navy and tan colors, new double-hung windows that replicate the same pattern as the existing windows. They plan to remove the arched parapet over the doorway. The Staff Report includes some conditions on how to blend the tan and navy colors a little more uniformly around the rest of the building, so it doesn't look like two separate buildings. They have agreed to work with Staff on that. New doors on the side and the rear will be installed. They are currently steel, flat doors and Staff is recommending some raised panels to bring them into character with the Olde Schaumburg Centre District. A condition in the Staff Report states that they must look more historic. There will also be a new canopy over the entrance doors as shown on the plans. It's proposed as glass and steel, which is not super historic but per Staff's recommendation, they will be working with Staff to bring in some of the details like those on the existing roof line and parapets.

The parking requirements for Type "A" Restaurants, which are our heaviest users, is calculated at 16 spaces per 1,000 square feet net floor area. You can deduct for hallways, bathrooms, vestibule spaces, some of the mechanical rooms and the like. That then brings you down to a "net" square footage. So, out of the approximate 4,600 square feet, it's now approximately 3,500 square feet for the net area. The 3,500 square feet with the 16 per 1,000 equates to a 57-space parking requirement. There are 24 parking spaces onsite, which makes it a 33-space deficit. They will have 25 spaces at 33 S. Roselle Road (per their parking agreement), which is very close to the site. That will account for the majority of the needed parking spaces. Staff feels that they have made a very good faith effort to reach out to their neighbor and signed a decent agreement. Oftentimes, these are perpetual agreements, and Staff had some concerns about longevity of the length of the agreement. It was originally a one-year agreement with a 30-day clause to exit that. Staff then asked the Petitioner to talk to the property owner to request a 3-year auto renewal clause with a 180-day termination notice, which they have secured. Staff is very pleased with that. With the 8-space deficit,

Staff believes they will make that up by entering into a parking agreement for the Olde Schaumburg Centre lot. Mr. Wenger referred to the Olde Schaumburg Centre shared-parking lot system which he helped develop in 2005. The main municipal lot is a large, paved lot with underground detention. That comprises the bulk of the shared parking spaces, as well as all the spaces behind Phat Phat, all the spaces behind Malnatti's, the Turret House and about half of those behind 19 E. Schaumburg Road behind the medical offices. None of the spaces behind the Alexian building on the corner of Quindel and Schaumburg Road are part of it, but they were part of the overall re-development 20 years ago. All totaled, 278 spaces are available for use by these commercial facilities. It was designed to help supplement the inadequacies of some of these smaller commercial spaces that didn't have enough parking. Particularly, Lou Malnatti's but Staff is certainly seeing it open now to some of the other restaurants like Ahaar. So, we're looking to share some of those spaces with them. Mr. Wenger said there are spaces to be shared. Included in the Staff Report was a parking count which was performed by the Petitioner on different times and days of the week for the 33 S. Roselle Road site. Fairly minimal spaces were occupied during the peak times that Ahaar would need those, particularly evenings and weekends. Those spaces are available to share with them. Mr. Wenger said that Staff is very pleased and feels that the parking deficit has been overcome with the various agreements. There are a lot of conditions in the Staff Report about the agreements, how they would be changed and how they would be recorded against the properties and entered into these agreements. Staff will work with them to ensure that all of the agreements are executed properly. He said that Staff recommends approval and feels that it will not be a detriment to the surrounding businesses. They feel it will be an asset to the area.

Chairman Raimondi asked if the public had any questions or concerns.

Ms. Denise Suender stated that she is the president of the Schaumburg Township Historical Society, which has been in existence for 62 years. They keep a close watch on historical significance over all of Schaumburg. The neighboring buildings to the proposed restaurant go back to the 1870's. She said that the Historical Society is concerned. There already are so many east Indian restaurants that have opened up in Schaumburg. The Hopscotch restaurant in Town Square, which is scheduled to open this year reports to be serving East Indian, British and Portuguese cuisine. The Schaumburg Township Historical Society is trying to communicate with the Hopscotch owner with the hopes that they can convince him to have a German night or offer a "Schaumburger" burger in order to keep that German history alive. She said it's important to the Historical Society and she knows it is to Schaumburg or they wouldn't have moved a 2-ton stone German Sister City friendship stone from the Convention Center over to the new municipal center. She added that we have to progress and go new but let's not lose the significance of how our community started and make homages to it occasionally. She concluded that the Historical Society would like to keep Schaumburg's German heritage in whatever way they can.

Chairman Raimondi asked the Board for their comments.

Mr. Szurgot said the interior and exterior look great and wished the Petitioner good luck. He is concerned about parking and feels the parking count numbers seem slightly skewed. With up to 120 seats inside, the restaurant will definitely need 50+ parking spaces. He has been at the subject property the last couple days and has seen a lot of activity, especially around 5pm. He was there today, 2/11, at noon and observed a lot of cars in that parking lot. He asked how they are going to handle the signs that are along the east side of

the 33 S. Roselle Road building. There must be 10 signs for some business there to park. Mr. Shapiro said if Mr. Szurgot is referring to the signs that say "For This Use Only," their parking agreement would override that. Mr. Shapiro said they will make sure that ownership of the 33 S. Roselle Road building continues to understand that there is an agreement. He added that even though there are signs there, when their patrons are parked there, they will not be towed. Mr. Szurgot said that he has been there the last 3 days and observed a lot more activity than the submitted parking count seems to indicate. He asked what the next alternative will be if, in 3 years, the restaurant changes hands, or the property sells and the new owner does not want to enter into an agreement. Mr. Wenger said there may be additional spaces within the OSC shared parking lot to be able to give them even more, but they would have to look at some place like Alexian which is not operating that late. They may have to look at other locations or valet parking. Mr. Shapiro said that's why they have the 180-day notice. If there is going to be a new owner at 33 S. Roselle Road, that gives the Petitioner a 180-day notice and they would notify Mr. Wenger. Mr. Szurgot said that if you're leaving the restaurant parking lot, there is a "Do Not Enter" sign at the front entrance at Roselle Road. He asked if that is a one-way entrance and that exiting onto Roselle Road is not permitted as is currently signed. Mr. Wenger said it is a right-in only from Roselle Road which was dictated by the county during streetscape improvements. Mr. Wenger said Quindel is the only way to exit.

Ms. Errera asked if there will be a sign that reads "Shared Parking," and Mr. Shapiro said, yes. She really likes the building and that it will be upscale which is different and will be nice.

Mr. Mytych asked what the rationale is for having lunch hours and dinner hours. Mr. Kamur said that lunch hours focus on a certain menu. The dinner menu is similar to the lunch menu, yet slightly different. The lunch hour will give them a 3-hour window to entertain their guests. Their lunch hours will be Monday – Friday, 11am – 2pm, Saturday and Sunday, noon to 3pm. Dinner will be served Sunday – Thursday, 4:30pm – 9:30pm; Friday and Saturday, 5pm – 10pm. The break between lunch and dinner helps him staff-wise and gives him time to prepare for dinner.

Mr. Bhagwakar stated that Indian restaurants typically have lunch hours, a break and then dinner hours. He asked if parking spaces can be installed in front of the building, and Mr. Wenger stated that the setback requirements would prohibit that. Mr. Bhagwakar asked when they expect to open for business and Mr. Brandonisio said that pending permit approval, they hope to open within 4 to 6 months. Mr. Bhagwakar asked if they will have a room for private parties, and Mr. Kumar said they will be able to accommodate private parties for 25 to 30 people. Mr. Bhagwaker said everything looks good.

Ms. Veatch stated that she frequents that area almost daily and the parking scares her. Many cars are parked on Quindel. She said it may be that restaurant workers park on Quindel. She asked what the parking restrictions are on Quindel Drive. It concerns her that the Ahaar patrons might start parking on Lengl Drive, which is pretty narrow. Mr. Szurgot said there is one side of Lengl that has "No Parking" signs. He believes there are "No Parking" signs on the north side of Lengl. Mr. Wenger said parking is permitted on the north side of Quindel up to Lengl. He said that Ms. Veatch was referring to Lengl south of Quindel where people might start parking around the corner in the residential district. Mr. Wenger said there are no parking on the west side but doesn't recall if there are "No Parking" signs on the east side. Ms. Veatch asked how the Village can stop restaurant patrons from parking on Lengl. She said if she was a patron looking for a parking spot, she would assume that it's not safe to park in the Phat Phat parking lot. So, she would park

on Lengl Drive in front of the homes. Mr. Wenger said the Petitioner talked about having signage as patrons are exiting the Ahaar parking lot that could read, "Additional parking is located . . . ." Mr. Kumar said at the 33 S. Roselle parking lot, they plan to have a sign stating that those spaces are for Ahaar Restaurant next to the building. This way their guests will know they can park there.

Ms. Veatch asked if all of the employees will be parking offsite. Mr. Kumar said his employees will not be driving. They will be using a transportation service like they do in their Riverwoods restaurant. He has employee accommodation and his staff stays there. The employees are picked up at a certain time and then dropped off. Ms. Veatch asked if it's correct that all of the parking spaces on the subject property will be for Ahaar patrons and Mr. Kumar said, yes. She asked if they have parking spaces reserved for food pick-up/carryout. Mr. Kumar said they can reserve 2 spaces for curbside pick-up. Ms. Veatch said she is not advocating for it, but just wants to know how many spaces were going to be taken up for dine-in patrons. Mr. Kumar said they can use the loading dock on the northeast side of the building for catering orders. Ms. Veatch said this restaurant looks fantastic but it is such a hurdle to get all of this crammed into this tiny location and it really worries her. If any of the neighboring businesses change hands or if Ahaar gets very busy, it's very congested. She is worried about the residents on Lengl having their entire street blocked with cars. She would feel more comfortable if they can ensure that no restaurant patrons can park on Lengl by installing "No Restaurant Parking" signs. She asked how patrons will know that there are 25 spaces available at 33 S. Roselle or one of the other parking spaces elsewhere. It's all piecemealed. She said the 33 S. Roselle property owner needs to remove their existing signs.

Ms. Veatch asked if removing the signs and adding some protection for the Lengl homeowners are reasonable requests. Mr. Wenger said Staff can look into the neighbors signage but doesn't believe they can settle this approval with removal on an alternate parcel that is not part of Staff's purview. Staff's purview was to make sure that the Petitioner has available parking. The Petitioner has secured that in terms of conditioning their approval to have somebody else remove their signs would be over-stepping what the Petitioner can reasonable be held accountable for. Mr. Wenger stated that Ms. Veatch's idea of having a "Residents Only" sign could be problematic. He feels that the bottom line is there are a lot of spaces in the shared parking lots. Ms. Veatch said she just wants protection for the Lengl homeowners in case it becomes a problem. Chairman Raimondi said the Village might have to tell Mr. Kumar that they have a problem, should one occur. Mr. Wenger said that one condition that might alleviate some of this is adding a condition that a valet service may need to be implemented should parking become an issue either with offsite parking in the legal spaces of offsite parking on residential streets or something to that effect.

Mr. Riley stated that his questions had already been addressed. He said that the proposed cuisine is quality and unique. He asked what the significance of the word "Ahaar" is. Mr. Kumar said it is a word that comes from Sanskrit (an ancient Indo-European language) which means food for the soul.

Mr. Morreale stated that he was very excited to learn that a restaurant wants to operate in the former Deerfield Bakery and added that the building looks great. The parking could be an issue, but it seems like Mr. Kumar has that covered to a point for the next 3 years. He asked if the proposed restaurant will be more high end than his Riverwoods restaurant, and Mr. Kumar said, yes. He asked how Mr. Kumar will be managing 2 restaurants. Mr. Kumar said he has a trained chef at the Riverwoods restaurant.

Chairman Raimondi stated that the Board wants Mr. Kumar to be successful, but feels that the key is to have valet parking. The municipal public parking lot is quite a distance but it has a lot of parking spaces and it would be ideal for valet parking. He feels that valet parking should be an added condition. Mr. Shapiro requested a little indulgence and think about what Mr. Wenger just said. If parking becomes an issue and the Village receives complaints, then he and Mr. Kumar will want to have a valet service. Mr. Shapiro asked if Chairman Raimondi would consider modifying his statement to that rather than going to valet service from the start. Let's see how the parking is, and if it becomes a problem, then we will work with Staff to develop a valet parking plan. Chairman Raimondi suggested that they may want to have valet parking during peak hours. Mr. Wenger said that there are additional adjacent parking spaces at 33 S. Roselle Road, as well as the building south of there which are not being utilized. He suggested that there may be a temporary solution for the first month opening that they rent additional spaces to be able to offset that opening month peak. Chairman Raimondi said something has to be done and emphasize the fact that valet parking is going to save this. He does not see it working any other way.

Chairman Raimondi and Ms. Errera suggested that Mr. Kumar give patrons a flier indicating all parking options. Mr. Wenger said perhaps the restaurant can have an attendant outside who can help patrons know where else they can park. Mr. Kumar said they can have a sign right where the patrons drive in which states that additional parking is available on the right side. Mr. Wenger asked if it's correct that reservations will be required, and Mr. Kumar said that dinner will be by reservation only. Ms. Errera suggested that when people call to make a reservation, they can be notified of the parking options. Chairman Raimondi said an emphasis on parking could also be made on their website. Mr. Kumar said that in addition to that, they can include parking information on Instagram, Facebook and on his cooking videos. Chairman Raimondi said if Ahaar does well and has regular patrons, they will be able to determine where they can park. They will just need a head start. Chairman Raimondi asked if they will have a monument sign, and Mr. Wenger said Staff will be working with Mr. Kumar on his plans to repurpose the existing monument sign.

Ms. Veatch asked if there will be a need for a crosswalk over to the Phat Phat lot alon Quindel, because drivers use that for a cut-through and speed down that street.

PUBLIC HEARING CLOSED

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

Ms. Errera made a motion, seconded by Mr. Szurgot, to recommend approval of a Special Use for a Type "A" Restaurant and Parking Variation for Ahaar Restaurant located at 25 S. Roselle Road, Case No. Z2511-03 subject to the following conditions:

1. The proposed Ahaar Restaurant shall remain in substantial conformance with the adopted business narrative.
2. Prior to the issuance of an Occupancy Permit the petitioner shall make good faith effort to enter into the Olde Schaumburg Centre, Parking Lot Owner's Agreement for the use of the shared parking lots to the greatest extent possible.

3. Prior to the issuance of a Building Permit the proposed Parking Agreement with 33 S. Roselle Road for the restaurant's use of 25 off-site parking spaces shall be augmented with the following recommended changes, or as mutually agreed upon with village staff:
   a. Extend the auto-renew lease from 1-year to a 3-year term.
   b. Extend the notice for termination from 30 days to 180 days.
   c. Require that the Village of Schaumburg be notified of any termination request at the same time as either party.
   d. Require that the agreement be recorded against both properties.
4. If excessive or illegal parking issues consistently arise on adjacent residential and/or shared municipal parking lots as a result of the lack of onsite parking, then at the discretion of the Village, an acceptable valet parking plan shall be developed and approved for the site, which alleviates this issue.
5. If the off-site Parking Agreement with 33 S. Roselle Road is terminated without a suitable parking alternative being established to fulfill the parking deficit, the village may choose to revoke or suspend the petitioner's Special Use Approval.
6. Prior to the issuance of a permit, the Traffic Agreement and Trespass Agreement forms shall be fully executed, including the property owner's signature. The owner's signature is required for these agreements to be considered complete and to satisfy applicable code requirement, including Section 154.121(K).
7. A Land Development Permit is required prior to commencing any site work, and prior to receiving any Building Permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved engineer's opinion of probable cost estimate, which includes any landscaping and site lighting.
8. An IEPA Water Supply Permit will be required for the on-site watermain. Submit a draft copy of the application with the Land Development Permit submittal.
9. A permit from Cook County Department of Transportation and Highways is required for work in Roselle Road.
10. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department for review and approval illustrating the following:
    a. Add a valve vault to the proposed water service. Provide standard village detail for valve vault to plans.
    b. Provide a cut-in "T" connection as required; a pressure connection will not be allowed.
    c. Add a note on plans: "All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). Contractor shall contact EPW a minimum of 48 hours prior to scheduled shutdown of private water system, so a representative from EPW can witness the shutdown and the associated work."

d. Show in notes/callout on plans that water line is to be directional bored.

e. Add to note No. 24: "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."

f. Add to note 24: "Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5."

g. The drive aisle located south of the building shall be designated as a fire lane. The curb shall be painted yellow and signage shall be provided.

h. Correct the address on the plans to read "25 S. Roselle Road".

i. Omit references to residential specifications on the plans.

11. Prior to issuance of Occupancy Permit, any damaged or missing plantings as a result of construction or otherwise shall be replaced, weather permitting. The approved Landscape Plan for the property has been provided for the petitioner's reference.

12. 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. The development approvals granted herein, without need for further action by any Village Board, commission or official, shall become null and void if no building permit is issued within the one year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one year upon the written request of the owner of the subject property or their authorized agent.

13. Prior to the issuance of Building Permit, the petitioner shall submit a revised copy of the Architectural Plans to the Community Development Department for review and approval illustrating the following:

a. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.

b. Update the occupancy calculations. Occupant loads must be rounded up to the next whole number; rounding down is not permitted.

c. The north service ramp is non-compliant. Provide 60" x 60" landings at top and bottom. Maximum slope of 1:8 (non-accessible service ramp) with a minimum 48" wide ramp. Handrails are not required.

d. The east egress ramp is non-compliant. Provide 60" x 60" landings at top and bottom. The maximum slope may be 1:12. Handrails are required on both sides (slope exceeds 1:20) with a minimum of 48" clear width measured between handrails.

e. The existing metal railing shall be replaced or retrofitted to match proposed railing which is more period correct and aesthetically pleasing.

f. The proposed wall sconces and lighting are not historically correct. Provide lighting which meets the intent of the OSC Design Guidelines.

g. The two proposed paint colors are acceptable, but their application shall be modified to provide a more cohesive overall color scheme that carries the lighter toned "Weston Flax" color around to all sides of the building via the parapet/cornice and/or a weight line under the windows around the building's base to help break-up the overwhelming and predominant "Hale Navy" color.

h. The proposed metal and glass canopy over the front entry does not appear to be historically correct and should be omitted or modified to match other features on existing building.

i. New doors shall appear period correct and resemble wood construction with raised panels or similar details which are more period correct and aesthetically pleasing.

j. Shift the Fire Department connection to a location that is not blocked by the exterior stairs/railing.

14. The proposed plans for the food establishment 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.

15. All refuse and recycling bins must be stored in an adequately sized dumpster enclosure.

16. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:

a. Architectural Plans; Sheets 1-17, prepared by Pro-Plan Architects, PC, dated January 12, 2026, received by the Community Development Department on January 27, 2026.

b. Engineering Plans; Sheets 1-8; prepared by Engineering Resource Associates; dated January 12, 2026, received by the Community Development Department on January 27, 2026.

c. Interior Renderings; Sheets 1-10, prepared by Ideation Studio; dated October 15, 2025, received by the Community Development Department on January 27, 2026.

d. Design Concept; Sheet 1 of 1, prepared by Ideation Studio; dated October 15, 2025, received by the Community Development Department on January 27, 2026.

e. ALTA Survey, Sheet 1 of 1, prepared by Doland Engineering, dated December 10, 2020, received by the Community Development Department on January 12, 2026.

f. Project Narrative; Sheets 1-2, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.

g. Restaurant Menu; Sheets 1-2, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.

h. Parking Lot Lease Agreement; Sheets 1-4, prepared by Sandeep Kumar, received by the Community Development Department on January 27, 2026.

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

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Absent
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, 2/24/26.

ADJOURNMENT
The meeting was adjourned at 8:20pm.

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

Mary Kirschbaum
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2601-04 / ETS PERFORMANCE / 1056 National Parkway / Special Use for a Gymnasium and Parking Variation
02/25/26
Zoning Board of Appeals

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

Executive Summary:

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

Recommended Action:

Staff recommends approval of a Special Use for a Gymnasium and Parking Variation for ETS Performance, proposed to be located at 1056 National Parkway, Case No. Z2601-04, subject to the conditions stated in the PRG Report.

ATTACHMENTS:

- PRG Report
- Location Map
- Project Narrative
- Parking Variation Justification
- Floor Plans
- Plat of Survey
- Redacted Z2601-04 ETS Performance Application.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: February 25, 2026

DATE PREPARED: Februa 13, 2026

CASE NUMBER: Z2601-04

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

BACKGROUND INFORMATION

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

Requested Action:

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

ANALYSIS

Staff Discussion



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

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

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

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

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

Standards for Special Use Determination

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

(b)Such use will not, under the circumstances or the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity:
The proposed use is similar and compatible to existing uses on the subject property and neighboring properties. Staff believes the proposed use will not be detrimental to the health, safety, morals or general welfare of people working in the vicinity or injurious to property values or improvements in the vicinity.

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

TO: ZONING BOARD OF APPEALS
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Zoning History

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

Surrounding Zoning and Land Uses

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

Compatibility with Surrounding Land Uses

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

Comprehensive Plan Designation

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

Parking

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

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

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

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

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

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

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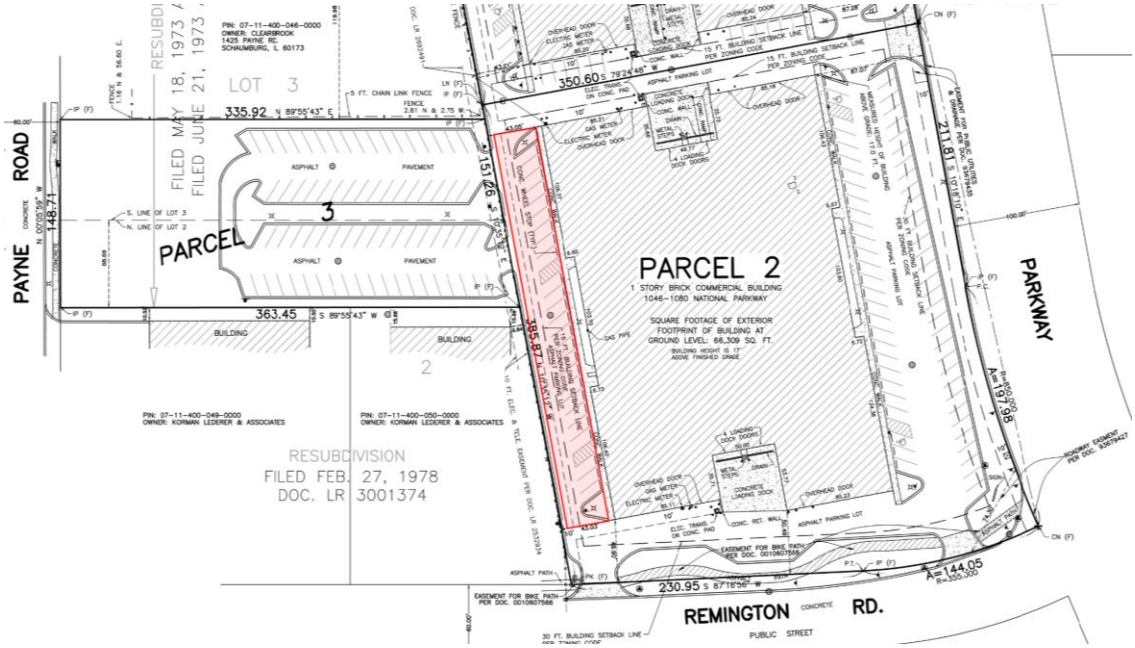
Warehouse* 58,787 sq. ft. NFA	1 spaces/1,000 sq. ft. NFA up to 10,000 square feet plus 1 space/2,000 sq. ft. when over 10,000 square feet	29 spaces
Total Parking Provided		**151 spaces**
Total Parking Required		**116 spaces**
Parking Surplus		**35 spaces**

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

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

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

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



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

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

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

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

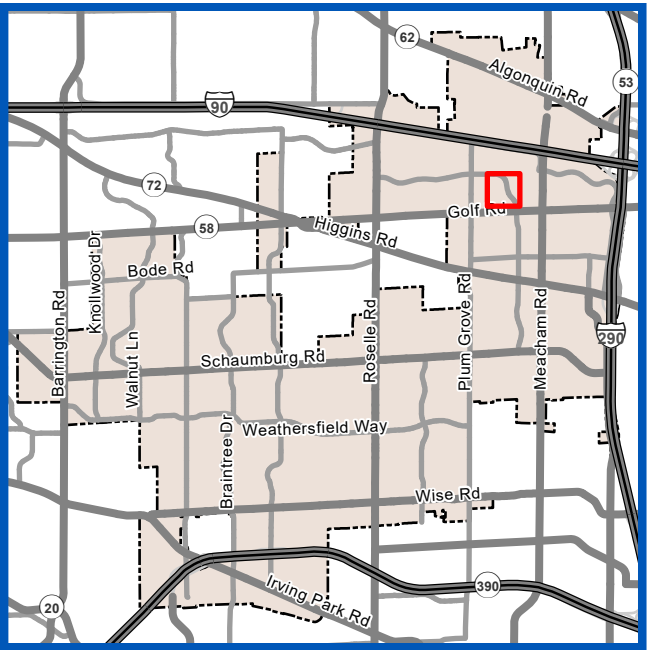
RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Special Use for a Gymnasium and Parking Variation for ETS Performance, proposed to be located at 1056 National Parkway, Case No. Z2601-04, subject to the following conditions:

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

pc: Petitioner
Owner of Property





Subject Property

Z2601-04

ETS Performance

Special Use for a Gymnasium and Parking Variation

0 120 240

Feet

1056 National Parkway

VILLAGE OF SCHAUMBURG

Prepared By:
Village of Schaumburg
Community Development Department

ETS Narrative

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

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

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

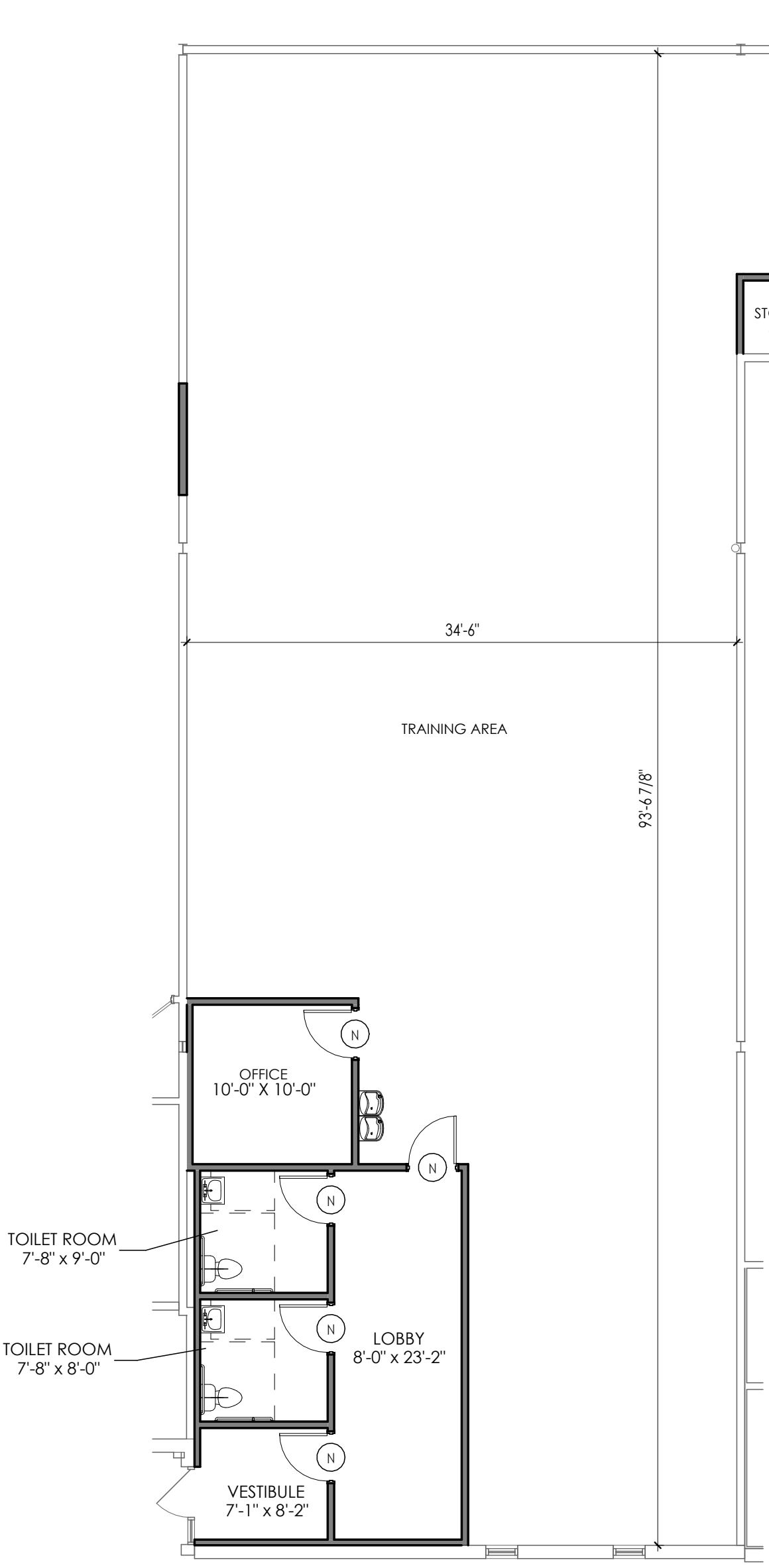
Approximately **95% of athletes are between the ages of 13 and 14**. Athletes are typically dropped off and picked up **five to ten minutes before and after their scheduled session**, minimizing prolonged on-site waiting or loitering.

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

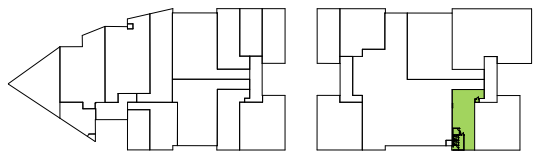
The proposed facility operates on a scheduled, appointment-based model with class sizes strictly capped at 25 participants per session**.** As a result, parking demand is inherently limited and predictable.

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

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



KEY PLAN



25

SPACE PLAN LEGEND

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

N: NEW
R: RELOCATED
T: TEMPORARY

1 PRELIMINARY SPACE PLAN

1/8" = 1'-0"

interwork architects
1717 DEERFIELD ROAD, SUITE 320, DEERFIELD, IL 60015
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PRELIMINARY SPACE PLAN

ETS

1056 NATIONAL PARKWAY
SCHAUMBURG, ILLINOIS

PRELIMINARY - NOT FOR CONSTRUCTION

DATE 10.30.2025
REV#
PROJ # 1420.004.000
SHEET SP-01



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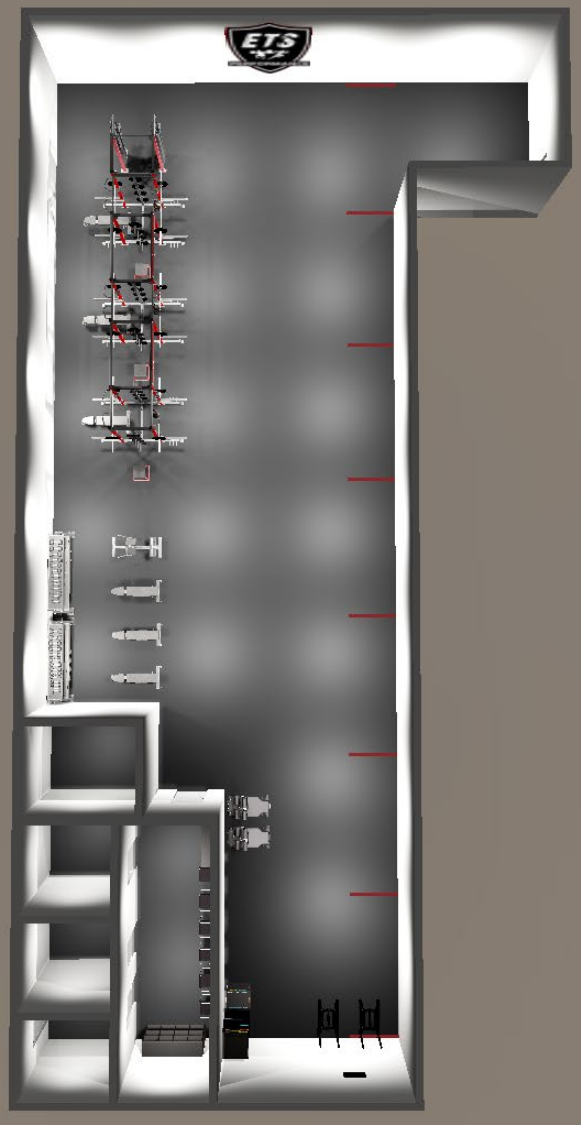
Schaumberg IL



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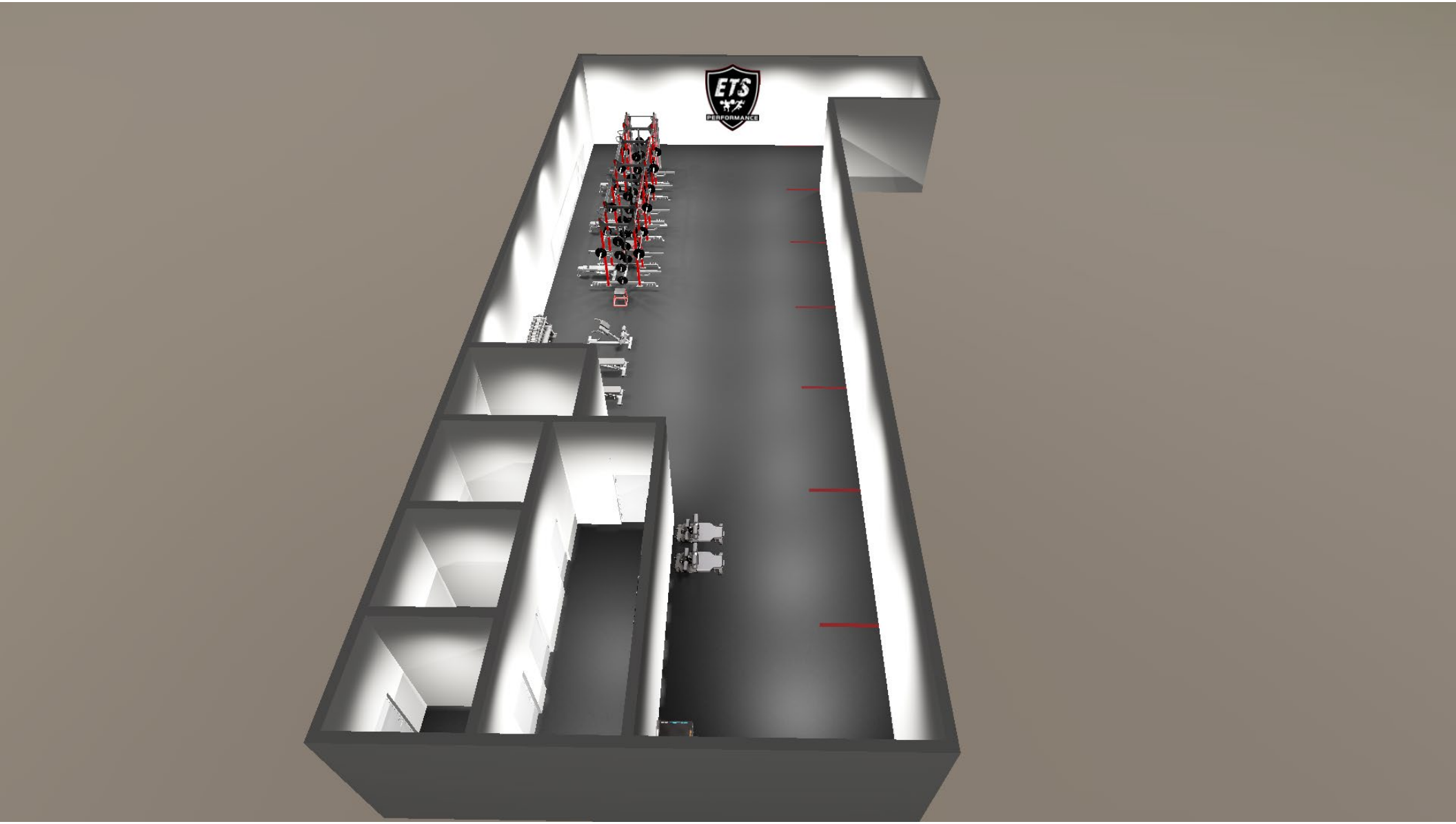

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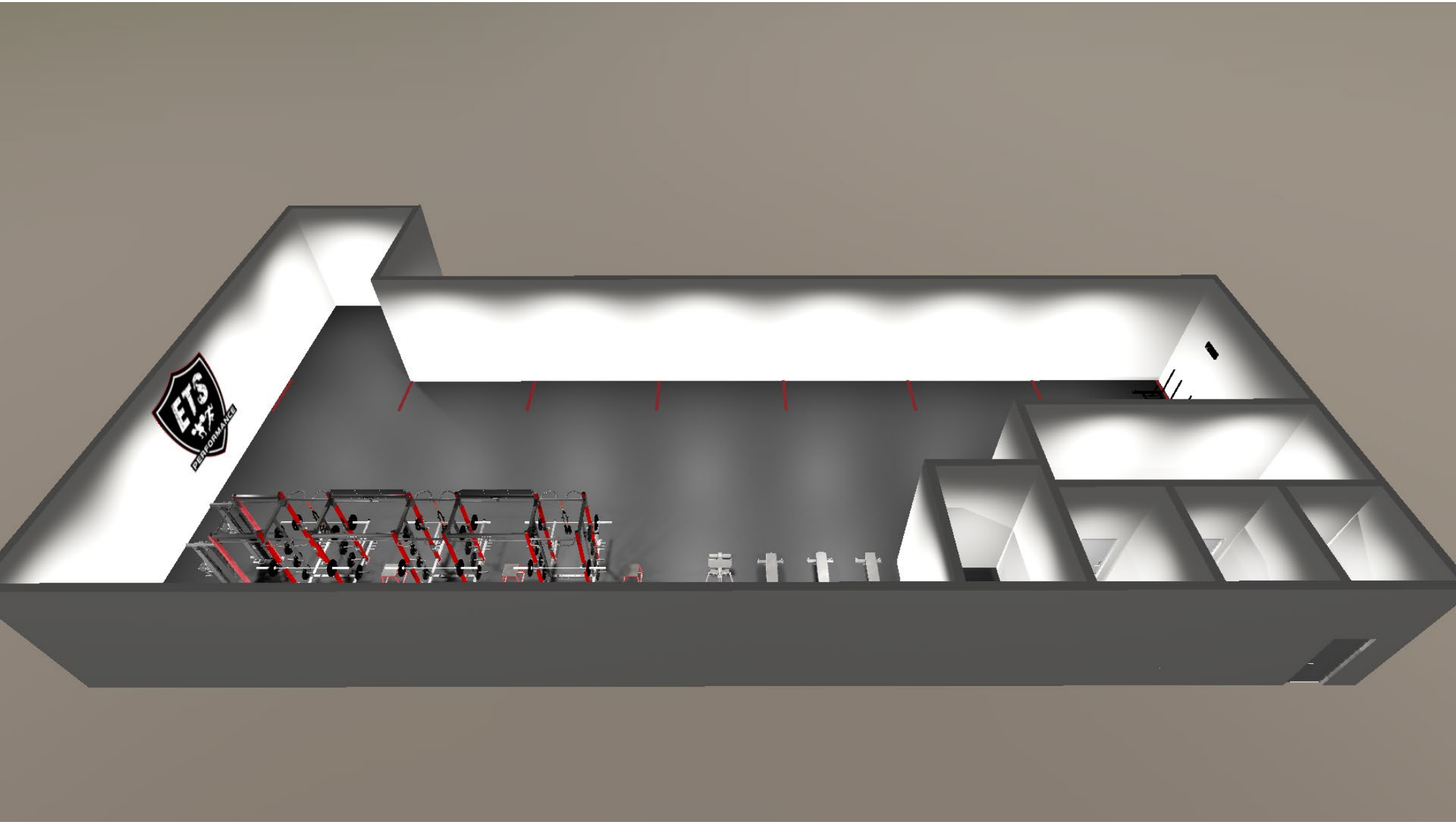

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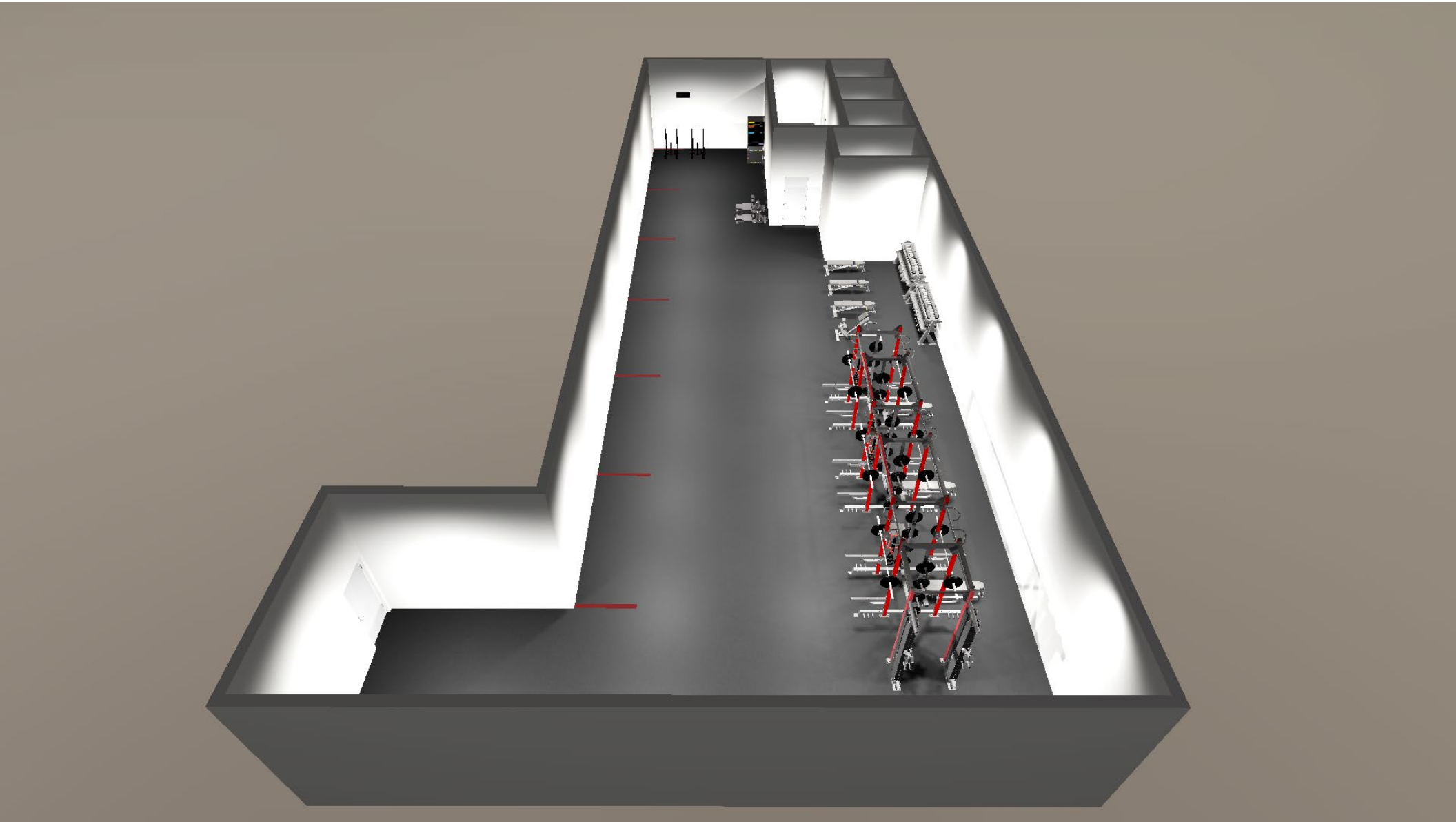

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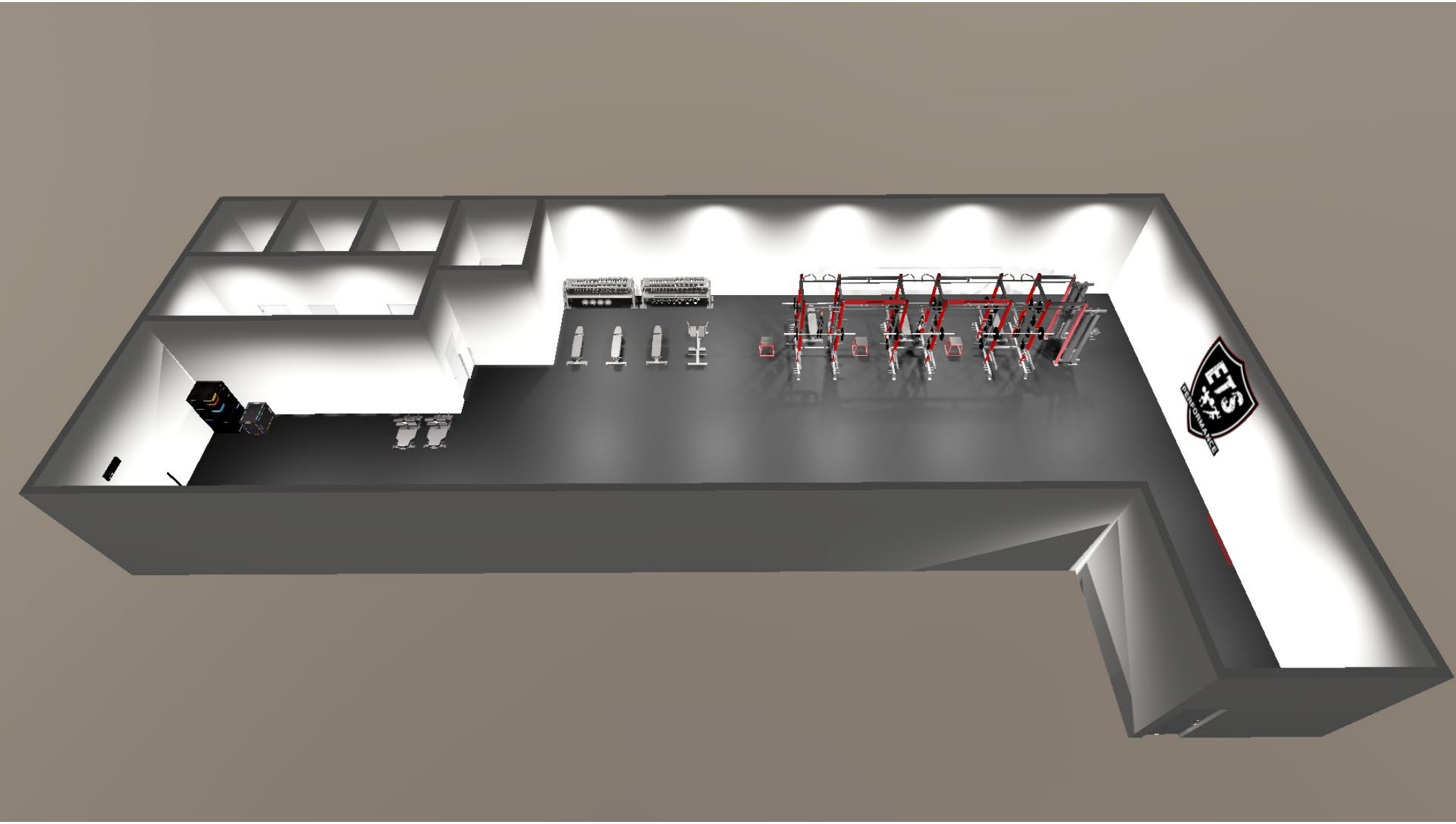

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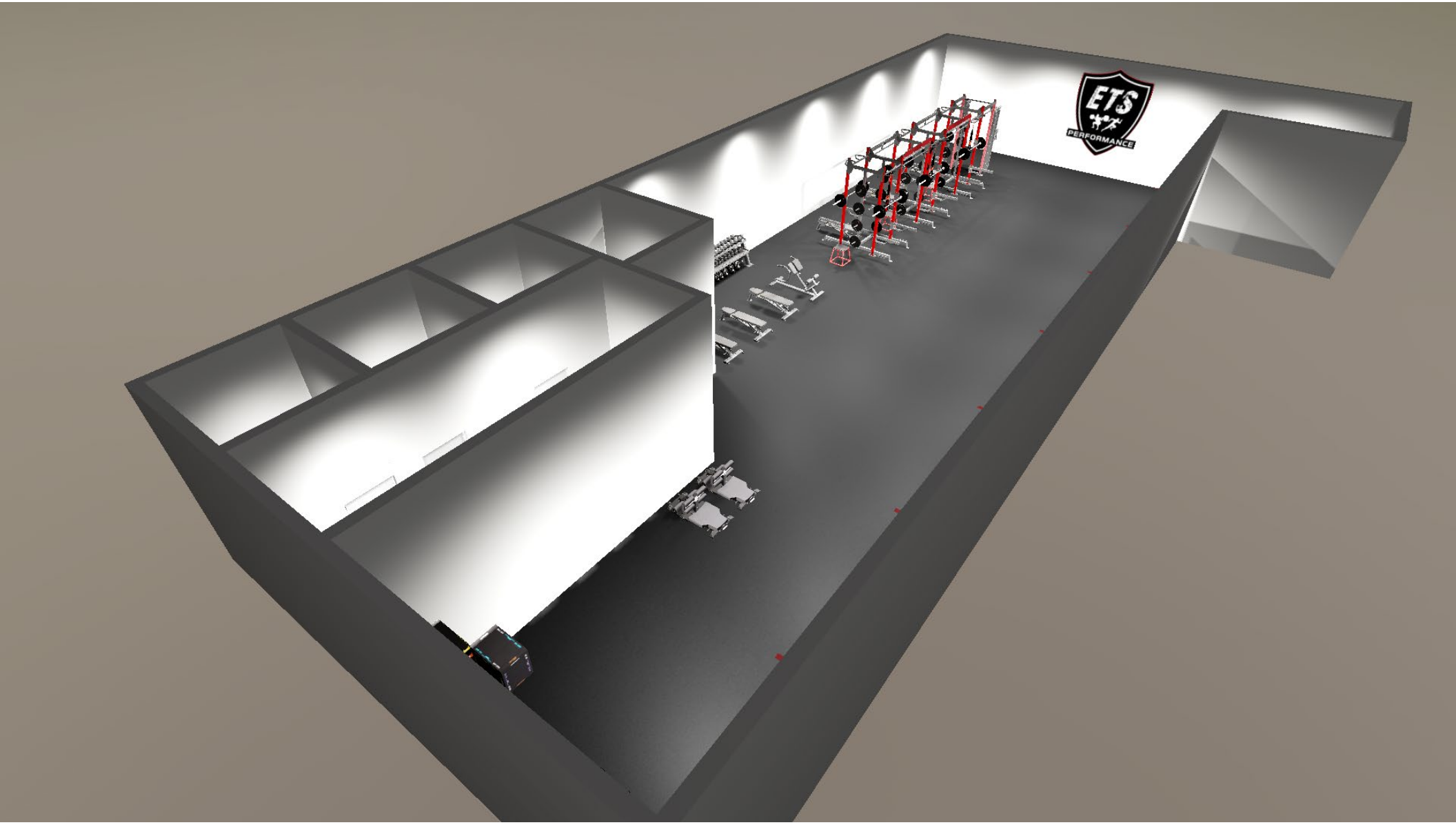


ETS
PERFORMANCE



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LEGEND:

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

N

1" = 40'

0 40' 80'

GRAPHIC SCALE

SURVEYOR'S NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

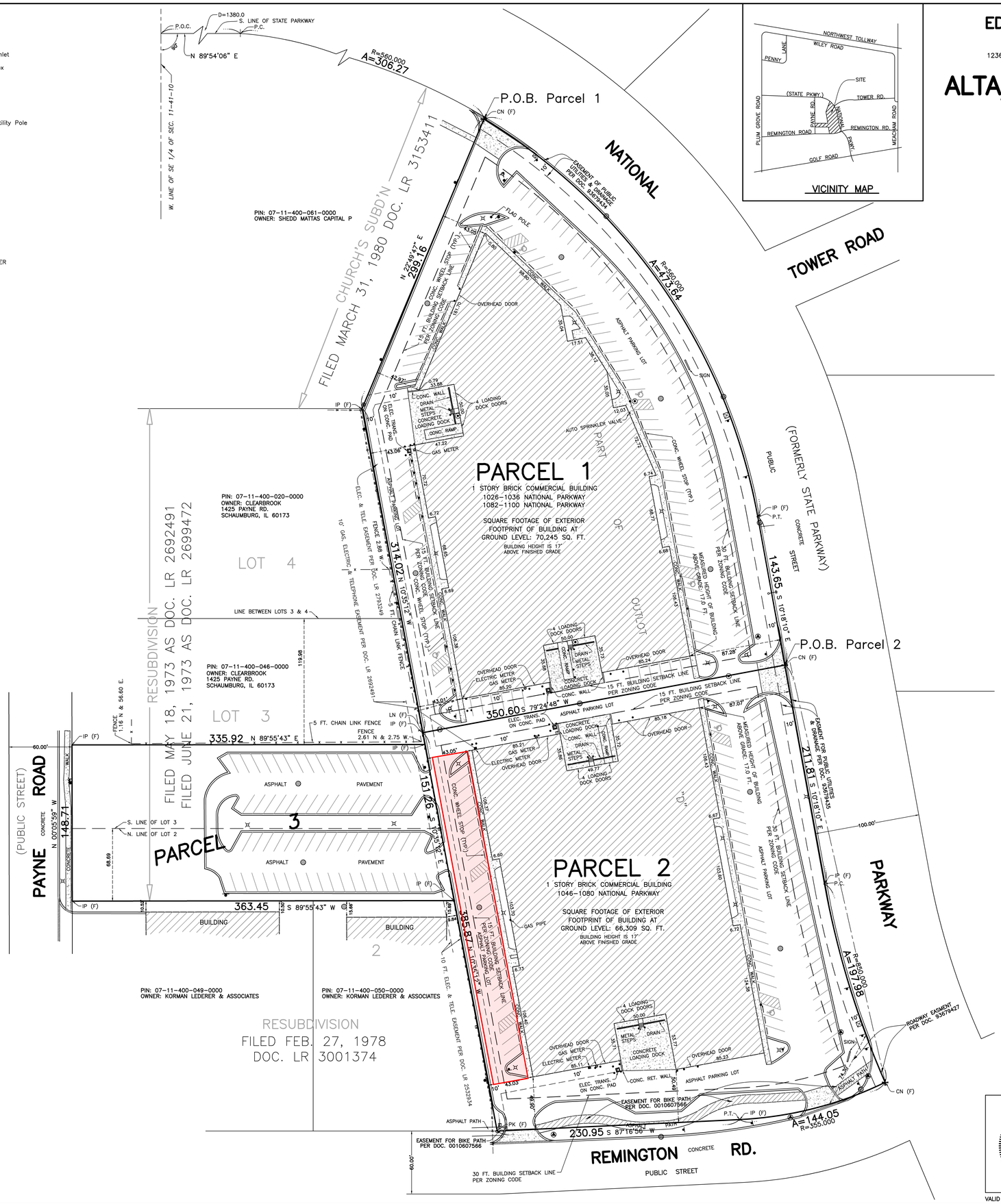
TABLE A – ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

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

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

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

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



VICINITY MAP

EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
e-mail: emolloy@ejmolloy.com

ALTA/ACSM LAND TITLE SURVEY

OF

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

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

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

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

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

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

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

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

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

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

VALID ONLY WITH EMBOSSED SEAL

DRAFTED BY: BJE

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

Development Review Application

DEVR-26-6

Submitted On: Jan 12, 2026

Applicant

Matt Miller

[redacted]

Primary Location

1056 NATIONAL PKY
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Chido Baker

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

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Tenant

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Jay Dalby

Property Owner Street Address

700 Commerce Drive

Property Owner City

Oak Brook

Property Owner State

IL

Property Owner Zip Code

60523

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-11-400-027-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

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

--

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

--

Rezoning

--

Special Use - Commercial

true

-

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

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

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

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

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

Project Staff

Type

--

If Other, Describe

--

Company Name

--

Staff Name

Jay Dalby

Staff Mailing Address

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

Staff Phone Number

[redacted]

Staff Email

[redacted]

Applicants Signature

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

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

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2601-05 / JOHN BASS ART INC / 235 W. Golf Road / Special Use for a Tattoo Establishment
02/25/26
Zoning Board of Appeals

Presenter: Ian Salzman
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- PRG Report
- Location Map
- Redacted Z2601-05 John Bass Art Application.pdf
- Project Narrative
- Plat of Survey
- Floor Plans

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: February 25, 2026

DATE PREPARED: February 13, 2026

CASE NUMBER: Z2601-05

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

BACKGROUND INFORMATION

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

Requested Action:

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

ANALYSIS

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



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

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

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

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

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

The petitioner is aware of the requirements above.

Zoning History:

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

Surrounding Zoning and Land Uses:

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

Compatibility with Surrounding Land Uses:

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

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

Comprehensive Plan Designation:

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

Parking:

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

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

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

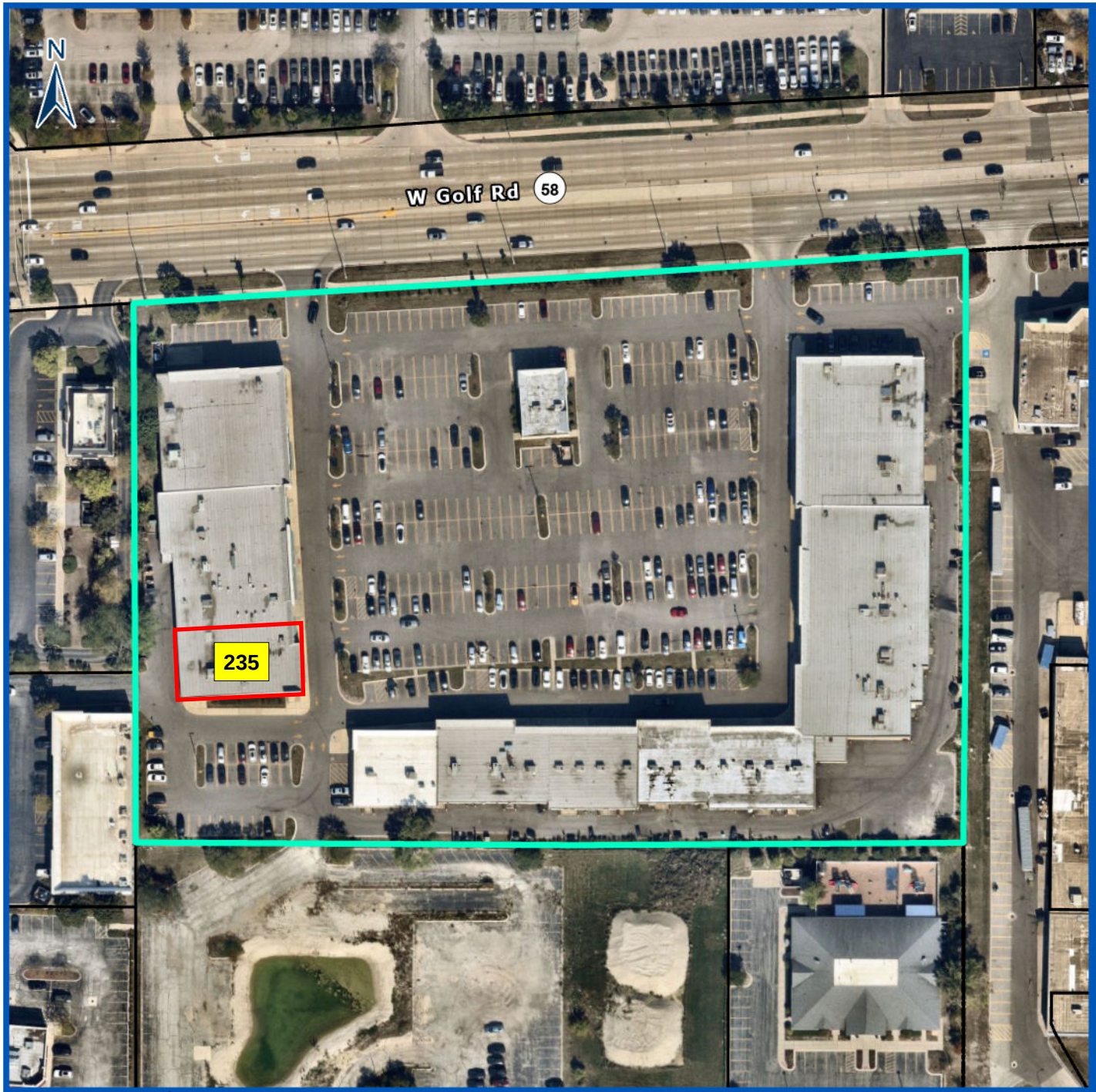
RECOMMENDATION

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

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

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

pc: Petitioner
Owner of Property





Subject Property

Z2601-05

JOHN BASS ART INC

Special Use for a Tattoo Establishment

0 60 120
Feet

235 W Golf Rd

VILLAGE OF SCHAUMBURG

Prepared By:
Village of Schaumburg
Community Development Department

Development Review Application

DEVR-26-5

Submitted On: Jan 12, 2026

Applicant

John Bass

[redacted]

Primary Location

235 W GOLF RD
Unit 175
Schaumburg, IL 60195

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Ian Salzman

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

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

--

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Su Moon

Property Owner Street Address

830 S. Buffalo Grove Rd Suite 106

Property Owner City

Buffalo Grove

Property Owner State

Illinois

Property Owner Zip Code

60089

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07151000280000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

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

--

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

--

Rezoning

--

Special Use - Commercial

true

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

Special use permit for tattoo studio

Project Staff

Type

--

If Other, Describe

Owner

Company Name

John Bass Art Inc

Staff Name

John Bass

Staff Mailing Address

933 Graceland Ave Apt 201

Staff Phone Number

[redacted]

Staff Email

[redacted]

Applicants Signature

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

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

Applicant Signature

true

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

Number of Employees:
1 (one). Owner Operated

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

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

GREMLEY & BIEDERMANN, INC.

PROFESSIONAL ILLINOIS LAND SURVEYORS

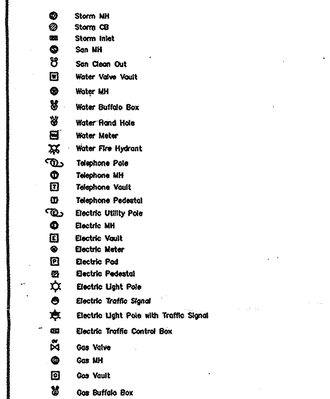
4505 N. Elston Avenue Chicago, Illinois 60630

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

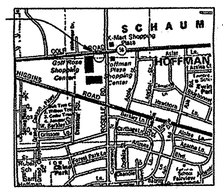
Plat of Survey

ALTA / ACSM Land Title Survey

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



SURVEY SITE

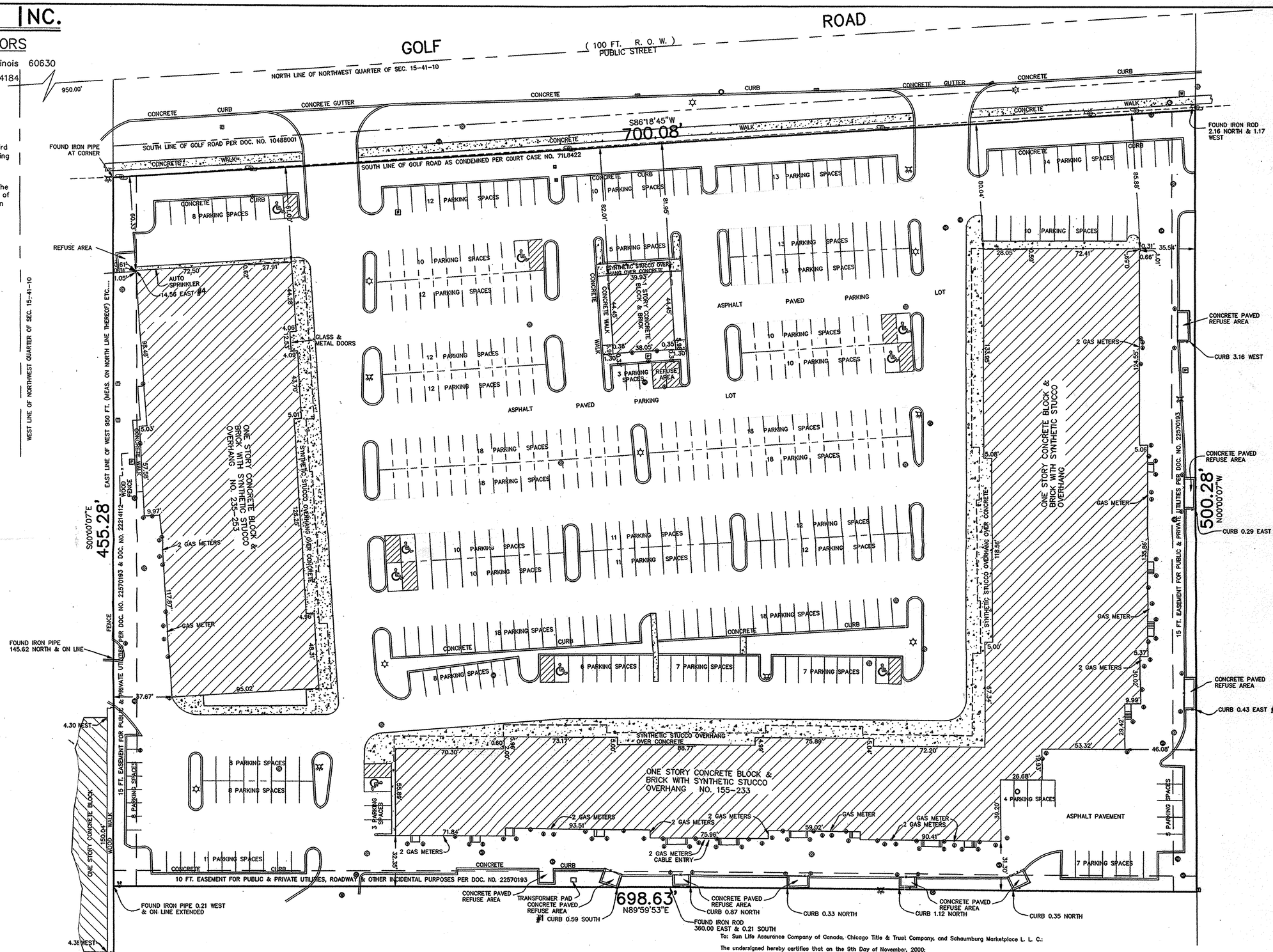


VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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

Checked	Drawn
.	BB

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

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

423 REGULAR PARKING SPACES
9 HANDICAPPED SPACES

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

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

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

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

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

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

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

UTILITY WARNING

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

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

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

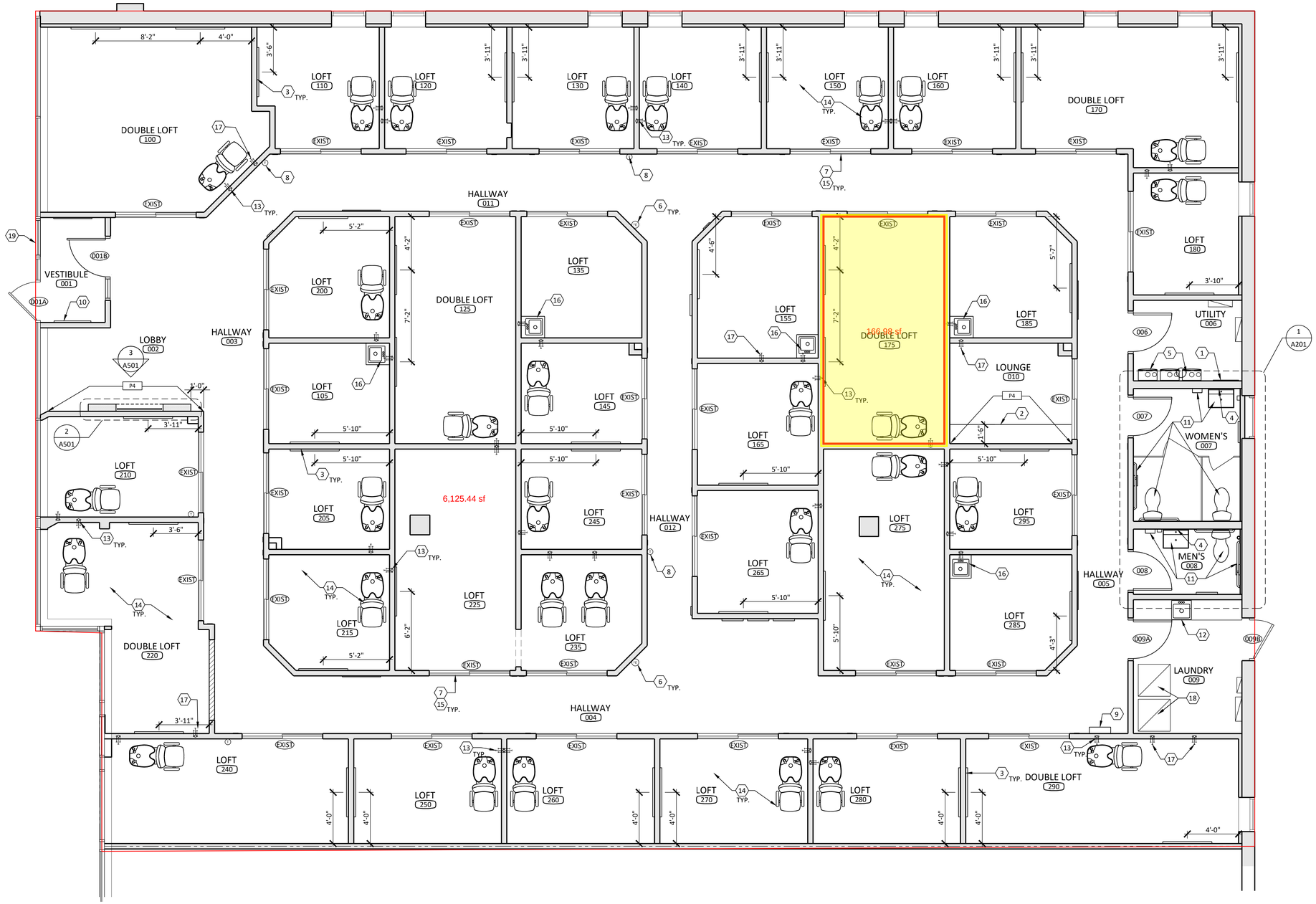
To: Sun Life Assurance Company of Canada, Chicago Title & Trust Company, and Schaumburg Marketplace L. L. C.:

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

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

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

Professional Illinois Land Surveyor # 2477
G. Thomas Green



1 FLOOR PLAN
A200 1/4"=1'-0"

PLAN KEY NOTES

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

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

SEAL/SIGNATURE:

PROJECT:

SALON LOFTS®

SCHAUMBURG WEST GOLF

235 W. GOLF ROAD
SCHAUMBURG, IL 60195

PROJECT NO.: SL2327
DRAWN BY: KMH/SAW
CHECKED BY: SAW
ISSUES AND REVISIONS:
CLIENT REVIEW 06.07.2023
FOR CONSTRUCTION 07.26.2023

SHEET TITLE:
FLOOR PLAN

A200

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2502-03 / A LAMP CONCRETE CONTRACTORS, INC / 800 W. Irving Park Road / Site Plan Amendment, Fence Variation, and District Standard - Business Operations Variation
02/25/26
Zoning Board of Appeals

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

Executive Summary:

This request for a Site Plan Amendment, Fence Variation, and Business Operations Variation for A Lamp Concrete, located at 800 W. Irving Park Road, was originally scheduled for hearing and review by the Zoning Board of Appeals (ZBA) on June 11, 2025. At the time staff provided a report recommending approval of the site plan modifications and denial of both the fence and business operations variations for pulverizing on site. The petitioner requested the hearing be continued to allow them additional time to provide additional information about the business operation. Therefore, the case was continued to the July 23, 2025, ZBA hearing. Prior to the hearing in July, the petitioner requested additional time to revise business operation plans and address concerns raised in a letter of opposition from the Pilots' Technical Advisory Committee of Schaumburg. ZBA granted a second continuation of the case to the hearing on September 24, 2025.

Prior to the hearing in September the petitioner met with staff to discuss conceptual revisions to the site and to submit a Fugitive Dust Plan for the site (attached for reference). However, the petitioner did not formally submit any revised plans. At the September 24, 2025, meeting, ZBA granted a third continuation of the case (at the petitioner's request) to the January 14, 2026, meeting. In January, the petitioner once again requested the case be continued to the February 25, 2026, meeting. The ZBA has continued the hearing 4 times to allow the petitioner to submit revised business operation plans. The Petitioner has not submitted revised plans to staff; therefore, staff does not recommend any additional continuations for this case. The original PRG Report and recommendation is attached for reference.

Recommended Action:

Staff recommends approval of a Site Plan Amendment for Site and Landscape Modifications and denial of the Fence and Business Operations Variation for A LAMP CONCRETE CONTRACTORS, INC, located at 800 W. Irving Park Road, Case No. Z2502-03, subject to conditions stated in the PRG report.

ATTACHMENTS:

- PRG Report (6/11/2025)
- Location Map
- Business Narrative and Variation Justification
- Plat of Survey and Civil Plans
- Landscape Plans
- IEPA ROSS Program Registration and Fugitive Dust Plan
- Letter of Opposition from PTAC of VOS
- Redacted Z2502-03 A Lamp Concrete App.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: June 11, 2025

DATE PREPARED: June 2, 2025

CASE NUMBER: Z2502-03

TITLE: A LAMP CONCRETE CONTRACTORS, INC / 800 W. Irving Park Road / Site Plan Amendment, Fence Variation, and Business Operations Variation

BACKGROUND INFORMATION

Petitioner:	Anastas Shkurti
Address of Petitioner:	216 West Higgins Road Park Ridge, IL 60068
Status of Petitioner:	Attorney
Owner of Subject Property:	Michael Land and Development, LLC 1900 Wright Blvd Schaumburg, IL 60193
Existing Zoning:	M-1 Manufacturing District
Existing Land Use:	Construction Contractors' offices and yard

Requested Action:

- Site Plan Amendment for Site and Landscape Modifications [Title 15, Chapter 154, Section 154.46(A) of the Zoning Ordinance]
- Variation to exceed the maximum height permitted for a fence from 8 feet to 24 feet [Title 15, Chapter 154.188 (E) (1) of the Zoning Ordinance]
- Variation to the M-1 Zoning District Standards for Business Operations to allow of outdoor crushing, pulverizing, and processing of materials [Title 15, Chapter 154.188(D)(E)(1) of the Zoning Ordinance]

ANALYSIS

Summary:

The petitioner requests approval of a Site Plan Amendment, Fence Variation, and Business Operations Variation for A LAMP Concrete located at 800 W Irving Park Rd. The petitioner is proposing to modify the existing landscaping on site and expand the existing outdoor equipment storage area and parking. The property is zoned M-1 and is currently used as a construction contractors' offices and storage yard. The petitioner is also seeking variations to allow outdoor crushing, pulverizing, and processing of concrete

materials on site and a fence variation to allow a 24-foot fence around the perimeter of the outdoor crushing operations and height of stockpile materials at the site.

The site is approximately 10.66 acres and currently developed with three building structures including a 1,571 sq. ft. one story office building, a 8,458 sq. ft. metal garage building, and a 2,832 sq. ft. metal storage building. All three buildings are located in the southeast quadrant of the property. Just north of the cluster of buildings is an existing parking and staging area (labeled central east on the site plan) The east central area is also the location for the gas pumps for truck fueling. The northeast quadrant of the property is occupied by an approximately 46,675 sq. ft. fenced in outdoor storage area. The petitioner proposes to conduct outdoor pulverizing and crushing of materials in this area of the property. The northwest quadrant of the property is currently developed with 2 additional and parking areas.

The property was originally approved for the existing use in 1998 (Case no. Z9812-02). The Statement of Agreement and Conditions (SAC) from the original approval indicates "no pulverizing of earth, concrete or like material can take place on site". The SAC also indicates "no fence/wall shall be higher than eight feet in height, in addition no materials shall be stored higher than eight feet in height, as measured from approved grade". In 2020 the Village cited the property for violating the conditions listed in the SAC for the property.

Site Plan Amendment: *Site Plan Modifications*
The petitioner proposes site modifications to add a new 38,400 square foot storage and parking area at the southwest corner of the property. The area is proposed to be paved and will be used for storage of large equipment for the business. Additional site modifications include expanding the existing wet bottom detention basin towards the south of the property and updating the existing outlet control structure, installation of new water main line, and relocating the truck scale closer to northeast and northwest storage areas to match its actual location. Submitted plans also show modifications to the existing landscaping including modification to two landscape islands located east of the main drive of the property. The two islands are proposed to be decreased in size to add more parking and storage space to the east central parking and staging area. Additional landscape modifications include the removal of trees along the west edge of the property to allow the expansion of the detention basin. Staff is supportive of the petitioner's request for site plan amendments that are not related to outdoor crushing and pulverizing of materials on site.

Variation: Business Operations
The petitioner is seeking a variation to allow outdoor crushing, pulverizing and the processing of concrete and like material at the existing material storage area located in the northeast corner of the site. The zoning code states that, all business operation, production, servicing and processing of goods shall be conducted within completely enclosed buildings. The proposed crushing activities are to occur for aggregate periods not to exceed 32 weeks in each calendar year, between the months of March and December. According to the submitted narrative crushing activities will not occur every day during this 32-week period but only as necessary once stockpiles reach levels high enough for the machinery to operate. The crushing activities will be limited between the hours of 7:00 AM and 3:30 PM during the week. No crushing activities are proposed during weekends.

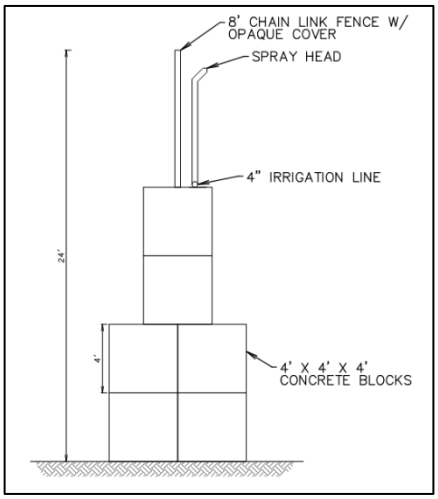
The applicant will install a dust control irrigation system to control visible dust emissions from leaving the site with high-pressure sprinkler heads and misting bars embedded in the fence area and along the truck pathways, to minimize windborne dust migrating off-site. The petitioner has not provided staff with

this fugitive dust plan or a plan showing how sand and particulates generated on the site will be captured and removed before entering the storm sewer. Also, the petitioner has not presented a copy of the appropriate Illinois Environmental Protection Agency (IEPA) permit that would cover this type of operation where there is concrete crushing.

The original approval for the property included a condition that prohibits the pulverizing of earth, concrete or like material at the property. Staff is not supportive of the requested variation. The zoning code states that, all business operation, production, servicing and processing of goods shall be conducted within completely enclosed buildings. Staff believes that the proposed use can be conducted within an enclosed structure, such as a large salt dome structure, to limit the negative effects of the use on surrounding properties.

Variation: Height

The petitioner requests a variation to increase the permitted fence height for outdoor storage of materials at the property. The code states that storage that is not adjacent to residential in the M-1 zoning district may be open to the sky but shall be enclosed by a solid wall or fence including solid doors or gates and shall be no more than eight feet (8ft) high. The petitioner is seeking a variation to allow a fence height of 24 feet for fencing around the proposed area for outdoor crushing, pulverizing and the processing of concrete and like material in the northeast corner of the site. The area is proposed to be surrounded by a 24 foot tall fence comprised of a 8ft tall by 8ft wide concrete block fence base layer followed by a 8ft tall by 4ft wide concrete block fence for the middle layer and topped with an 8ft tall chain-link fence with a windscreen opaque cover , as shown in the image to the right.



The petitioner also proposes to stockpile material at a height of 24 feet. The maximum height allowed for a fence in the M-1 district is 8-feet. This height restriction is consistent with the height limit conditions established in the original Statement of Conditions and Approval for the property (Case no. Z9812-02). Staff is not supportive of the requested variation to increase the height of the proposed fence and to increase the height to stockpile material from 8 feet to 24 feet. Staff believes that a large, enclosed salt dome structure as previously suggested, would achieve the desired outcome to screen the crushing and pulverizing operation and manage potential dust and air quality effects on surrounding properties.

The zoning code includes standards for the Zoning Board of Appeals to make a recommendation to the Village Board to authorize variations. They are as follows:

1) **Variations shall not be granted except on findings based upon the evidence of each specific case.**
    a. **That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality.**
    Staff does not believe the plight of the owner is due to unique circumstances because the property as a whole has a lot of room to accommodate a large enough structure to conduct indoor crushing and pulverizing as well as stockpiling of materials. If granted this variation

will alter the district standards by allowing the outdoor production and processing of materials in the M-1 District.

2) For the purposes of supplementing the above standards, the zoning board may take into consideration the extent to which the following facts favorable to the applicant have been established by evidence:

a. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were called out.
The petitioner has stated that the property has a creek that runs along the northern boundary that presents a hardship in building a structure in the current area designated for crushing and pulverizing. Staff does not believe this condition creates a hardship from conducting the proposed crushing and pulverizing use within an enclosed structure. Staff believes the 10.66-acre property as a whole has ample space to accommodate an enclosed structure large enough to conduct the proposed crushing and pulverizing use. A large enclosed structure would also allow for high stockpiling of material without the need for a 24-foot-high fence.

b. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.
The conditions upon which the petition for variation is based is applicable generally to other properties within the same zoning district. There are other similar properties in the district that also have similar conditions with wetlands and unique topography. District Standards state that All business, production, servicing and processing of goods shall be conducted within completely enclosed buildings.

c. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
According to the petitioner the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

d. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.
Staff believes the site can be rearranged to designate a different area to accommodate a large enough structure for indoor crushing and pulverizing on the property.

e. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
The proposed crushing and pulverizing of concrete will emit a high amount of dust into the air. Staff believes the dust produced would be detrimental to the public welfare and injurious to air quality of surrounding properties. The Village has received complaints from surrounding businesses about dust from the illegal outdoor crushing and pulverizing operations at the site.

f. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood; or

According to the district requirements All uses shall conform to the performance standards for noise, vibration, smoke, dust, odor, heat, glare, fire hazard and other objectionable influences established by the Illinois Protection Act and administered by the Illinois Environmental Protection Agency and any ordinance of the Village of Schaumburg. The petitioner has not provided staff with information about the appropriate IEPA permit for the use or the Fugitive Dust Plan that is referenced in the submitted business narrative and as was discussed at the PRG meeting held on April 8, 2025. Staff believes the proposed crushing and pulverizing operation would impair the air quality of adjacent properties.

g. That the granting of the variation will not confer on the applicant any special privilege that is denied by this chapter to the lands, structures, or buildings of the same district.

Staff believes that the granting of this variation would confer on the applicant a special privilege that is denied to other properties in the Manufacturing District. District Standards state that All business, production, servicing and processing of goods shall be conducted within completely enclosed buildings. The village has historically not allowed the outdoor operation of similar uses. The proposed fence height exceeds what has been previously approved by the village. Staff believes that the proposed concrete crushing and pulverizing operations can be conducted within and enclosed structure.

Zoning History:

The property was originally approved by the Village Board in 1998 (Case no. Z9812-02). In 2003 the Village Board approved a site plan amendment to permit parking modifications, landscape modifications and relocation of a pump station (Case No. SP0305-01, Ordinance No. 03-72). In 2008, 2013 and 2016 the Village Board approved various site plan amendments to allow site and landscape modifications for various expansions on the property (Case No. SP0711-03 Ordinance No. 08-080); (Case No. SP1303-01, Ordinance No. 13-057); and (Case No. SP 1606-02, Ordinance No. 16-069).

Surrounding Properties:

North: M-1 Manufacturing (Jerry's Collision Center, Greer and Kirby Co. Inc., Capitol Coil Inc)
South: M-1 Manufacturing (Schaumburg Regional Airport)
East: M-1 Manufacturing (Jorgensen Steel)
West: M-1 Manufacturing (Wright Commons Office Center)

Compatibility with Surrounding Land Uses:

The subject property is surrounded by a variety of uses that are permitted by right in the M-1 District. The current permitted use of the property as a contractor office and storage yard is compatible with surrounding permitted uses. However, staff believes that the proposed outdoor crushing and pulverizing is not compatible with adjacent properties which include the Schaumburg Regional Airport, an office building, and the various permitted uses to the north. The Village has received complaints from surrounding businesses about outdoor crushing and pulverizing of materials at the site. Staff is not supportive of the

requested variation to allow the proposed use of outdoor crushing and pulverizing at the property and the associated height variations regarding the fence and stockpile material storage.

Comprehensive Plan Designation:
The subject property is designated in the Village's Comprehensive Plan under the Future Land Use Classification of "Industrial." Industrial land uses include the manufacturing, production and/or distribution of finished products. The Comprehensive Plan states that activities shall occur within enclosed structures, with outdoor areas limited to storage or distribution.

Parking:
The site currently has a total of 23 parking spaces for visitor and staff parking. A total of 7 parking spaces are required for the office use on the site. The submitted business narrative states that the business employs between 10 and 15 full-time employees on site year-round. Based on an analysis of this information a total of 22 parking spaces are required for all uses on the property. The property has adequate parking for all uses on the site.

COMMENTS

Planning Comments:

1. All terms and conditions of Ordinance Nos. 03-072, 08-080, 13-057,16-069 and Case No. Z9812-02, the enabling ordinances for the subject property, not specifically revised herein are hereby reaffirmed by reference

Transportation Comments:

1. Prior to the issuance of a permit, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the site plan amendment unrelated to outdoor crushing and pulverizing. Staff is not supportive of the requested variations. Therefore, staff recommends approval of a Site Plan Amendment for Site and Landscape Modifications and **denial** of the Fence Height and Business Operations variation for A LAMP CONCRETE CONTRACTORS, INC, located at 800 W. Irving Park Road, Case No. Z2502-03, subject to the following conditions

1. All terms and conditions of Ordinance Nos. 03-072, 08-080, 13-057,16-069 and Case No. Z9812-02, the enabling ordinances for the subject property, not specifically revised herein are hereby reaffirmed by reference.
2. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.

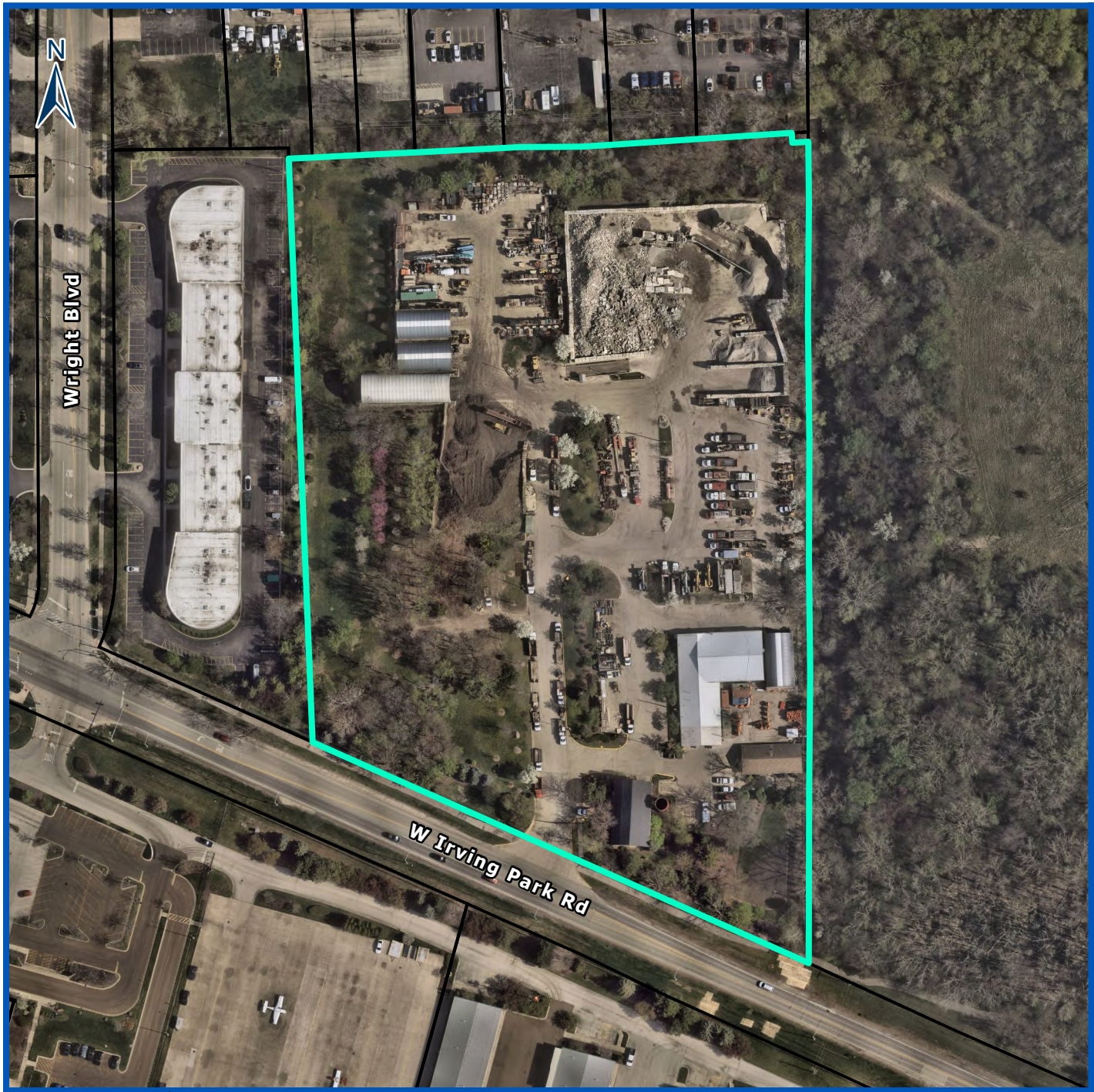
3. A permit from Illinois Environmental Protection Agency (IEPA) Metropolitan Water Reclamation District is required.
4. Any change to the approved plans listed below must be brought to the attention of the Director of Community Development before any construction can begin. Ad-hoc field changes are considered a violation of approved plans and could result in the revocation of development permits.
5. Prior to the issuance of a permit, a recorded Traffic Agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
6. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Civil and Landscape Plans to the Community Development Department to include the following:
    a. The removal of references to outdoor crushing and pulverizing of materials from all plans.
    b. Striping of all proposed parking areas.
    c. The proposed project includes 0.16 acres of development within the service area of Basin A. We understand that a pre-application meeting was held with MWRD, and it was determined that any additional required detention volume for this area would have to be provided in Basin A. We understand that the required volume control storage is allowed to be swapped between the two basins. The detention calculations and plans should be updated accordingly.
    d. There are 6-inch diameter underdrains that serve the depressional areas along the western property line. We note that the 100-year HWL of the basin (797.8 ft) is being raised from the original permit and appears to encroach onto the adjacent property. Add backflow prevention devices to these pipes so that water is not being impounded on the adjacent property.
    e. A Proposed Drainage Exhibit and Maintenance & Monitoring Exhibit must be included as plan sheets. The following permit forms will be required as part of the MWRD permitting for the project:
        i. WMO Permit Application (Schedules A, B and C)
        ii. Schedule D-Legacy
        iii. Schedule P (SE/SC)
        iv. Schedule R (Recording)
7. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Lighting, Photometric to the Community Development Department to include the following:
    a. 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.
    b. The proposed parking lot average illuminance of 1.42 footcandles significantly exceeds the Village Ordinance 151.10.2 (A) for low level activities. The design should meet but not significantly exceed 0.5 footcandles.
    c. The proposed parking lot uniformities exceed the values in the Village Ordinance 151.10.2 (A) for low level activities. The Avg/Min value should not exceed 4:1 and Max/Min should not exceed 15:1.

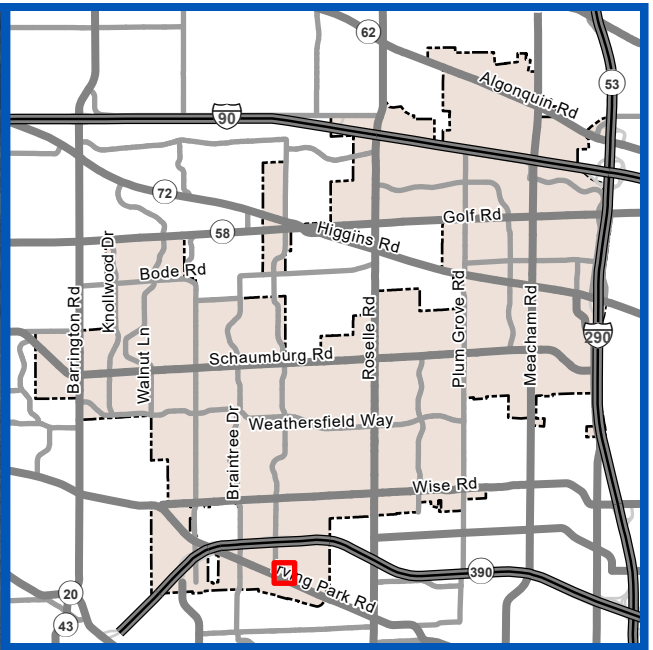
d. Indicate the luminaire color temperature of the proposed luminaire on the drawings (maximum 4000K).
e. In the luminaire schedule, indicate the photometric ".ies" files for all luminaires used in the calculations.
f. Provide a complete manufacturer's catalog cut sheets of the proposed luminaire showing all relevant info (complete model number, picture, dimensions, features, listings/certifications, etc.). This can be a separate file and doesn't need to be on the drawings.
g. All light poles shall be located in landscape areas at least 3.0 feet back of the curb. Poles are not allowed within paved areas.
h. The light pole and foundation details will be reviewed with the final engineering submittal.

8. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
9. The following plans shall be adopted as part of the governing ordinance:
    a. Overall Site Plan, ALAMP Facility Improvements, Sheet 1 of 3, prepared by Mackie Consultants LLC., dated January 31, 2025, revised April 25, 2025, and received by the Community Development Department on April 28, 2025.
    b. Preliminary Grading and Utility Plan, ALAMP Facility Improvements, Sheet 2 of 3, prepared by Mackie Consultants LLC., dated January 31, 2025, revised April 25, 2025, and received by the Community Development Department on April 28, 2025.
    c. Preliminary Tree Removal Plan, ALAMP Facility Improvements, Sheet 3 of 3, prepared by Mackie Consultants LLC., dated January 31, 2025, revised April 25, 2025, and received by the Community Development Department on April 28, 2025.
    d. Emergency Vehicle Autoturn Exhibit, ALAMP Facility Improvements, Sheet 1 of 1, prepared by Mackie Consultants LLC., dated April 25, 2025, and received by the Community Development Department on April 28, 2025.
    e. Photometric Plan, ALAMP Facility Improvements, Sheet 1 of 1, prepared by Mackie Consultants LLC., dated March 21, 2025, revised April 25, 2025, and received by the Community Development Department on April 28, 2025.
    f. Overall Landscape Plan, Sheet L.0, prepared by Christopher B. Burke Engineering, dated April 25, 2025, and received by the Community Development Department on April 28, 2025.
    g. Overall Landscape Plan, Sheet L.1, prepared by Christopher B. Burke Engineering, dated April 25, 2025, and received by the Community Development Department on April 28, 2025.
    h. Overall Landscape Plan, Sheet L.1.1, prepared by Christopher B. Burke Engineering, dated April 25, 2025, and received by the Community Development Department on April 28, 2025.
    i. Overall Landscape Plan, Sheet L.1.2, prepared by Christopher B. Burke Engineering, dated April 25, 2025, and received by the Community Development Department on April 28, 2025
    j. Overall Landscape Plan, Sheet L.1.3, prepared by Christopher B. Burke Engineering, dated April 25, 2025, and received by the Community Development Department on April 28, 2025

k. Overall Landscape Plan, Sheet L.1.4, prepared by Christopher B. Burke Engineering, dated April 25, 2025, and received by the Community Development Department on April 28, 2025
l. Overall Landscape Plan, Sheet L.2, prepared by Christopher B. Burke Engineering, dated April 25, 2025, and received by the Community Development Department on April 28, 2025
m. Overall Landscape Plan, Sheet L.3, prepared by Christopher B. Burke Engineering, dated April 25, 2025, and received by the Community Development Department on April 28, 2025

pc: Petitioner
Owner





Subject Property

Z2503-02

A LAMP CONCRETE CONTRACTORS

Site Plan Amendment, Fence Variation, and Business Operations Variation

0 80 160
Feet

VILLAGE OF SCHAUMBURG

800 Irving Park Road

Prepared By:
Village of Schaumburg
Community Development Department

Case Number: DEVR-25-17

Project Narrative

Site: **800 W. Irving Park Rd., Schaumburg Illinois 60193**

PIN: **07-33-303-013 (formerly 07-33-303-004 and 07-33-400-003)**

Applicant: **A. Lamp Concrete Contractors, Inc. (Alamp), c/o Jeffrey Moyer**

1. The Applicant is seeking to amend the existing Site Plan enacted pursuant to Village Ordinance No. 16-069 (Case No. SP 1606-02) to allow for:

(i) the expansion of outdoor storage area and material height;

(ii) the expansion of operations to include outdoor crushing, pulverizing, and processing materials on site;

(iii) grading and landscape modifications; and

(iv) a fence variation to allow the building of a 24' tall fence around the perimeter of the crushing operations.

2. The Applicant has operated at the Site since the late 1990s. Alamp has a general business license from the Village for "Contractor in Town". This use is a Permitted Use in M-1. In M-1, "Construction Contractors' Offices and Yards" are permitted uses. ZO § 154.188 (B)(1).

3. The Applicant's expanded activities at the Site will allow Alamp to serve as the only convenient resource for recycled construction materials in the Village. These activities will give the Village a competitive advantage with local contractors and with locally led projects. The Village and local contractors will benefit from lower prices and quicker turnaround time compared to similar services offered in other municipalities. Once the expanded activities are approved, the Village and other governmental entities will be able to drop off concrete debris from their road and other utility projects at the Alamp Site free of charge. In addition, Alamp's

expanded activities will also generate substantial sales tax revenue for the Village, County of Cook, and the State of Illinois.

4. The historical background of the existing operations at the Site is found on several previous Village Ordinances. *See* Case Nos. Z9812-02 and P9902-02; Vill. Ordinance No. 03-72 (Case No. SP 0305-01); Vill. Ordinance No. 08-080 (Case No. SP0711-03); Vill. Ordinance No. 13-057 (Case No. SP1303-01); and Vill. Ordinance No. 16-069 (Case No. SP 1606-02).

5. The Site is zoned M-1 and is situated in Township 41N, Range 10E, Section 33 in the Village of Schaumburg, bounded by West Irving Park Road and Schaumburg Regional Airport to the south (M-1), Mitchell Boulevard to the east (M-1), Wright Boulevard to the west (M-1), and Albion Avenue to the north (M-1).

6. The Site is approximately 10.66 acres. The proposed improvements consist of approximately 2.35 acres with a new storage and parking area.

7. In support of the Application, the Applicant is submitting

(i) Payment in the amount of $2,784.00

(ii) Engineering Plans, including

a. Overall Site Plan,

b. Grading and Utility Plan, and

c. Tree Removal Plan,

(iii) Landscape Plans, including Tree removal locations, and basin seeding plan,

(iv) Stormwater Management Report,

(v) Tree Survey (excel file),

(vi) 2016 Previous Site Plan Exhibit for comparison,

(vii) Responses to Variation Standards for allowing outdoor crushing, pulverizing, and processing materials on site,

(viii) Responses to Variation Standards for allowing a 24' tall fence, and

(ix) This Project Narrative.

8. The Applicant employs between 10 and 15 full-time employees on site year-round. This number will not change following the proposed Site Plan improvements and use expansion. For information purposes, at the peak construction times during the year, and including all the drivers and other off-site employees, the Applicant employs up to 170 employees.

9. The Applicant's typical operating hours are Monday through Friday between 5 AM and 5 PM. The Applicant is closed Saturdays and Sundays. These hours will not change following the proposed Site Plan improvements and use expansion.

10. The main modifications to the Existing Site Plan are:

(i) Permit outdoor crushing, pulverizing, processing, and outdoor storage of materials in the existing Northeast storage area;

(ii) Update and improve proposed southwest storage and parking area (the storage area lighting will be provided as part of final engineering);

(iii) Expand the existing wet bottom detention basis southwards and update the existing outlet control structure;

(iv) Installation of new water main line; and

(v) Relocate Truck Scale closer to northeast and northwest storage areas to match its actual location as compared to the location depicted in the 2016 plans.

11. The proposed outdoor crushing and the processing of concrete or like material will be limited to the Existing Northeast Storage Area. This entire area will be surrounded by protective

24’ tall fencing that will minimize windborne dust migrating off-site, and that will further reduce offsite noise and vibration. This fencing will be comprised of:

a. a base of 2 horizontal rows and 2 vertical rows of 4’x 4’ x 4’ concrete blocks (8’ height and 8’ wide) and
b. an additional row of 1 horizontal row and 2 vertical rows of 4’x 4’ x 4’ concrete blocks (8’ height and 4’ wide) and
c. an 8’ tall chain link fence with wind screen opaque cover to minimize windborne dust migrating off-site.

12. Topsoil pulverizing will occur where the topsoil stockpile location is shown on the amended plan. The broken, crushed, and uncrushed concrete, the pulverized earth or concrete, the gravel, topsoil, and the clay will be temporarily stored outdoors until delivered to the client or moved to the existing covered storage bins in the northwest storage areas. The aggregate and material pile height for outdoor materials shall not exceed the top of the fence.

13. The Applicant will install a dust control irrigation system to control visible dust emissions from leaving the Site with high-pressure sprinkler heads and misting bars embedded in the fence area and along the truck pathways, and with wind screen opaque covers on the chain link portion on top of the fence to minimize windborne dust migrating off-site. The Applicant will also install tire washing stations where trucks exit the loading and unloading area from the concrete crushing area. This system includes concrete humps, water pits, and rumble strips to remove excess material. To ensure sufficient water pressure, the Applicant will install a new water supply line and water meter for the Site in lieu of the fire hydrant and the current temporary water meter.

14. The proposed crushing activities will occur for aggregate periods not to exceed 32 weeks in each calendar year, between the months of March and December. The crushing activities will not occur every day during this 32-week period but only as necessary once stockpiles reach levels heigh enough for the machinery to operate. The crushing activities will be limited between the hours of 7:00 AM and 3:30 PM There will be no crushing activity at all during weekends.

15. A similar fence and dust control irrigation system has been successfully utilized at another comparable facility in the Village of Glenview at 2900 Old Willow Rd.

16. The Applicant will ensure that the adjacent rights-of-way and adjacent properties are swept with a street sweeper as needed in order to remove dust from those areas and maintain the standards of the property maintenance code as enforced by the Village.

17. The Applicant will ensure that during material handling and processing, operators should cease work when dust is observed leaving the site and implement measures (such as wetting down the material) prior to continuing work.

18. The Applicant will ensure that when needed, cleaning, maintenance, or replacement of the mesh screening material on the fence should be completed to ensure the material is acting like a filter to prevent dust from leaving the site.

19. The Applicant does not expect opposition to these activities from the neighbors to the North of the Site.

20. Pictures of the crusher, conveyer, and excavator are found immediately below:




CAT
AMS, INC.
349F

Standard Responses to Variation Request # 1 seeking relief

From § 154.188 - M-1 MANUFACTURING DISTRICT, (A) and (E) (1)

To permit outdoor crushing, pulverizing, and processing materials on Site

§ 154.45 –

(B) Standards For Variations:

(1) Variations shall not be granted except on findings based upon the evidence of each specific case.

(a) That the plight of the owner is due to unique circumstances; and

Response: The plight of the owner is due to unique circumstances, because the total area of the Site is significantly reduced due to the creek that runs along the northern boundary, the numerous trees along said northern boundary and along the eastern boundary, and the elevation drop between the area designated for outdoor crushing activities and the northernmost boundary of the Site. As a result, it is very difficult to build a structure in the existing designated area which would be large enough to accommodate indoor crushing.

(b) That the variation, if granted, will not alter the essential character of the locality.

Response: The variation will not alter the essential character of the locality, because the entire neighborhood is in the M-1 district, and all other activity of the Applicant at the Site is a permitted use as of right in the M-1 district.

(2) For the purposes of supplementing the above standards, the zoning board may take into consideration the extent to which the following facts favorable to the applicant have been established by evidence:

(a) That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were called out;

Response: The physical conditions of the Site bring a hardship upon the owner, as distinguished from a mere inconvenience, because the total area of the Site is significantly reduced due to the creek that runs along the northern boundary, the numerous trees along its boundaries, and the elevation drop between the area designated for outdoor crushing and the northernmost boundary of the Site. As a result, it is very difficult and cost prohibitive to build a structure in the existing designated area which would be large enough to accommodate indoor crushing.

(b) That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;

Response: The conditions upon which the petition for variation is based are not applicable generally to other property within the same zoning district, because not many other properties in the Village have a creek running along a boundary, have as many trees as this Site, or experience similar elevation drops.

(c) That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

Response: The purpose of the variation is not based exclusively upon Applicant's desire to make more money out of the property, because the proposed outdoor crushing is dictated by the unique conditions of the Site. Also, there is a noticeable demand for recycled concrete construction materials by the public and local contractors in the Village and in the neighboring municipalities. These activities will give the Village a competitive advantage with local contractors and with locally led projects. The Village and local contractors will benefit from lower prices and quicker turnaround time compared to similar services offered in other municipalities. The Applicant's expanded activity at the Site will generate substantial sales tax revenue for the Village, the County, and the State.

(d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

Response: The current difficulty and hardship of the Site was not created by its owner or operator, because the physical surroundings, shape, and topographical conditions at the Site pre-date the Applicant's use of the Site.

(e) That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

Response: The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, because

(i) the Applicant will contain such activity at only limited and predesignated portions of the Site and only during the months of March through December,

(ii) the Applicant will install 24' tall protective composed of numerous 4'x 4' x 4' concrete blocks and with a chain link portion on top with wind screen opaque covers which will minimize and absorb windborne dust, noise, and vibration from migrating off-site,

(iii) the Applicant will install a dust control irrigation system to control visible dust emissions from leaving the Site,

(iv) the Applicant will install high-pressure sprinkler heads and misting bars embedded in the fence area and along the truck pathways,

(v) The Applicant will install tire washing stations where trucks exit the loading and unloading area from the outdoor concrete crushing area, including concrete humps, water pits, and rumble strips to remove excess material.

(vi) The variance will benefit the public welfare because there is a noticeable demand for recycled concrete construction materials by the public and local contractors in the Village and in the neighboring municipalities. These activities will give the Village a competitive advantage with local contractors and with locally led projects. The Village and local contractors will benefit from lower prices and quicker turnaround time compared to similar services offered in other municipalities. The Applicant's expanded activity at the Site will generate substantial sales tax revenue for the Village, the County, and the State.

(f) That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood; or

Response:

(i) The proposed variation will not impair an adequate supply of light and air to adjacent property, because the proposed activity will occur far enough from any other neighboring property to affect their supply of light and air and the Applicant will take sufficient steps to minimize dust control.

(ii) The proposed variation will not substantially increase the danger of fire or otherwise endanger the public safety, because outdoor crushing concrete in a secluded portion of the Site and storing it outdoors does not create a fire hazard or any other public safety concerns, and the Applicant will take sufficient steps to minimize dust control.

(iii) The proposed variation will not substantially diminish or impair property values within the neighborhood, because the Applicant will crush concrete and store it outdoors in secluded portions of the Site and there will be no impact by said activity on the neighboring properties.

(g) That the granting of the variation will not confer on the applicant any special privilege that is denied by this chapter to the lands, structures, or buildings of the same district.

Response: The granting of the variation will not confer on the Applicant any special privilege that is denied by this chapter to the lands, structures, or buildings of the same district, because crushing activities are permitted within enclosed structures in M-1 district and it is because of the unique conditions of the Site that this activity should occur outdoors during limited periods in a calendar year.

Standard Responses to Variation Request #2 seeking relief

To permit erection of fence with aggregate height of 24' around the perimeter of area designated for outdoor crushing, pulverizing, and processing materials on Site

§ 154.45 -

(B) Standards For Variations:

(1) Variations shall not be granted except on findings based upon the evidence of each specific case.

(a) That the plight of the owner is due to unique circumstances; and

Response: The plight of the owner is due to unique circumstances, because it is very difficult to build a structure in the existing designated area which would be large enough to accommodate indoor crushing activities. As a result, the proposed fence is the most natural solution to screen and contain the proposed activities. That is because the total area of the Site is reduced due to the creek that runs along the northern boundary, the numerous trees along said northern boundary and along the eastern boundary, and the elevation drop between the area designated for outdoor crushing activities and the northernmost boundary of the Site.

(b) That the variation, if granted, will not alter the essential character of the locality.

Response: The variation will not alter the essential character of the locality, because the entire neighborhood is in the M-1 district, and all other activity of the Applicant at the Site is a permitted use as of right in the M-1 district. Also, §154.188 (E)(1) requires proposed operation within an enclosed structure by a solid wall or fence including solid doors or gates, at least eight feet (8') high.

(2) For the purposes of supplementing the above standards, the zoning board may take into consideration the extent to which the following facts favorable to the applicant have been established by evidence:

(a) That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were called out;

Response: The physical conditions of the Site bring a hardship upon the owner, as distinguished from a mere inconvenience, because the total area of the Site is significantly reduced due to the creek that runs along the northern boundary, the numerous trees along its boundaries, and the elevation drop between the area designated for outdoor crushing activities and the northernmost boundary of the Site. As a result, it is very difficult and cost prohibitive to build a structure in the existing designated area which would be large enough

to accommodate indoor crushing activities. For these reasons, the proposed fence is the most natural solution to screen and contain the proposed activities.

(b) That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;

Response: The conditions upon which the petition for variation is based are not applicable generally to other property within the same zoning district, because not many other properties in the Village have a creek running along a boundary, have as many trees as this Site, or experience similar elevation drops.

(c) That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

Response: The purpose of the variation is not based exclusively upon Applicant's desire to make more money out of the property, because the proposed enclosing fence is dictated by the unique conditions of the Site. Also, there is a noticeable demand for such construction materials by the public in the Village and in the neighboring municipalities. The Applicant's expanded activity at the Site will generate substantial sales tax revenue for the Village, County of Cook, and the State of Illinois.

(d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

Response: The current difficulty and hardship of the Site was not created by its owner or operator, because the physical surroundings, shape, and topographical conditions at the Site pre-date the Applicant's use of the Site.

(e) That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

Response: The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, because the installation of the protective and privacy fencing composed of numerous 4'x 4' x 4' concrete blocks and with a chain link portion on top with wind screen opaque covers will minimize and absorb windborne dust, noise, and vibration from migrating off-site.

(f) That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood; or

Response:

(i) The proposed variation will not impair an adequate supply of light and air to adjacent property, <u>because</u> the proposed fence will be set back and erected far enough from any other neighboring property to affect their supply of light and air.

(ii) The proposed variation will not substantially increase the danger of fire or otherwise endanger the public safety, <u>because</u> it will be made of steady concrete blocks and chain link which pose no fire or public safety risks.

(iii) The proposed variation will not substantially diminish or impair property values within the neighborhood, <u>because</u> the proposed fence will be set back and erected far enough from any other neighboring property to affect their values.

(g) That the granting of the variation will not confer on the applicant any special privilege that is denied by this chapter to the lands, structures, or buildings of the same district.

<u>Response</u>: The granting of the variation will not confer on the applicant any special privilege that is denied by this chapter to the lands, structures, or buildings of the same district, <u>because</u> composite fences with 24' height are not uncommon in manufacturing district and unique conditions of the Site dictate that the proposed fence is the most effective way to screen the proposed activity.

PLAT OF SURVEY

PROPERTY DESCRIPTION:

LOT 1 IN A. LAMP SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 2003 AS DOCUMENT 0316303139, IN COOK COUNTY, ILLINOIS.

30 15 0 30
SCALE: 1" = 30'

B. MORETTI RESUBDIVISION
RECORDED JUNE 14, 1979
AS DOCUMENT 25006060

CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 170
RECORDED JUNE 2, 1980
AS DOCUMENT 25473491

CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 158
RECORDED AS DOCUMENT LR3119090

LOT 2 | LOT 3 | LOT 25 | LOT 26 | LOT 27 | LOT 19

EASEMENT FOR P.U. & D. RECORDED JUNE 14, 1979 AS DOCUMENT 25006060

FOUND IRON PIPE AT CORNER

10' EASEMENT FOR P.U. & D. RECORDED MAY 23, 1990 AS DOCUMENT 90239107

FOUND IRON PIPE (BENT) 0.12'NLY & ONLINE

EDGE OF WATER 02-05-2013

N89°46'42"E (R)

N86°53'06"E 324.35'

EASEMENT FOR P.U. & D. RECORDED JUNE 2, 1980 AS DOCUMENT 25473491

FOUND IRON PIPE 0.79'N & 0.08'W

N89°37'53"E (R)

N86°44'17"E 242.90'

EASEMENT FOR P.U. & D. RECORDED AS DOCUMENT LR3119090

FOUND IRON PIPE 0.39'N & 0.10'W

CONCRETE HEADWALL

11.87'
S03°27'08"E
S00°33'32"E (R)

18.50'
N86°54'33"E
N89°48'09"E (R)

FOUND IRON PIPE 0.15'S & 0.50'E

10' P.U.E. & D.E. RECORDED JUNE 12, 2003 AS DOCUMENT 0316303139

SPECTRUM BUSINESS PARK UNIT 5
RECORDED MAY 23, 1990
AS DOCUMENT 90239107
LOT 1

N00°00'04"E N02°53'40"E (R) **647.49'**

10' EASEMENT FOR P.U. & D. RECORDED MAY 23, 1990 AS DOCUMENT 90239107

10' P.U.E. & D.E. RECORDED JUNE 12, 2003 AS DOCUMENT 0316303139

A. LAMP SUBDIVISION
RECORDED JUNE 12, 2003
AS DOCUMENT 0316303139
LOT 1

S00°49'09"W S03°03'25"W (R) **930.42'**

10' P.U.E. & D.E. RECORDED JUNE 12, 2003 AS DOCUMENT 0316303139

20' EASEMENT FOR P.U. & D. RECORDED NOVEMBER 14, 1973 AS DOCUMENT 22544092

EDGE OF WATER 02-05-2013

100' BL RECORDED NOVEMBER 14, 1973 AS DOCUMENT 22544092

100' EASEMENT FOR PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE RECORDED NOVEMBER 14, 1973 AS DOCUMENT 22544092

CONCRETE HEADWALL

FOUND IRON PIPE (BENT) 2.17'SLY & 0.74'E

30' BL RECORDED MAY 23, 1990 AS DOCUMENT 90239107

10' P.U.E. & D.E. RECORDED JUNE 12, 2003 AS DOCUMENT 0316303139

N65°46'13"W N62°52'37"W (R) **639.23'**

FOUND IRON PIPE AT CORNER

TEL PEDESTAL

GATE

IRVING PARK ROAD (CHICAGO-ELGIN ROAD)
HMA

HMA PATH

100.00'

CONCRETE BLOCK RETAINING WALL

CONCRETE BLOCK WALL

CONCRETE

GRAVEL

HMA

COVERED DOME

METAL DRAINAGE GRATE

PUMP STATION

TRANS

GAS PUMP

CONC WALK

B 6.12 CURB & GUTTER

CONC RETAINING WALL

CONC STEPS

TIMBER WALL

LANDSCAPE AREA

METAL SHD

800 W. IRVING PARK ROAD 1-STORY METAL BUILDING

1-STORY METAL BUILDING

800 W. IRVING PARK ROAD 1-STORY FRAME BUILDING

BRICK

BRICK WALK

BRICK RETAINING WALL

4' CLF

FLAG POLE

CONCRETE BLOCK WALL

CONCRETE (CONC)

GRAVEL

HOT MIX ASPHALT (HMA)

BUILDING

BARRIER CURB

B 6.12 CURB & GUTTER

DEPRESSED CURB

LEGEND:

SS	SANITARY SEWER
ST	STORM SEWER
CS	COMBINED SEWER
WM	WATER MAIN
FM	FORCE MAIN
UD	UNDERDRAIN
CATV	CABLE TV LINE
E	ELECTRIC LINE
FO	FIBER OPTIC LINE
G	GAS LINE
T	TELEPHONE LINE
OH	OVERHEAD WIRE
X	FENCE
	GUARDRAIL
	BUSH LINE
	TREE LINE
	RAILROAD
	EDGE OF WATER
	MANHOLE (STMH/SAMH)
	CATCH BASIN (CB)
	INLET (INL)
	FLARED END SECTION (FES)
	VALVE VAULT (VV)
	VALVE BOX (VB)
	BUFFALO BOX (BB)
	FIRE HYDRANT (FH)
	AUXILIARY VALVE (AV)
	CLEANOUT (CO)
	BOLLARD (BOL)
	GAS VALVE (GV)
	ELECTRIC MANHOLE (EMH)
	TELEPHONE MANHOLE (TMH)
	HANDHOLE (HH)
	TRAFFIC SIGNAL BOX (TSB)
	TRAFFIC SIGNAL (TS)
	LIGHT (LHT)
	GROUND LIGHT (GLHT)
	POWER POLE (PP)
	GUY WIRE (GW)
	CABLE PEDESTAL (PEDC)
	ELECTRIC PEDESTAL (PEDE)
	TELEPHONE PEDESTAL (PEDT)
	SIGN
	MAILBOX (MB)
20	DECIDUOUS TREE (SIZE IN INCHES)
12	CONIFEROUS TREE (SIZE IN INCHES)
	BUSH
XXX	CONTOUR LINE
XXX.XX	SPOT ELEVATION
PXXX.XX	PAVEMENT ELEVATION
TCXXX.XX	TOP OF CURB ELEVATION
TDCXXX.XX	TOP OF DEPRESSED CURB ELEVATION
WXXX.XX	WALK ELEVATION
BL	BUILDING LINE
CLF	CHAIN LINK FENCE
ACU	AIR CONDITIONER UNIT
B/WALL	BOTTOM OF WALL
(D)	DEED
DIP	DUCTILE IRON PIPE
EM	ELECTRIC METER
FF	FINISHED FLOOR
GAR/F	GARAGE FLOOR
GF	GRADE AT FOUNDATION
GM	GAS METER
INV	INVERT
(M)	MEASURED
P.U. & D.	PUBLIC UTILITY & DRAINAGE
P.U.E. & D.E.	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
(R)	RECORD
RCP	REINFORCED CONCRETE PIPE
RW	RETAINING WALL
SS	SANITARY
ST	STORM
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/WALL	TOP OF WALL
TRANS	TRANSFORMER

AREA:
PROPERTY CONTAINS 464,265 SQUARE FEET OR 10.658 ACRES MORE OR LESS.

P.I.N.(s):
(PER SIDWELL MAP)
07-33-303-013

SURVEYOR'S NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.
3. SURVEY WAS BASED ON FIELD WORK COMPLETED ON 02-22-2016.
4. CONTACT J.U.L.I.E. AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
5. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
6. PROPERTY NOT MONUMENTED AT THIS TIME AT CLIENTS REQUEST.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
5. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002694, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF MAY, 2016 IN ROSEMONT, ILLINOIS.

DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2016

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DALE A. GRAY
3057
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ALGONQUIN, IL

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com
MACKIE CONSULTANTS

CLIENT:
A. LAMP CONCRETE CONTRACTORS, INC.
1900 WRIGHT BOULEVARD
SCHAUMBURG, ILLINOIS 60193
PHONE: (847) 891-6000

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	AJM
DRAWN	SMC, DAG
APPROVED	DAG
DATE	05/26/16
SCALE	1"=30'

PLAT OF SURVEY
800 W. IRVING PARK ROAD
SCHAUMBURG, ILLINOIS

SHEET 1 OF 1
PROJECT NUMBER: 2228
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ILLINOIS FIRM LICENSE 184-002694

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OPERATION AND MAINTENANCE GENERAL NOTES

1. ALL REQUIRED MAINTENANCE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. UPON COMPLETION OF THE SITE CONSTRUCTION, THE REQUIRED MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

2. O&M PLAN PROCEDURES AND PRACTICES MIST BE REVIEWED AND ASSESSED ANNUALLY.

3. THE PROPOSED IRRIGATION SYSTEM ARE TO BE USED FROM APRIL 1ST TO NOVEMBER 1ST ONLY (WEATHER PERMITTING). THE LINES SHALL BE WINTERIZED PRIOR TO NOVEMBER 1ST OF EACH YEAR TO PREVENT FREEZING IN THE IRRIGATION LINES.

IRRIGATION LINES

THE 4" PVC IRRIGATION LINES REQUIRE MAINTENANCE. THE MANUFACTURE'S MAINTENANCE SCHEDULE MUST ALSO BE FOLLOWED.

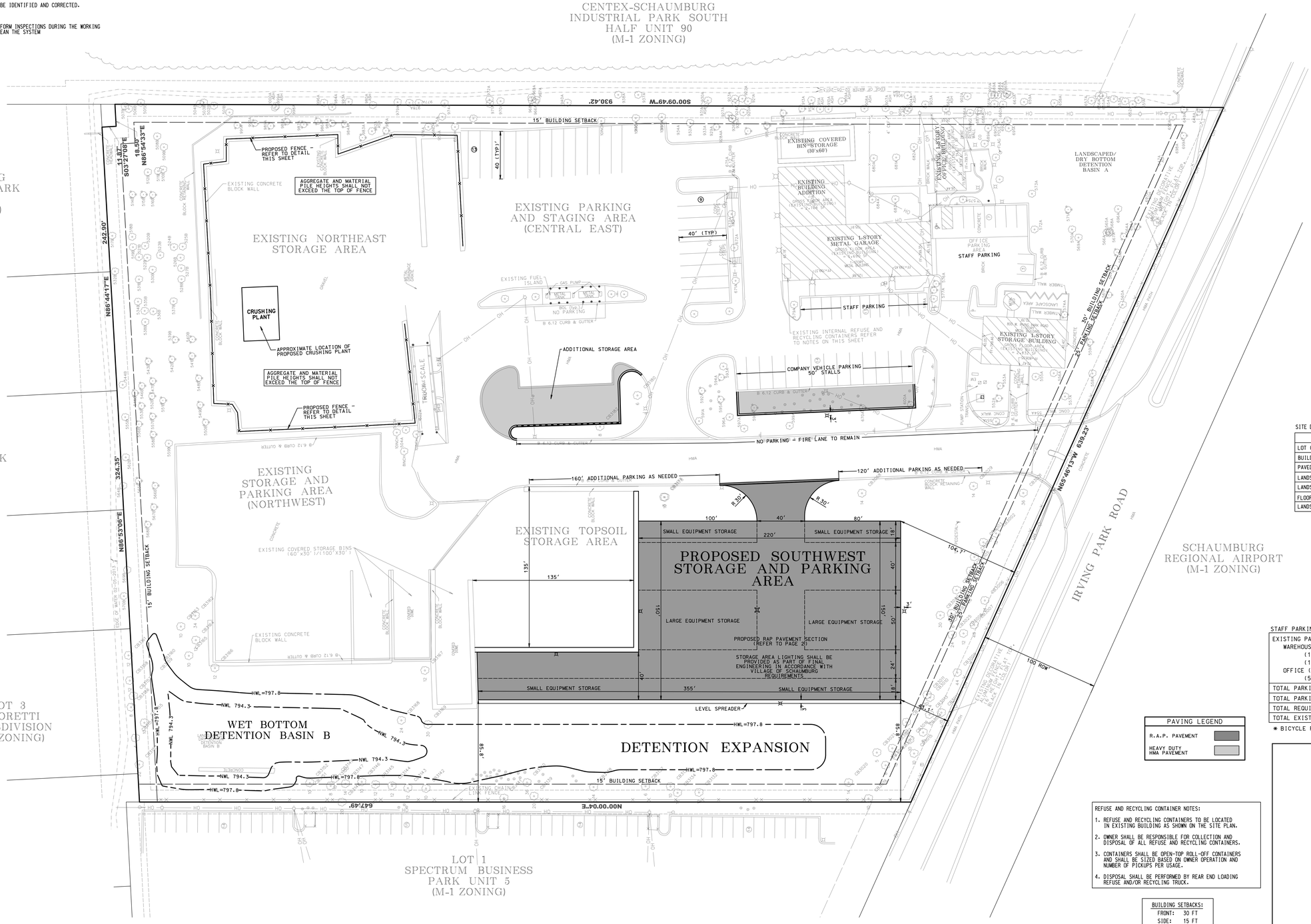
ACTIVITY SCHEDULE

AS NEEDED

- SOURCES OF SEDIMENT AND DEBRIS MAY BE IDENTIFIED AND CORRECTED.

FIVE TIMES ANNUALLY

- THE IRRIGATION CONTRACTOR SHALL PERFORM INSPECTIONS DURING THE WORKING SEASON TO ENSURE PERFORMANCE AND CLEAN THE SYSTEM



REPRESENTATIVE LIST OF EQUIPMENT TO BE ONSITE

ITEM	OVERALL DIM.
GRADALL EXCAVATORS	40' X 9'
CONCRETE MIXER TRUCKS	40' X 9'
STEEL ROLLERS	6' TO 12' X 3' TO 7'
SKIDSTER LOADERS	7' X 6'
HYDRO-SEEDERS	10' X 6'
HAUL TRUCKS	30' X 9'
SERVICE TRUCKS	20' X 9'
SKIDSTER LOADERS	7' X 6'
FORD F2500 FLATBED TRUCKS	30' X 9'
MOBILE CONSTRUCTION TRAILERS	40' X 9'
BACKHOES	30' X 8' X 10'
WHEEL LOADERS	22' X 8'
TRACK EXCAVATORS	22' X 8'
AGGREGATE STOCKPILES	HEIGHT NOT TO EXCEED TOP OF FENCE
TOPSOIL PULVERIZER	40' X 8'
TOPSOIL STOCKPILE	HEIGHT NOT TO EXCEED CONCRETE BLOCK WALLS
MISCELLANEOUS EQUIPMENT	VARIES
LUMBER RACKS	20' X 8'
PIPE RACKS	20' X 8'
UNDERGROUND UTILITY STRUCTURES	VARIES
STRUCTURE FRAMES AND GRATES	VARIES
REBAR/STEEL REINFORCEMENT	VARIES
MISCELLANEOUS EQUIPMENT	VARIES
AIR COMPRESSORS	8' X 6'
ARROW BOARDS	8' X 6'
TRENCH BOXES	VARIES
TRUCK ACCESSORIES	VARIES
MISCELLANEOUS STORAGE	VARIES
AGGREGATE CRUSHING MACHINE	50' X 10'

SITE DATA (M-1 ZONING)

	PROPOSED		REQUIRED
LOT (TOTAL AREA)	464,265 SF	10.658 AC	
BUILDING AREA	12,805 SF	0.294 AC	
PAVED AREA	225,486 SF	5.176 AC	
LANDSCAPED AREA	181,260 SF	4.161 AC	
LANDSCAPED AREA (FRONT OF BLDG)	26,622 SF	0.611 AC	
FLOOR / AREA RATIO (FAR)		0.03	0.45 MAX
LANDSCAPE AREA		39.0%	20.0%

AVAILABLE PARKING/STORAGE FOR COMPANY VEHICLES/EQUIPMENT	
50' STALLS (TRUCKS/EQUIPMENT)	14 STALLS
40' STALLS (TRUCKS/EQUIPMENT)	22 STALLS
NORTHWEST STORAGE AND PARKING AREA	39,900 SF
NORTHEAST STORAGE AREA	41,900 SF
TOPSOIL STORAGE AREA	17,000 SF
CENTRAL EAST PARKING AND STAGING AREA	42,700 SF
SOUTHWEST STORAGE AND PARKING AREA	40,000 SF
SOUTHEAST AND OFFICE PARKING AREA	15,000 SF

STAFF PARKING

EXISTING PARKING STALLS REQUIRED	
WAREHOUSE (11,288 SF) (1 PER 1,000 SF UP TO 10,000 SF) (1 PER 2,000 SF ABOVE 10,000 SF)	11
OFFICE (11,517 SF) (5/1,000 SF)	8
TOTAL PARKING STALLS REQUIRED	19
TOTAL PARKING STALLS PROVIDED	24
TOTAL REQUIRED ACCESSIBLE STALLS	1
TOTAL EXISTING ACCESSIBLE STALLS PROVIDED	1

* BICYCLE PARKING IS NOT REQUIRED AS PART OF THIS PROJECT

PAVING LEGEND

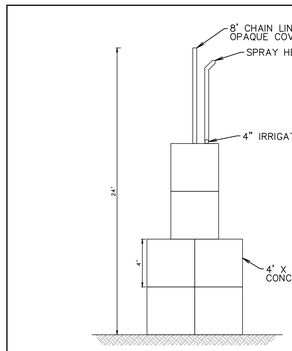
R.A.P. PAVEMENT

HEAVY DUTY HMA PAVEMENT

REFUSE AND RECYCLING CONTAINER NOTES:

1. REFUSE AND RECYCLING CONTAINERS TO BE LOCATED IN EXISTING BUILDING AS SHOWN ON THE SITE PLAN.
2. OWNER SHALL BE RESPONSIBLE FOR COLLECTION AND DISPOSAL OF ALL REFUSE AND RECYCLING CONTAINERS.
3. CONTAINERS SHALL BE OPEN-TOP ROLL-OFF CONTAINERS AND SHALL BE SIZED BASED ON OWNER OPERATION AND NUMBER OF PICKUPS PER USAGE.
4. DISPOSAL SHALL BE PERFORMED BY REAR END LOADING REFUSE AND/OR RECYCLING TRUCK.

BUILDING SETBACKS:	
FRONT:	30 FT
SIDE:	15 FT
REAR:	15 FT
PARKING SETBACKS:	
FRONT:	25 FT
SIDE:	N/A
REAR:	5 FT



NOTES:

1. VERTICAL FENCE POSTS SHALL BE 3.5" AND SPACED EVERY 4 FEET TO ACHIEVE A 100 MPH DESIGN SPEED.
2. PIPING TO BE INSTALLED WITH METAL BANDS ALONG THE TOP OF THE EXISTING CONCRETE BLOCK WALLS.

CRUSHING WALL PERIMETER DETAIL
NOT TO SCALE

SCALE 1" - 30'
0 30 60

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(847)696-1400
www.mackieconsult.com

CLIENT:
A LAMP CONCRETE CONTRACTORS, INC.
800 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY
04/25/2025	REVISIONS BASED ON VILLAGE COMMENTS	JK

DESIGNED	TKB
DRAWN	JK
APPROVED	SRK
DATE	01/31/2025
SCALE	1" = 30'

OVERALL SITE PLAN
A LAMP FACILITY IMPROVEMENTS
SCHAUMBURG, ILLINOIS

SHEET 1 OF 3

PROJECT NUMBER: 2228

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ILLINOIS FIRM LICENSE 184-002694

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SCALE 1" - 30'

0 30 60

LOT 1
CENTEX-SCHAUMBURG
INDUSTRIAL PARK SOUTH
HALF UNIT 90
(M-1 ZONING)

LOT 19
CENTEX-
SCHAUMBURG
INDUSTRIAL PARK
UNIT 158
(M-1 ZONING)

LOT 26
CENTEX-
SCHAUMBURG
INDUSTRIAL PARK
UNIT 170
(M-1 ZONING)

LOT 3
B. MORETTI
RESUBDIVISION
(M-1 ZONING)

LOT 1
SPECTRUM BUSINESS
PARK UNIT 5
(M-1 ZONING)

SCHAUMBURG
REGIONAL AIRPORT
(M-1 ZONING)

IRVING PARK ROAD

EXISTING NORTHEAST STORAGE AREA

EXISTING PARKING AND STAGING AREA (CENTRAL EAST)

EXISTING STORAGE AND PARKING AREA (NORTHWEST)

EXISTING TOPSOIL STORAGE AREA

EXISTING PRIVATE DRIVE/FIRE LANE

EXISTING PARKING LOT

WET BOTTOM DETENTION BASIN B

EXISTING COVERED BIN STORAGE (80'x60')

EXISTING BUILDING ADDITION

EXISTING 1-STORY OFFICE BUILDING

EXISTING 1-STORY METAL GARAGE

EXISTING 1-STORY STORAGE BUILDING

LANDSCAPED DRY BOTTOM DETENTION BASIN A

EXISTING COVERED STORAGE BINS (60' x30' I/-/100' x30')

EXISTING CONCRETE BLOCK WALL

EXISTING CONCRETE BLOCK WALL

EXISTING BLOCK WALL WITH PROPOSED FENCE - REFER TO DETAIL ON SHEET 1.

15' BUILDING SETBACK

30' BUILDING SETBACK

25' PARKING SETBACK

PROPOSED BEST MANAGEMENT PRACTICE (INLET FILTER BASKET) TO BE PROVIDED AS PART OF FINAL ENGINEERING PLANS

CENTRAL DUST PROTECTION SHALL BE PROVIDED BY A PORTABLE SPRAYER UNIT AS NEEDED

CRUSHING PLANT

TRUCK SCALE

EXISTING METAL DRAINAGE GRATE

EXISTING FUEL ISLAND

NO PARKING

EXISTING CURB TO BE REMOVED

PROPOSED HEAVY DUTY HMA PAVEMENT

EXISTING INTERNAL REFUSE AND RECYCLING CONTAINERS REFER TO NOTES ON THIS SHEET

820' - 4" PVC C-900 IRRIGATION LINE

160' - 1.5" TYPE K COPPER

IRRIGATION FILL LINE (SEE DETAIL)

6" TEE

80' - 6" DIP

METER PIT

WATER FILLING STATION

CONNECT TO EXISTING WATER MAIN

RIM 805.00
T/PIPE 799.50

IRRIGATION PUMP MH
INV 789.0

INTAKE CRIB
INV 790.2

FES
INV 794.3

12" FES W/ GRATE
INV 793.70

LIMITS OF GRADING (DISTURBED AREA)

RIP RAP (TYP.)

100'-4" PERFORATED PVC

235'-4" PERFORATED PVC

INV 795.5

INV 795.5

CONNECT PROPOSED UNDERDRAIN INTO EXISTING STM
INV 795.50 (4" PVC NE.SE.)

PROPOSED LIMITS OF GRADING (DISTURBED AREA)

EXISTING 6" UNDERDRAIN

EXISTING 6" UNDERDRAIN

HIGH CHAIN LINK PERIMETER FENCE

STM MH
RIM 798.37
INV 794.53 (24" RCP.IN.S

FES
INV 794.96 (24" RCP.S

FES
INV 796.68 (12" RCP.IN

FES
INV 794.29

OCS B
RELOCATED RESTRICTOR LOCATION
RIM 798.82
INV 794.02(EX 12"S)
INV 794.02(12"W)
INV 794.02(RESTRICTOR)

PROP DEPRESSED CURB MATCH EXISTING

EXISTING TC 806.26

EXISTING TC 805.33

RIDGE LINE

SMALL EQUIPMENT STORAGE

PROPOSED CONCRETE BLOCK RETAINING WALL

BOLLARDS (TYP.)

PROPOSED LIGHT POLE (TYP.)

LARGE EQUIPMENT STORAGE

1' RIP RAP LEVEL SPREADER - REFER TO DETAIL THIS SHEET

EXISTING CONCRETE BLOCK WALL

EXISTING CONCRETE BLOCK WALL

NO WORK SHALL BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION

PAVING LEGEND

R.A.P. PAVEMENT	
HEAVY DUTY HMA PAVEMENT	

GENERAL NOTES

1. ALL SITE IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF SCHAUMBURG. THE APPLICABLE PROVISIONS OF THE FOLLOWING SPECIFICATIONS SHALL SUPPLEMENT THEIR REQUIREMENTS:

   PAVING AND GRADING — IDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   UNDERGROUND ITEMS — STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS

2. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 12/5/2024. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.

3. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.

4. INDICATED DIMENSIONS ARE TO FACE-OF-CURB OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.

5. ALL RADII ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.

6. ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED YELLOW, UNLESS OTHERWISE NOTED.

7. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.

8. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.

9. ALL CURB ISLANDS TO HAVE A 1-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.

10. REFUSE AND RECYCLING CONTAINERS SHALL BE LOCATED WITHIN THE EXISTING BUILDING. REFER TO THE REFUSE AND RECYCLING NOTES ON SHEET 1.

11. TOPSOIL STOCKPILE HEIGHT SHALL NOT EXCEED THE HEIGHT OF THE ADJACENT CONCRETE BLOCK WALLS.

12. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.

13. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

14. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.

15. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.

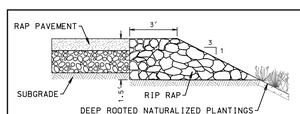
16. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.

17. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.

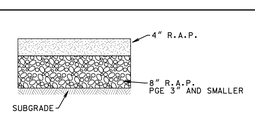
18. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

BASIN B SUMARY TABLE	
EXISTING REQUIRED VOLUME (RL 13-045)	0.982 AC-FT
PROPOSED REQUIRED DETENTION VOLUME	1.336 AC-FT
PROPOSED DETENTION VOLUME PROVIDED	1.366 AC-FT
REQUIRED VOLUME CONTROL	0.122 AC-FT
PROVIDED VOLUME CONTROL	0.126 AC-FT
EXISTING ALLOWABLE RELEASE RATE (RL 13-045)	1.28 CFS
PROPOSED ALLOWABLE RELEASE RATE (5.08" ORIFICE)	1.29 CFS

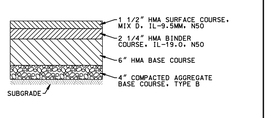
*EXISITNG VOLUME AND RELEASE RATE ARE FROM MWRD PERMIT RL-13-045



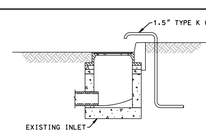
LEVEL SPREADER DETAIL
NOT TO SCALE



R.A.P. PAVEMENT
NOT TO SCALE

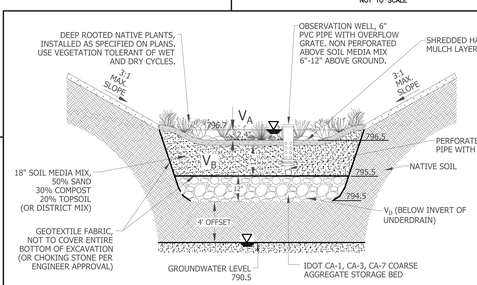


HEAVY-DUTY HMA PAVEMENT
NOT TO SCALE



NOTES:
1. EXISITNG INLET OUTFALLS TO DETENTION BASIN B

IRRIGATION FILL LINE DETAIL
NOT TO SCALE



POND VOLUME CONTROL DETAIL
NOT TO SCALE

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(847)696-1400
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CLIENT:
A LAMP CONCRETE CONTRACTORS, INC.
800 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY
04/25/2025	REVISED BASED ON VILLAGE COMMENTS	JK

DESIGNED	TKB
DRAWN	JK
APPROVED	SRK
DATE	01/31/2025
SCALE	1" = 30'

PRELIMINARY GRADING AND UTILITY PLAN
A LAMP FACILITY IMPROVEMENTS
SCHAUMBURG, ILLINOIS

SHEET 2 OF 3

PROJECT NUMBER: 2228

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ILLINOIS FIRM LICENSE 184-002694

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N

SCALE 1" - 30'

0 30 60

EXISTING NORTHEAST STORAGE AREA

EXISTING PARKING AND STAGING AREA (CENTRAL EAST)

EXISTING STORAGE AND PARKING AREA (NORTHWEST)

EXISTING TOPSOIL STORAGE AREA

CRUSHING PLANT

EXISTING CONCRETE BLOCK WALL

EXISTING FUEL ISLAND

GAS PUMP

NO PARKING

B 6.12 CURB & GUTTER

EXISTING CATCH BASIN RIM 800.01

PARKING LOT LIGHT 1 GR 802.1

EXISTING CHAIN LINK FENCE

CONCRETE BLOCK COVERED STORAGE BIN (10' HEIGHT WALL)

EXISTING COVERED BIN STORAGE (30'x60')

EXISTING BUILDING ADDITION

EXISTING 1-STORY METAL GARAGE

EXISTING 1-STORY OFFICE BUILDING

OFFICE PARKING AREA

EXISTING 1-STORY STORAGE BUILDING

EXISTING INTERNAL REFUSE AND RECYCLING CONTAINERS REFER TO NOTES ON THIS SHEET

LANDSCAPED/ DRY BOTTOM DETENTION BASIN A

DECORATIVE ALUMINUM FENCE (6' HEIGHT, FLAT TOP, BLACK IN COLOR)

OCS A
RIM 796.80
INV 788.71 (12"NW)
INV 788.70 (12" SE)
INV 788.70 (3" RESTRICTOR)

CB 1A
RIM 793.80
INV 788.74 (12" RCP, S.E.)
EX INV 788.84 (21" RCP, W)

INV 796.30
RIM 796.30
INV 793.50

12" FES 1B
INV 788.64

LIMITS OF GRADING/DISTURBED AREA

EXISTING TREE TO BE REMOVED (TYP)

EXISTING COVERED STORAGE BINS (60'x30')/(100'X30')

EXISTING CONCRETE BLOCK WALL

EXISTING COVERED STORAGE BIN (60'x30')

EXISTING TREE TO BE REMOVED (TYP)

EXISTING TREE TO BE REMOVED (TYP)

EXISTING TREE TO BE REMOVED (TYP)

NOTE:

1. INFORMATION ON EXISTING PARKING LOT LIGHTS WAS BASED ON PHOTOMETRIC PLAN DATED MAY 26. 2016 COMPLETED BY MACKIE CONSULTANTS, LLC.
2. NO MODIFICATIONS TO THE EXISTING LIGHTING IS PROPOSED.

GENERAL NOTES:

1. A SEPARATE ELECTRICAL PERMIT SHALL BE OBTAINED BY THE ELECTRICAL CONTRACTOR.
2. CONTRACTOR SHALL VERIFY ELECTRIC ROUTING TO ADJACENT UTILITY POLES.
3. CONTRACTOR SHALL COORDINATE POLE COLORS WITH ARCHITECT AND OWNER PRIOR TO ORDERING.
4. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL FIXTURES AND POLES.

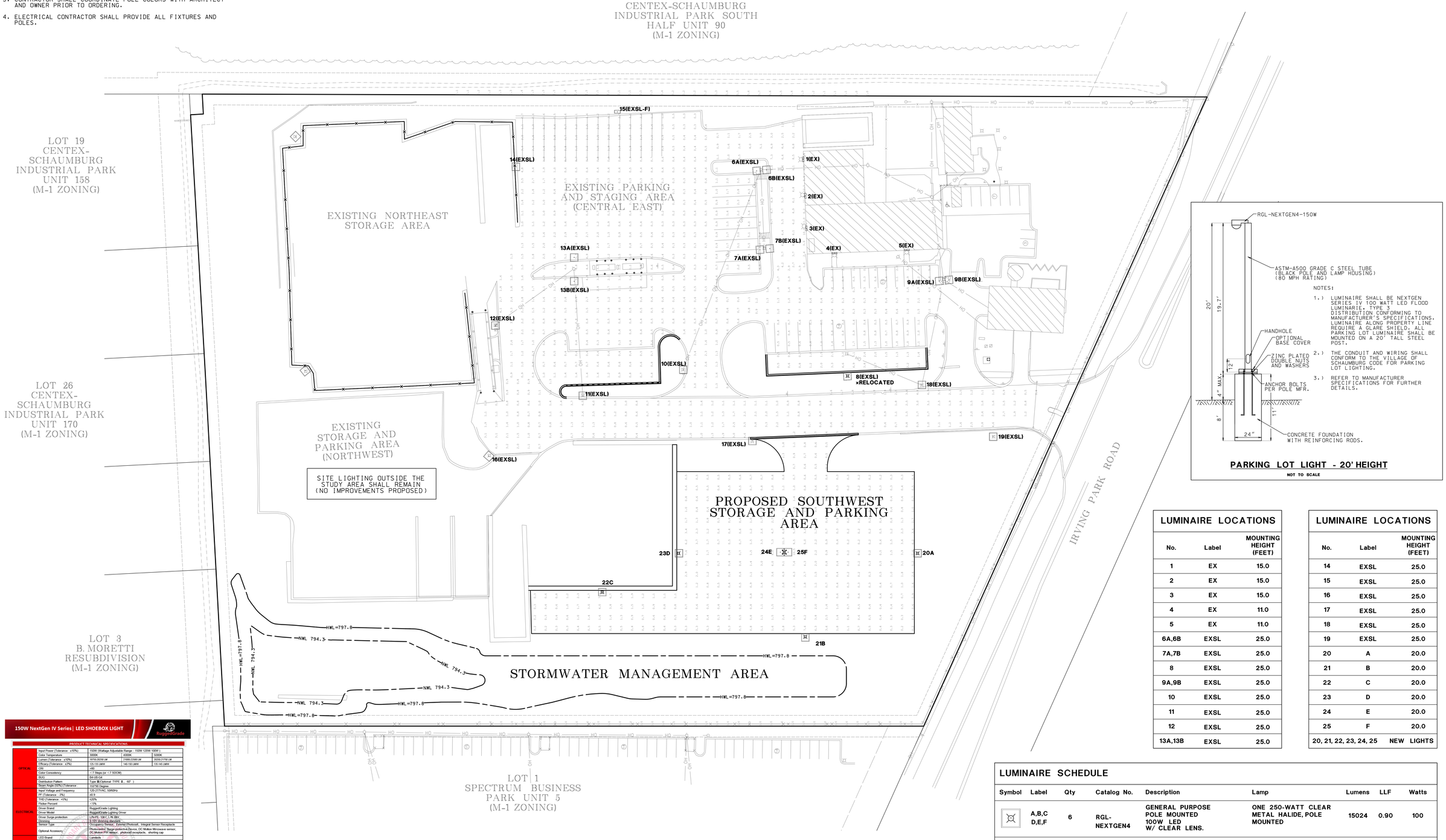
PHOTOMETRIC NOTES:

1. PROPERTY OWNER SHALL MAINTAIN THE LIGHTING SYSTEM IN PROPER WORKING ORDER INCLUDING PAINTING AND/OR REPLACING DAMAGED POLES OR FIXTURES; HANDHOLES, JUNCTION BOXES, ANCHOR BOLTS AND REPLACING LAMPS WHEN BURNED OUT OR NEAR THE END OF LIFE.
2. ORIGINAL EXISTING 100 WATT LED LUMINAIRES HAVE BEEN DISCONTINUED BY MANUFACTURER AND IES FILES ARE UNAVAILABLE. COMPARABLE 100 WATT LUMINAIRE HAS BEEN USED IN ITS PLACE.
3. ILLUMINANCE GRID ELEVATION IS SET TO A REFERENCE 0'. ALL LIGHTS HAVE SET HEIGHTS ABOVE THE REFERENCE ELEVATION.

N

SCALE 1" - 30'

0 30 60



NOTES:

1.) LUMINAIRE SHALL BE NEXTGEN SERIES IV 100 WATT LED FLOOD LUMINARIE, TYPE 3 DISTRIBUTION CONFORMING TO MANUFACTURER'S SPECIFICATIONS. LUMINAIRE ALONG PROPERTY LINE REQUIRE A GLARE SHIELD. ALL PARKING LOT LUMINAIRE SHALL BE MOUNTED ON A 20' TALL STEEL POST.

2.) THE CONDUIT AND WIRING SHALL CONFORM TO THE VILLAGE OF SCHAUMBURG CODE FOR PARKING LOT LIGHTING.

3.) REFER TO MANUFACTURER SPECIFICATIONS FOR FURTHER DETAILS.

PARKING LOT LIGHT - 20' HEIGHT

NOT TO SCALE

LUMINAIRE LOCATIONS

No.	Label	MOUNTING HEIGHT (FEET)
1	EX	15.0
2	EX	15.0
3	EX	15.0
4	EX	11.0
5	EX	11.0
6A,6B	EXSL	25.0
7A,7B	EXSL	25.0
8	EXSL	25.0
9A,9B	EXSL	25.0
10	EXSL	25.0
11	EXSL	25.0
12	EXSL	25.0
13A,13B	EXSL	25.0

LUMINAIRE LOCATIONS

No.	Label	MOUNTING HEIGHT (FEET)
14	EXSL	25.0
15	EXSL	25.0
16	EXSL	25.0
17	EXSL	25.0
18	EXSL	25.0
19	EXSL	25.0
20	A	20.0
21	B	20.0
22	C	20.0
23	D	20.0
24	E	20.0
25	F	20.0
20, 21, 22, 23, 24, 25	NEW	LIGHTS

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog No.	Description	Lamp	Lumens	LLF	Watts
	A,B,C D,E,F	6	RGL-NEXTGEN4	GENERAL PURPOSE POLE MOUNTED 100W LED W/ CLEAR LENS.	ONE 250-WATT CLEAR METAL HALIDE, POLE MOUNTED	15024	0.90	100
	EX	5	RGL-NEXTGEN4	EXISTING GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 52W, W/ CLEAR LAMP.	ONE 52-WATT LED WALL PACK	6387	0.90	52
	EXSL	4 DUAL 9 SINGLE	GBM 250S	EXISTING GENERAL PURPOSE POLE MOUNTED 100W LED W/ CLEAR LENS.	ONE 100-WATT LED, POLE MOUNTED	15024	0.90	100
	EXSL-F	1	EACL01	EXISTING GENERAL PURPOSE POLE MOUNTED 100W LED, FORWARD THROW W/ CLEAR LAMP.	ONE 100-WATT LED, POLE MOUNTED, FORWARD THROW	11320	0.90	100

150W NextGen iV Series | LED SHOEBOX LIGHT

RuggedGrade

PRODUCT TECHNICAL SPECIFICATIONS

OPTICAL	Input Power (Tolerance : ±10%)	150W (Wattage Adjustable Range : 150W/120W/100W)		
	Color Temperature	3000K	4000K	5000K
	Lumen (Tolerance : ±10%)	19744-20250 LM	21686-22580 LM	20250-21760 LM
	Efficacy (Tolerance : ±3%)	135-135 LM/W	140-150 LM/W	135-145 LM/W
	CRI	>80		
	Color Consistency	<7 Steps (or <7 SDCM)		
	BUG	B4-U0-G4		
	Distribution Pattern	Type III (Optional: TYPE II , 60°)		
	Beam Angle (50%) (Tolerance : ±5°)	150*90 Degree		
ELECTRICAL	Input Voltage and Frequency	120-277VAC, 50/60Hz		
	PF (Tolerance : ±3%)	≥0.9		
	THD (Tolerance : ±5%)	<20%		
	Flicker Percent	<1%		
	Driver Brand	RuggedGrade Lighting		
	Driver Model	RuggedGrade Lighting Driver		
	Driver Surge protection	L/N-PE: 10kV; L-N: 6kV		
	Dimming	0-10V dimming, standard		
	Sensor Type	Photocontrol Receptacle (Optional) Photocell , Integral Sensor Receptacle		
	Optional Accessory	Photocontrol, Surge protective Device, DC Motion Microwave sensor, Combination PIR sensor , photocell receptacle, shorting cap		
MATERIALS	LED Brand	Lumileds		
	LED Type	SMD3535		
	LED QTY	192 PCS*2		
	Housing	Die-cast aluminum		
	Housing Color	Brown, Black, or Customized		
	EPA	0.42 ft²		
	Waterproof Rating	WET (IP65)		
OTHERS	Operating Temperature	Without Motion Sensor: -40℃ TO 50℃ With Motion Sensor: -20℃ TO 50℃		
	Storage Temperature	-40℃ TO 70℃		
	Operating Humidity	10% - 90% RH		
	Storage Humidity	5% - 95% RH		
	Warranty	5 years		

PRODUCT MOUNTS & ACCESSORIES



Rugged Grade Lighting
Industrial Grade Solutions

888-953-2476
sales@ruggedgrade.com

Luminaire Schedule								
Symbol	Qty	Model Number	Arrangement	LLF	Luminaire Lumens	Total Lamp Lumens	Arm	Tilt
	1	EACL01_E4AF750_____-ELS-EAC	Single	0.900	11320	N.A.	0	0
	25	RGL-NEXTGEN4-100W	Single	0.900	15024	15024.2	0	0
	5	WMFT-250-30K-UV	Single	0.900	6387	N.A.	0	0

*LIGHTS 13A AND 13B HAVE ARM LENGTHS 15'

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	Fc	0.26	0.7	0.0	N.A.	N.A.
Existing Building Area	Illuminance	Fc	5.07	13.6	0.7	7.24	19.43
Existing Company and Staff Parking	Illuminance	Fc	1.40	7.7	0.3	4.67	25.67
Existing Fire Lane	Illuminance	Fc	1.45	4.8	0.4	3.63	12.00
Existing Parking and Staging Area (Central East)	Illuminance	Fc	1.34	8.2	0.2	6.70	41.00
Proposed Southwest Storage and Parking Area	Illuminance	Fc	1.42	12.5	0.2	7.10	62.50
West Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

A LAMP CONCRETE CONTRACTORS, INC.

800 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY
04/25/2025	REVISED BASED ON VILLAGE COMMENTS	JK

DESIGNED	TKB
DRAWN	JK
APPROVED	SRK
DATE	3/21/2025
SCALE	1" = 30'

PHOTOMETRICS PLAN
A LAMP FACILITY IMPROVEMENTS
SCHAUMBURG, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 2228

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ILLINOIS FIRM LICENSE 184-002694

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EXISTING NORTHEAST STORAGE AREA

EXISTING PARKING AND STAGING AREA (CENTRAL EAST)

CRUSHING PLANT

EXISTING FUEL ISLAND

GAS PUMP

METAL TANK

METAL TANK

B 6.12 CURB & GUTTER

NO PARKING

EXISTING 1-STORY METAL GARAGE

GROSS FLOOR AREA (EXISTING BUILDING) = 4,706 SF

1-STORY METAL BUILDING

ADDITION

GROSS FLOOR AREA (EXISTING BUILDING) = 4,690 SF

OFFICE PARKING AREA

BRICK

TIMBER WALL

LANDSCAPE AREA

EXISTING 1-STORY STORAGE BUILDING

GROSS FLOOR AREA (EXISTING BUILDING) = 4,832 SF

800 W. IRVING PARK ROAD

STONE

METAL BUILDING

CONCRETE

CONCRETE RETAINING WALL

EXISTING INTERNAL REFUSE AND RECYCLING CONTAINERS REFER TO NOTES ON THIS SHEET

CONC WALK

PUMP STATION TRANSF.

B 6.12 CURB & GUTTER

HMA PATH

IRVING PARK ROAD

N65°46'13"W 39.23'

EXISTING STORAGE AND PARKING AREA (NORTHWEST)

EXISTING TOPSOIL STORAGE AREA

STORAGE AREA

STORAGE AREA

STORAGE AREA

STORAGE AREA

STORAGE AREA

CONCRETE BLOCK RETAINING WALL

TEL PEDESTAL

EXISTING COVERED STORAGE BINS (60'x30')/(100'x30')

CONCRETE BLOCK WALL

COVERED DOME

EXISTING CONCRETE BLOCK WALL

EXISTING DECORATIVE ALUMINUM FENCE 6' HIGH FEAT TOP. BLACK IN COLOR)

HWL=797.8

NWL 794.3

STORMWATER MANAGEMENT AREA

EXISTING CHAIN LINK FENCE

N00°00'04"E 647.49'

HMA

CONCRETE

B 6.12 CURB & GUTTER

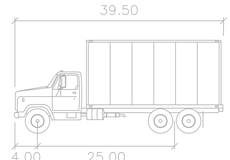
N

SCALE 1" = 30'

0 30 60

NOTES:

1. A 40' TRUCK WAS USED IN THE PLACE OF AN AMMULENCE EMERGENCY VEHICLE.
2. THE OWNER DOES NOT ANTICIPATE NEEDING A FIRE TRUCK TO TRAVERSE THE STORAGE LOT.
3. THE TURNING MOVEMENTS THROUGHOUT THE REMAINDER OF THE SITE HAVE NOT CHANGED OR THE TURNING RADII IMPROVED. THEREFORE, ADDITIONAL AUTOTURN ANALYSIS WAS NOT PROVIDED.



SU-40 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

4/25/2025 JCH:DP
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Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
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(847)696-1400
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CLIENT:

A LAMP CONCRETE CONTRACTORS, INC.

800 WEST IRVING PARK ROAD
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	TKB
DRAWN	JK
APPROVED	SRK
DATE	04/24/2025
SCALE	1" = 30'

EMERGENCY VEHICLE AUTOTURN EXHIBIT
A LAMP FACILITY IMPROVEMENTS
SCHAUMBURG, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 2228

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ILLINOIS FIRM LICENSE 184-002694

GENERAL LANDSCAPE NOTES:

1. ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED WITH TOPSOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
7. TREES SHALL BE STAKED AND GUYED AND WATERING SAUCER AT BASE.
8. ALL MASS PLANTED SHRUB BEDS TO BE BERMED 2" TO 3" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
9. LAWN AND BED AREAS SHALL BE ROTO-TILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
10. ALL DISTURBED AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERT. AND BLANKET INSTALLED.
11. ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE, AND SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH.
12. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
13. ALL EXISTING TREES OF HIGH QUALITY LOCATED OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE SAVED.
14. CONTRACTOR TO DEEP SPADE EDGE AND MULCH ALL EXISTING LANDSCAPE BEDS WITHIN THE PROJECT LIMITS.

GREEN SPACE CALCULATIONS

TOTAL SITE = 10.65 AC.
GREEN SPACE = 4.23 AC. = 40% OF TOTAL SITE

TOTAL REQUIRED TREES = 246
TOTAL EXISTING TREES = 272

REQUIRED BY TYPE		PROVIDED BY TYPE
50% DECIDUOUS SHADE TREE	123	192
40% ORNAMENTAL TREE	98	33
10% EVERGREEN TREE	25	80

LANDSCAPE BUFFER YARD REQUIREMENTS

LINEAR FEET FACING CLASS A = 540 LF
BUFFER WIDTH = 10 FEET

		REQUIRED	PROVIDED
1 TREE PER 25 LINEAR FEET	=	22	12*

*WITH EXISTING TREES (10) THIS MEETS THE REQUIREMENT, TOTALING 22 TREES

LINEAR FEET FACING CLASS C = 135 LF

BUFFER WIDTH = 20 FEET
*THERE IS 13 FEET OF ROOM FOR THE BUFFER

		REQUIRED	PROVIDED
1 TREE PER 25 LINEAR FEET	=	5	5
1 SHRUB PER 10 LINEAR FEET	=	17	30

LEGEND

EXISTING TREES

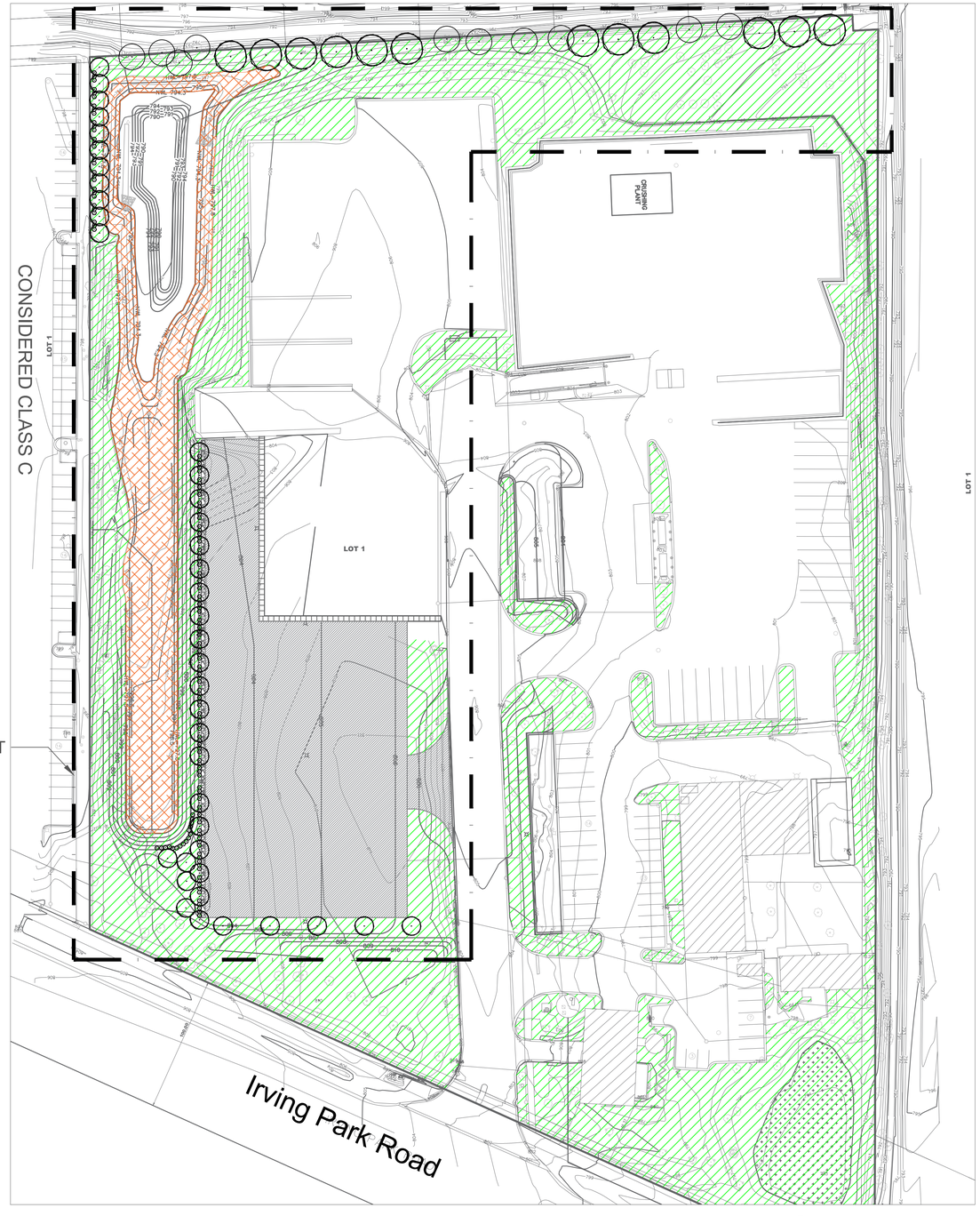
PROPOSED TREES

PROPOSED SHRUBS

CONSIDERED CLASS A

CONSIDERED CLASS C

LOCATION OF IMPROVEMENT



ENTIRE SITE PLAN

NORTH 0 25 50 100

CHRISTOPHER B. BURKE ENGINEERING
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
A LAMP DEVELOPMENT
Schaumburg, Illinois

NO.	DATE	NATURE OF REVISION	CHKD.
FILE NAME			

DSGN.	
DWN.	EPS
CHKD.	DG
SCALE:	1:20
PLOT DATE:	
CAD USER:	
MODEL:	

TITLE:
OVERALL LANDSCAPE PLAN

PROJ. NO.	250034
DATE:	04/25/25
SHEET	1 OF 8
DRAWING NO.	L.0

TABLE OF EXISTING TREES

Year Tagged	TAG	BOTANICAL	COMMON	SIZE	CONDITION	COMMENTS	REMARKS
2013	501A	GLTR	HONEYLOCUST	6	2,2		PRESERVED
2013	501B	ACSC	SILVER MAPLE	8	3,3		PRESERVED
2013	502A	PYCA	BRADFORD PEAR	7	2,2		PRESERVED
2013	502B	ACSC	SILVER MAPLE	8	3,3		PRESERVED
2013	503A	PYCA	BRADFORD PEAR	6	2,2		PRESERVED
2013	503B	ACSC	SILVER MAPLE	6	3,3		PRESERVED
2013	504A	GLTR	HONEYLOCUST	5	3,3		PRESERVED
2013	504B	ACSC	SILVER MAPLE	6	3,3		PRESERVED
2013	505A	FRPE	GREEN ASH	5	5,5	DEADWOOD	PRESERVED
2013	505B	MAPU	CRAB APPLE	6,6	3,3		PRESERVED
2013	506B	GIBI	GINKGO	16	3,3		PRESERVED
2013	507A	FRPE	GREEN ASH	4	5,5	DEADWOOD	PRESERVED
2013	507B	GIBI	GINKGO	6	3,3		PRESERVED
2013	508B	MAPU	CRAB APPLE	8	3,3		PRESERVED
2013	509B	MAPU	CRAB APPLE	12	3,3		PRESERVED
2013	510B	MOAL	WHITE MULBERRY	8	3,3		PRESERVED
2013	512B	MOAL	WHITE MULBERRY	10	3,3		PRESERVED
2013	518B	TIAM	BASSWOOD	14	3,3		PRESERVED
2013	519B	TIAM	BASSWOOD	18	3,3		PRESERVED
2013	520B	TIAM	BASSWOOD	12	3,3		PRESERVED
2013	521B	FAGR	BEECH	12	3,3		PRESERVED
2013	523B	TIAM	BASSWOOD	8	3,3		PRESERVED
2013	524B	TIAM	BASSWOOD	8	3,3		PRESERVED
2013	525B	TIAM	BASSWOOD	8	3,3		PRESERVED
2013	526B	TIAM	BASSWOOD	8	3,3		PRESERVED
2013	527B	TIAM	BASSWOOD	8	3,3		PRESERVED
2013	528B	PODE	COTTONWOOD	14	3,3		PRESERVED
2013	531B	TIAM	BASSWOOD	8	3,3		PRESERVED
2013	532B	PRSE	BLACK CHERRY	8	3,3		PRESERVED
2013	534B	TIAM	BASSWOOD	12	3,3		PRESERVED
2013	535B	TIAM	BASSWOOD	8	3,3		PRESERVED
2013	536B	TIAM	BASSWOOD	10	3,3		PRESERVED
2013	537B	SANI	BLACK WILLOW	7,7,6,4	3,3		PRESERVED
2013	538B	FAGR	BEECH	7	3,3		PRESERVED
2013	539B	PINI	AUSTRIAN PINE	10	3,3		PRESERVED
2013	542 B	PINI	AUSTRIAN PINE	10	3,3		PRESERVED
2013	545B	PINI	AUSTRIAN PINE	8	2,2		PRESERVED
2013	546B	PINI	AUSTRIAN PINE	8	2,2		PRESERVED
2013	550B	PINI	AUSTRIAN PINE	8	2,2		PRESERVED
2013	551B	PINI	AUSTRIAN PINE	6	2,2		PRESERVED
2013	572A	TIAM	BASSWOOD	13	3,3		PRESERVED
2013	573A	GLTR	HONEYLOCUST	26	2,2		PRESERVED
2013	574B	JUNI	EASTERN RED CEDAR	6	3,3		PRESERVED
2013	617A	PIPU	COLORADO SPRUCE	4	4,4		PRESERVED
2013	618A	GLTR	HONEYLOCUST	8	3,3		PRESERVED
2013	620A	SANI	BLACK WILLOW	7,7,6,4	3,3	MULT-STEM	PRESERVED
2013	621A	SANI	BLACK WILLOW	7,5,4,4	3,3	MULT-STEM	PRESERVED
2013	622A	MAPU	CRAB APPLE	6	3,3	MULT-STEM	PRESERVED
2013	624A	DEAD	DEAD	DEAD	DEAD		PRESERVED
2013	625A	DEAD	DEAD	DEAD	DEAD		PRESERVED
2013	626A	TIAM	BASSWOOD	4	2,2		PRESERVED
2013	627A	TIAM	BASSWOOD	4	2,2		PRESERVED
2013	630A	TIAM	BASSWOOD	20	2,2		PRESERVED
2013	650A	SANI	BLACK WILLOW	5	3,3		PRESERVED
2013	652A	GLTR	HONEYLOCUST	7	3,3		PRESERVED
2013	662A	FRPE	GREEN ASH	13	4,5	DEADWOOD	PRESERVED
2013	671A	PYCA	BRADFORD PEAR	5	3,3		PRESERVED
2013	672A	GLTR	HONEYLOCUST	5	3,3		PRESERVED
2013	675A	PYCA	BRADFORD PEAR	6	3,3		PRESERVED
2013	693A	CEOC	HACKBERRY	23	2,2		PRESERVED
2013	697A	FRPE	GREEN ASH	4,5	3,3	MULTI-STEM	PRESERVED
2013	699A	PINI	AUSTRIAN PINE	8	3,3		PRESERVED
2013	904A	FRPE	GREEN ASH	12	5,5	DEADWOOD	PRESERVED
2013	905A	FRPE	GREEN ASH	12	5,5	DEADWOOD	PRESERVED
2013	906A	FRPE	GREEN ASH	12	5,5	DEADWOOD	PRESERVED
2013	907A	FRPE	GREEN ASH	12	5,5	DEADWOOD	PRESERVED
2013	908A	FRPE	GREEN ASH	23	5,5	DEADWOOD	PRESERVED
2013	909A	FRPE	GREEN ASH	23	5,5	DEADWOOD	PRESERVED
2013	910A	FRPE	GREEN ASH	18	5,5	DEADWOOD	PRESERVED
2013	911A	FRPE	GREEN ASH	12	5,5	DEADWOOD	PRESERVED
2013	912A	FRPE	GREEN ASH	12	5,5	DEADWOOD	PRESERVED
2013	915A	PINI	AUSTRIAN PINE	7	3,3		PRESERVED
2013	928A	PINI	AUSTRIAN PINE	5	2,3		PRESERVED
2013	929A	PINI	AUSTRIAN PINE	7	3,3		PRESERVED
2013	931A	FRPE	GREEN ASH	5	3,3	DEADWOOD	PRESERVED
2013	932A	PYCA	BRADFORD PEAR	6	3,3	LEAN	PRESERVED
2013	935A	PYCA	BRADFORD PEAR	6	3,3		PRESERVED
2013	936A	PYCA	BRADFORD PEAR	6	3,3		PRESERVED
2013	939A	PYCA	BRADFORD PEAR	7	3,3		PRESERVED
2013	952A	PIPU	COLORADO SPRUCE	6	2,2		PRESERVED
2013	956A	PIPU	BLUE SPRUCE	7	2,2		PRESERVED
2013	957A	PIPU	BLUE SPRUCE	5	3,4		PRESERVED
2013	958A	GLTR	HONEYLOCUST	4	3,3		PRESERVED
2013	980A	FRPE	GREEN ASH	8,8,8	5,5	DEADWOOD	PRESERVED
2013	982A	FRPE	GREEN ASH	6	3,4	DEADWOOD	PRESERVED
2013	999A	FRPE	GREEN ASH	6	5,5	DEADWOOD	PRESERVED
2013	1000A	FRPE	GREEN ASH	6	5,5	DEADWOOD	PRESERVED
2025	3001	ACSC	SILVER MAPLE	36	2		PRESERVED
2025	3002	MABA	SIBERIAN CRAB APPLE	12	3		PRESERVED
2025	3003	PIPU	BLUE SPRUCE	12	2		PRESERVED
2025	3004	PIPU	BLUE SPRUCE	12	2		PRESERVED
2025	3005	PIPU	BLUE SPRUCE	12	2		PRESERVED
2025	3006	MOAL	WHITE MULBERRY	14	3		PRESERVED
2025	3007	ACNE	BOX ELDER	48	2		PRESERVED
2025	3008	ACNE	BOX ELDER	12	2		PRESERVED
2025	3009	QUIM	SHINGLE OAK	44	2		PRESERVED
2025	3010	PIPU	BLUE SPRUCE	4	3		PRESERVED
2025	3011	ACNE	BOX ELDER	10	3		PRESERVED
2025	3012	PIVI	VIRGINIA PINE	10	3		PRESERVED
2025	3013	PIPU	BLUE SPRUCE	5	3		PRESERVED
2025	3014	PIPU	BLUE SPRUCE	8	3		PRESERVED
2025	3015	PIPU	BLUE SPRUCE	10	2		PRESERVED
2025	3016	PIPU	BLUE SPRUCE	10	3		PRESERVED
2025	3017	PIPU	BLUE SPRUCE	12	3		PRESERVED
2025	3018	PIPU	BLUE SPRUCE	8	4		PRESERVED
2025	3019	MOAL	WHITE MULBERRY	10	3		PRESERVED
2025	3020	ACNE	BOX ELDER	14	3		PRESERVED
2025	3021	ACRU	RED MAPLE	5	3		PRESERVED
2025	3022	PIPU	BLUE SPRUCE	4	3		PRESERVED
2025	3023	PLOC	SYCAMORE	30	2		REMOVE
2025	3024	PIVI	VIRGINIA PINE	8	2		REMOVE
2025	3025	QUIM	SHINGLE OAK	24	2		PRESERVED
2025	3026	ACNE	BOX ELDER	6	3		PRESERVED
2025	3027	ACNE	BOX ELDER	10	3		PRESERVED
2025	3028	ACSA	SUGAR MAPLE	8	3		PRESERVED
2025	3029	ULRU	SLIPPERY ELM	14	3		PRESERVED
2025	3030	MOAL	WHITE MULBERRY	30	3		REMOVE
2025	3031	MOAL	WHITE MULBERRY	36	3		REMOVE
2025	3032	QUPA	PIN OAK	36	3		REMOVE
2025	3033	TIAM	BASSWOOD	48	2		REMOVE
2025	3034	PLOC	SYCAMORE	48	3		REMOVE
2025	3035	ACSC	SILVER MAPLE	4	3		REMOVE
2025	3036	TIAM	BASSWOOD	40	3		REMOVE
2025	3037	TIAM	BASSWOOD	36	2		REMOVE
2025	3038	ACNE	BOX ELDER	4	3		REMOVE
2025	3039	ACNE	BOX ELDER	6	3		REMOVE
2025	3040	TIAM	BASSWOOD	8	3		REMOVE
2025	3041	ACNE	BOX ELDER	10	4		REMOVE
2025	3042	ACNE	BOX ELDER	10	4		REMOVE
2025	3043	GLTR	HONEYLOCUST	12	3		REMOVE
2025	3044	ACNE	BOX ELDER	12	3		REMOVE
2025	3045	ACNE	BOX ELDER	10	3		REMOVE
2025	3046	ACNE	BOX ELDER	4	3		REMOVE
2025	3047	TIAM	BASSWOOD	28	5		REMOVE
2025	3048	TIAM	BASSWOOD	6	3		REMOVE
2025	3049	TIAM	BASSWOOD	48	5		REMOVE
2025	3050	TIAM	BASSWOOD	6	3		REMOVE
2025	3051	PIVI	VIRGINIA PINE	10	3		REMOVE
2025	3052	ACNE	BOX ELDER	16	3		REMOVE
2025	3053	MOAL	WHITE MULBERRY	42	4		REMOVE
2025	3054	PIVI	VIRGINIA PINE	4	3		REMOVE
2025	3055	PIVI	VIRGINIA PINE	12	3		REMOVE
2025	3056	PIVI	VIRGINIA PINE	14	3		REMOVE
2025	3057	ACNE	BOX ELDER	18	3		REMOVE
2025	3058	MAPO	OSAGE ORANGE	42	4		REMOVE
2025	3059	ACNE	BOX ELDER	14	3		REMOVE
2025	3060	ACNE	BOX ELDER	10	3		REMOVE
2025	3061	MAPO	OSAGE ORANGE	36	3		REMOVE
2025	3062	PIVI	VIRGINIA PINE	16	3		REMOVE
2025	3063	ACNE	BOX ELDER	12	3		REMOVE
2025	3064	MOAL	WHITE MULBERRY	36	3		REMOVE
2025	3065	TACU	JAPANESE YEW	8	3		REMOVE
2025	3066	TACU	JAPANESE YEW	8	3		REMOVE
2025	3067	TACU	JAPANESE YEW	8	3		REMOVE
2025	3068	GLTR	HONEYLOCUST	14	3		PRESERVED
2025	3069	ACSA	SILVER MAPLE	12	3		REMOVE
2025	3070	MAPO	OSAGE ORANGE	14	3		REMOVE
2025	3071	MAPO	OSAGE ORANGE	12	3		REMOVE
2025	3072	MAPO	OSAGE ORANGE	8	3		REMOVE
2025	3073	MAPO	OSAGE ORANGE	18	3		REMOVE
2025	3074	PIVI	VIRGINIA PINE	12	3		REMOVE
2025	3075	PIPU	BLUE SPRUCE	12	3		REMOVE
2025	3076	PIVI	VIRGINIA PINE	14	3		REMOVE
2025	3077	ACNE	BOX ELDER	30	5		REMOVE
2025	3078	TIAM	BASSWOOD	8	3		REMOVE
2025	3079	TIAM	BASSWOOD	12	3		REMOVE
2025	3080	TIAM	BASSWOOD	10	3		REMOVE
2025	3081	TIAM	BASSWOOD	24	3		REMOVE
2025	3082	TIAM	BASSWOOD	8	3		REMOVE
2025	3083	TIAM	BASSWOOD	8	3		REMOVE
2025	3084	CEOC	HACKBERRY	4	3		REMOVE
2025	3085	ULAM	AMERICAN ELM	14	3		REMOVE
2025	3086	GLTR	HONEYLOCUST	12	2		REMOVE
2025	3087	PIAB	NORWAY SPRUCE	12	3		REMOVE
2025	3088	ULAM	AMERICAN ELM	16	3		REMOVE
2025	3089	ULAM	AMERICAN ELM	12	3		REMOVE
2025	3090	ULAM	AMERICAN ELM	12	3		REMOVE
2025	3091	ULAM	AMERICAN ELM	10	3		REMOVE
2025	3092	ULAM	AMERICAN ELM	12	4		REMOVE
2025	3093	ULAM	AMERICAN ELM	12	3		REMOVE
2025	3094	TIAM	BASSWOOD	14	3		REMOVE
2025	3095	TIAM	BASSWOOD	24	3		REMOVE
2025	3096	ACNE	BOX ELDER	18	3		REMOVE
2025	3097	ACNE	BOX ELDER	18	3		REMOVE
2025	3098	QURU	RED OAK	24	3		REMOVE
2025	3099	GLTR	HONEYLOCUST	12	3		REMOVE
2025	3100	ULAM	AMERICAN ELM	10	3		REMOVE
2025	3101	ULAM	AMERICAN ELM	12	3		REMOVE
2025	3102	ULAM	AMERICAN ELM	14	3		REMOVE
2025	3103	ULAM	AMERICAN ELM	32	3		REMOVE
2025	3104	ULAM	AMERICAN ELM	4	3		REMOVE
2025	3105	ULAM	AMERICAN ELM	8	3		REMOVE
2025	3106	ULAM	AMERICAN ELM	10	3		REMOVE
2025	3107	ULAM	AMERICAN ELM	12	3		REMOVE
2025	3108	ULAM	AMERICAN ELM	14	3		REMOVE
2025	3109	ULAM	AMERICAN ELM	16	3		REMOVE
2025	3110	ULAM	AMERICAN ELM	24	3		REMOVE
2025	3111	ULAM	AMERICAN ELM	14	3		REMOVE
2025	3112	GLTR	HONEYLOCUST	12	3		REMOVE
2025	3113	ULAM	AMERICAN ELM	32	3		REMOVE
2025	3114	TIAM	BASSWOOD	12	4		REMOVE
2025	3115	TIAM	BASSWOOD	14	3		REMOVE
2025	3116	TIAM	BASSWOOD	12	3		REMOVE
2025	3117	GLTR	HONEYLOCUST	16	3		REMOVE
2025	3118	ULRU	SLIPPERY ELM	8	3		REMOVE
2025	3119	ULRU	SLIPPERY ELM	12	3		REMOVE
2025	3120	ULRU	SLIPPERY ELM	16	3		REMOVE
2025	3121	ULRU	SLIPPERY ELM	18	3		REMOVE
2025	3122	ULRU	SLIPPERY ELM	16	3		REMOVE
2025	3123	ULRU	SLIPPERY ELM	10	3		REMOVE
2025	3124	ACSC	SILVER MAPLE	9	3		REMOVE
2025	3125	ACSC	SILVER MAPLE	16	3		REMOVE
2025	3126	ACSC	SILVER MAPLE	16	3		REMOVE
2025	3127	ACSC	SILVER MAPLE	14	3		REMOVE
2025	3128	ACSC	SILVER MAPLE	8	3		REMOVE
2025	3129	GLTR	HONEYLOCUST	18	3		REMOVE
2025	3130	GLTR	HONEYLOCUST	15	3		REMOVE
2025	3131	GLTR	HONEYLOCUST	12	3		REMOVE
2025	3132	PIPU	BLUE SPRUCE	12	3		PRESERVED
2025	3133	PIPU	BLUE SPRUCE	12	3		REMOVE
2025	3134	PIPU	BLUE SPRUCE	12	3		PRESERVED
2025	3135	ACSC	SILVER MAPLE	4	3		REMOVE
2025	3136	PIPU	BLUE SPRUCE	10	3		PRESERVED
2025	3137	ACRU	RED MAPLE	6	3		PRESERVED
2025	3138	PYCA	BRADFORD PEAR	14	3		PRESERVED
2025	3139	ACNE	BOX ELDER	20	3		PRESERVED
2025	3140	TIAM	BASSWOOD	36	3		REMOVE
2025	3141	ACNE	BOX ELDER	16	3		PRESERVED
2025	3142	PIVI	VIRGINIA PINE	10	3		PRESERVED
2025	3143	PIST	WHITE PINE	12	3		PRESERVED
2025	3144	PIVI	VIRGINIA PINE	12	3		PRESERVED
2025	3145	PIST	WHITE PINE	12	2		PRESERVED
2025	3146	PIVI	VIRGINIA PINE	10	3		PRESERVED
2025	3147	PIVI	VIRGINIA PINE	14	3		PRESERVED
2025	3148	MOAL	WHITE MULBERRY	20	3		PRESERVED
2025	3149	PIST	WHITE PINE	10	3		PRESERVED
2025	3150	PIVI	VIRGINIA PINE	8	3		PRESERVED
2025	3151	MAPO	OSAGE ORANGE	48	4		REMOVE
2025	3152	PIST	WHITE PINE	10	3		PRESERVED
2025	3153	MOAL	WHITE MULBERRY	32	3		PRESERVED
2025	3154	TIAM	BASSWOOD	4	3		PRESERVED
2025	3155	PIVI	VIRGINIA PINE	10	3		PRESERVED
2025	3156	ULAM	AMERICAN ELM	8	3		PRESERVED
2025	3157	ULAM	AMERICAN ELM	6	3		PRESERVED
2025	3158	TIAM	BASSWOOD	12	3		PRESERVED
2025	3159	TIAM	BASSWOOD	36	3		REMOVE
2025	3160	TIAM	BASSWOOD	30	3		REMOVE
2025	3161	MOAL	WHITE MULBERRY	12	3		PRESERVED
2025	3162	TIAM	BASSWOOD	34	3		PRESERVED
2025	3163	PIVI	VIRGINIA PINE	10	3		PRESERVED
2025	3164	PIVI	VIRGINIA PINE	12	3		PRESERVED
2025	3165	PIVI	VIRGINIA PINE	10	3		PRESERVED
2025	3166	BENI	RIVER BIRCH	12	3		PRESERVED
2025	3167	ACSC	SILVER MAPLE	12	3		PRESERVED
2025	3168	ACSC	SILVER MAPLE	24	3		PRESERVED
2025	3169	ACSC	SILVER MAPLE	30	4		PRESERVED
2025	3170	ACSC	SILVER MAPLE	16	3		REMOVE
2025	3171	ULAM	AMERICAN ELM	30	3		REMOVE
2025	3172	TIAM	BASSWOOD	8	3		REMOVE
2025	3173	ULAM	AMERICAN ELM	16	3		REMOVE
2025	3174	ACSC	SILVER MAPLE	10	3		REMOVE
2025	3175	MOAL	WHITE MULBERRY	24	3		REMOVE
2025	3176	MOAL	WHITE MULBERRY	12	3		REMOVE
2025	3177	GLTR	HONEYLOCUST	8	3		PRESERVED
2025	3178	GLTR	HONEYLOCUST	10	3		PRESERVED
2025	3179	MABA	SIBERIAN CRAB APPLE	5	3		REMOVE
2025	3180	ACRU	RED MAPLE	6	3		PRESERVED
2025	3181	ACRU	RED MAPLE	6	3		REMOVE
2025	3182	GLTR	HONEYLOCUST	8	3		PRESERVED
2025	3183	PIST	WHITE PINE	12	3		REMOVE
2025	3184	PYCA	BRADFORD PEAR	12	3		REMOVE
2025	3185	PIVI	VIRGINIA PINE	10	3		REMOVE
2025	3186	PYCA	BRADFORD PEAR	10	3		REMOVE
2025	3187	GLTR	HONEYLOCUST	6	3		REMOVE
2025	3188	PIVI	VIRGINIA PINE	12	3		REMOVE
2025	3189	PYCA	BRADFORD PEAR	12	3		REMOVE
2025	3190	PIVI	VIRGINIA PINE	12	3		REMOVE

CHRISTOPHER B. BURKE ENGINEERING
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
A LAMP DEVELOPMENT
Schaumburg, Illinois

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME

DSGN.	
DWN.	EPS
CHKD.	DG
SCALE:	NO SCALE
PLOT DATE:	
CAD USER:	
MODEL:	

TITLE:
OVERALL LANDSCAPE PLAN

PROJ. NO. 250034
DATE: 04/25/25
SHEET 2 OF 8
DRAWING NO.
L.1

EXISTING TREES ON NORTH THIRD OF SITE

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FILE NAME			

DSGN.	
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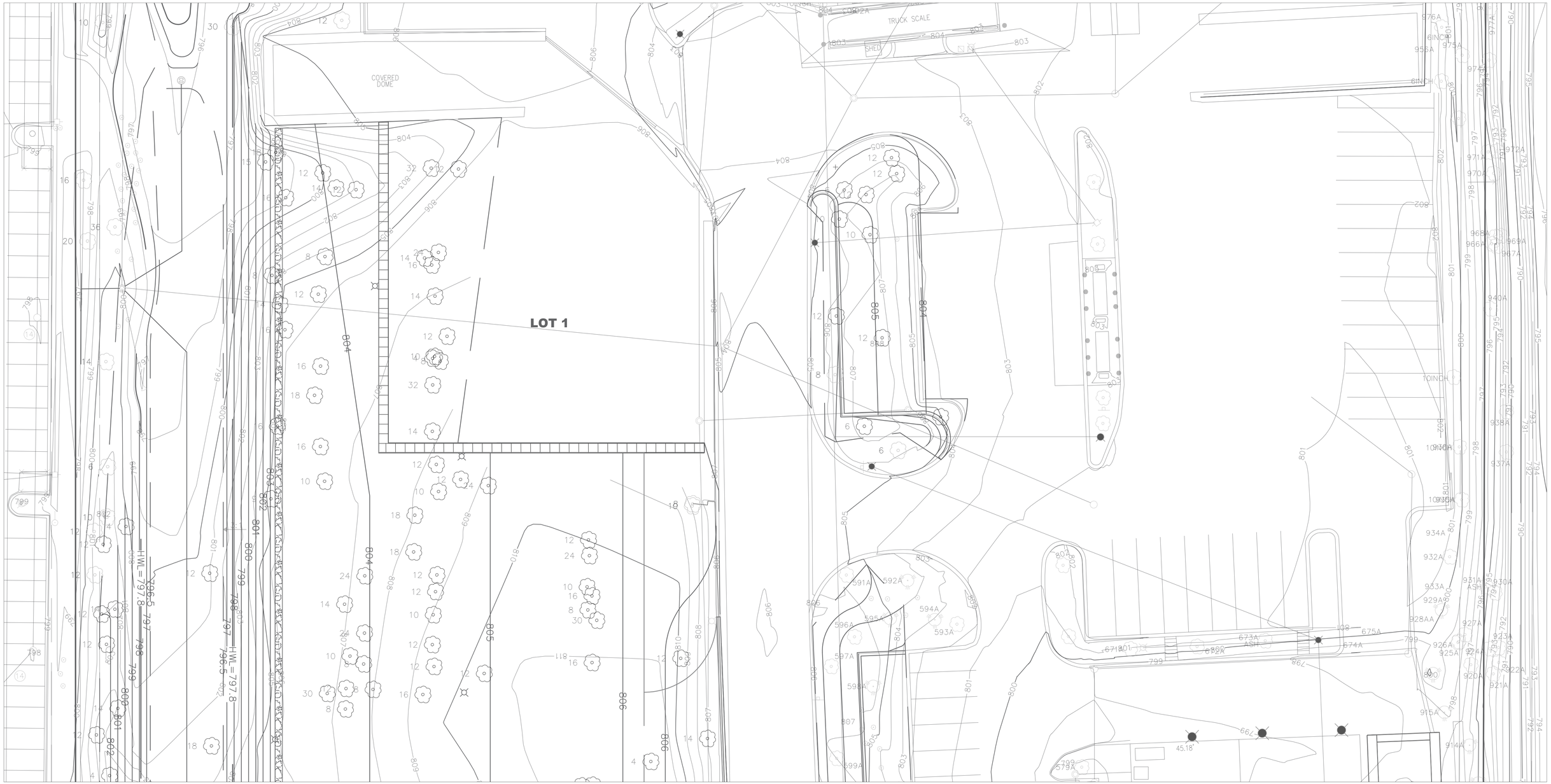
CHKD.	DG
SCALE:	1:20
PLOT DATE:	
CAD USER:	
MODEL:	

TITLE:
OVERALL LANDSCAPE PLAN

PROJ. NO.	250034
DATE:	04/25/25
SHEET	3 OF 8
DRAWING NO.	L.1.1



EXISTING TREES ON MIDDLE THIRD OF SITE

NORTH

0 5 10 20 40

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FILE NAME

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DWN.	EPS
CHKD.	DG
SCALE:	1:20
PLOT DATE:	
CAD USER:	
MODEL:	

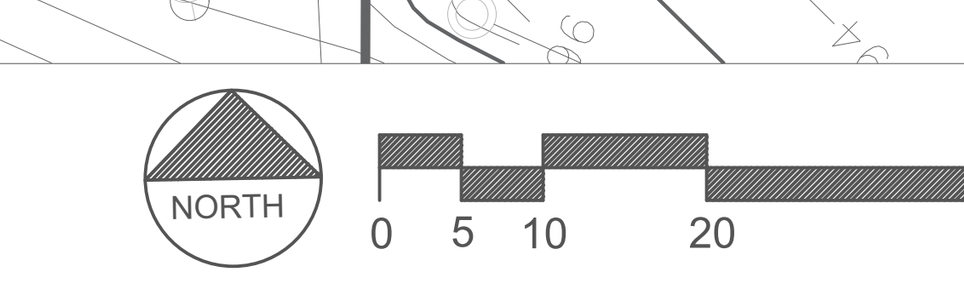
TITLE:

OVERALL LANDSCAPE PLAN

PROJ. NO.	250034
DATE:	04/25/25
SHEET	4 OF 8
DRAWING NO.	L.1.2



EXISTING TREES ON SOUTH THIRD OF SITE



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Schaumburg, Illinois

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FILE NAME			

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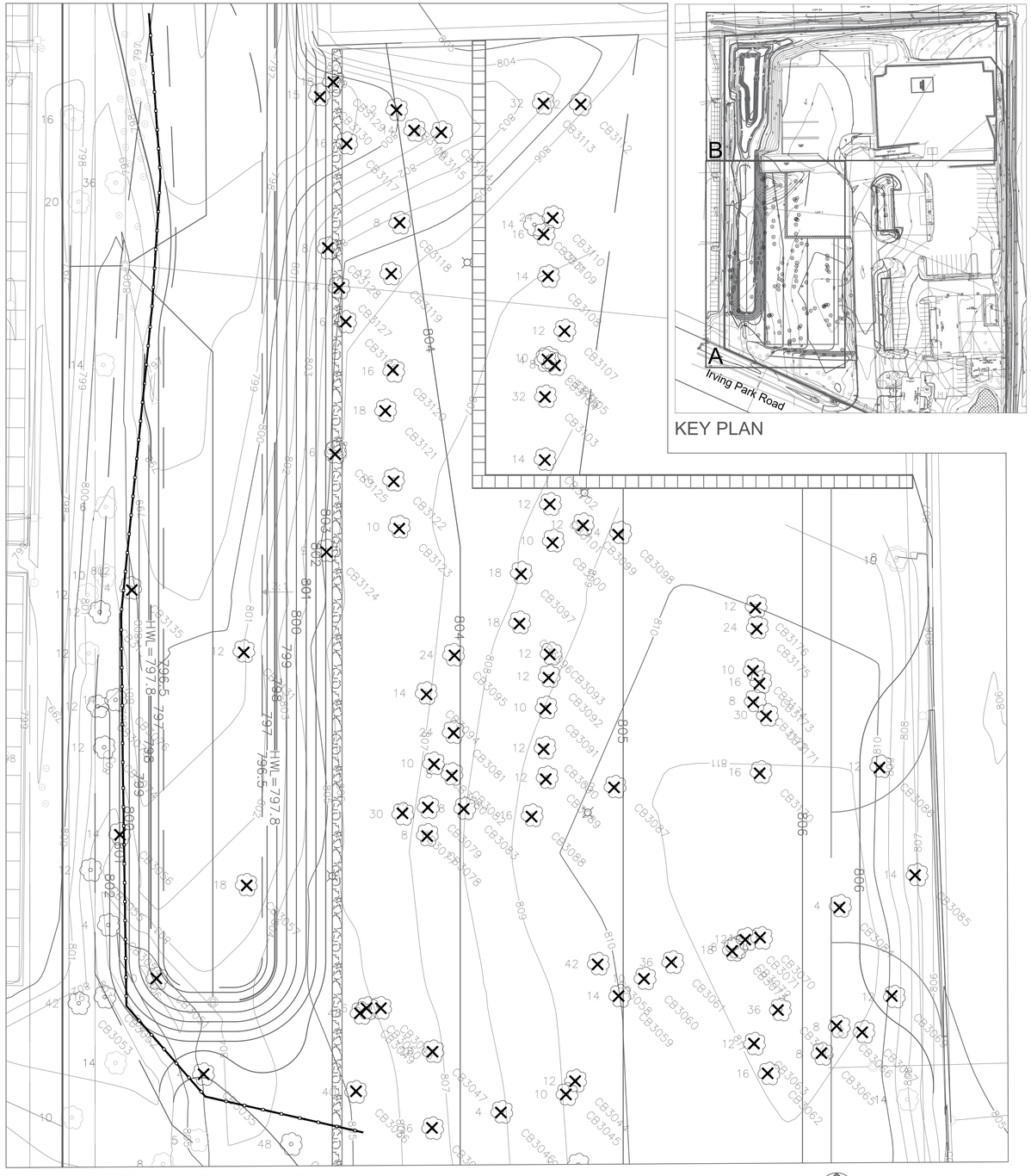
DWN.	EPS
CHKD.	DG
SCALE:	1:20
PLOT DATE:	
CAD USER:	
MODEL:	

TITLE:

OVERALL LANDSCAPE PLAN

PROJ. NO. 250034
DATE: 04/25/25
SHEET 5 OF 8
DRAWING NO.
L.1.3

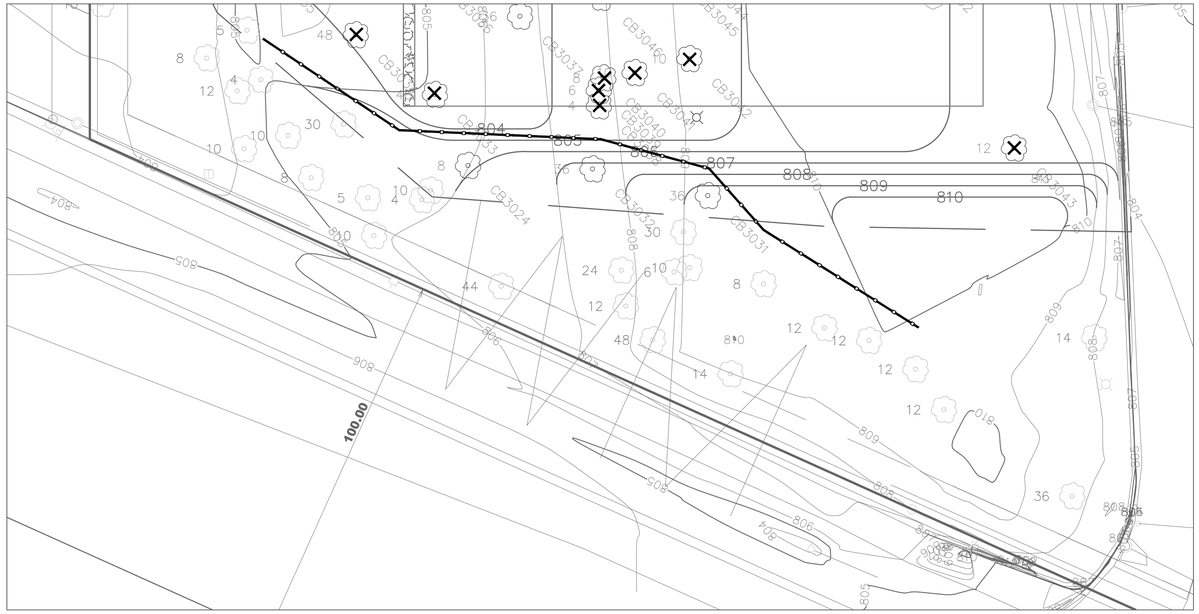


KEY PLAN

AREA 'A' TREE REMOVAL PLAN

Indicates Tree Protection Fence Location

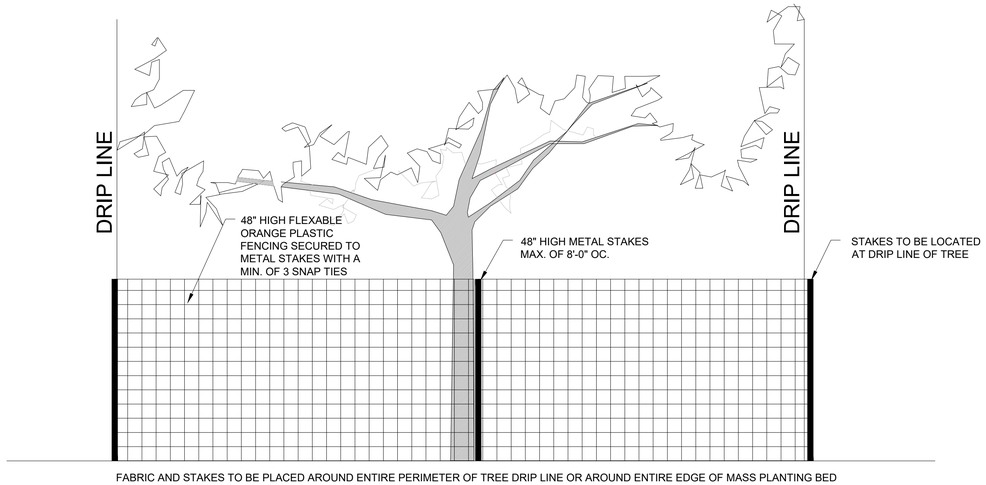
× Indicates Tree To be Removed



AREA 'B' TREE REMOVAL PLAN

Indicates Tree Protection Fence Location

× Indicates Tree To be Removed



FABRIC AND STAKES TO BE PLACED AROUND ENTIRE PERIMETER OF TREE DRIP LINE OR AROUND ENTIRE EDGE OF MASS PLANTING BED AS INDICATED ON PLAN

TREE PROTECTION DETAIL

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(847) 823-0500

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Schaumburg, Illinois

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FILE NAME

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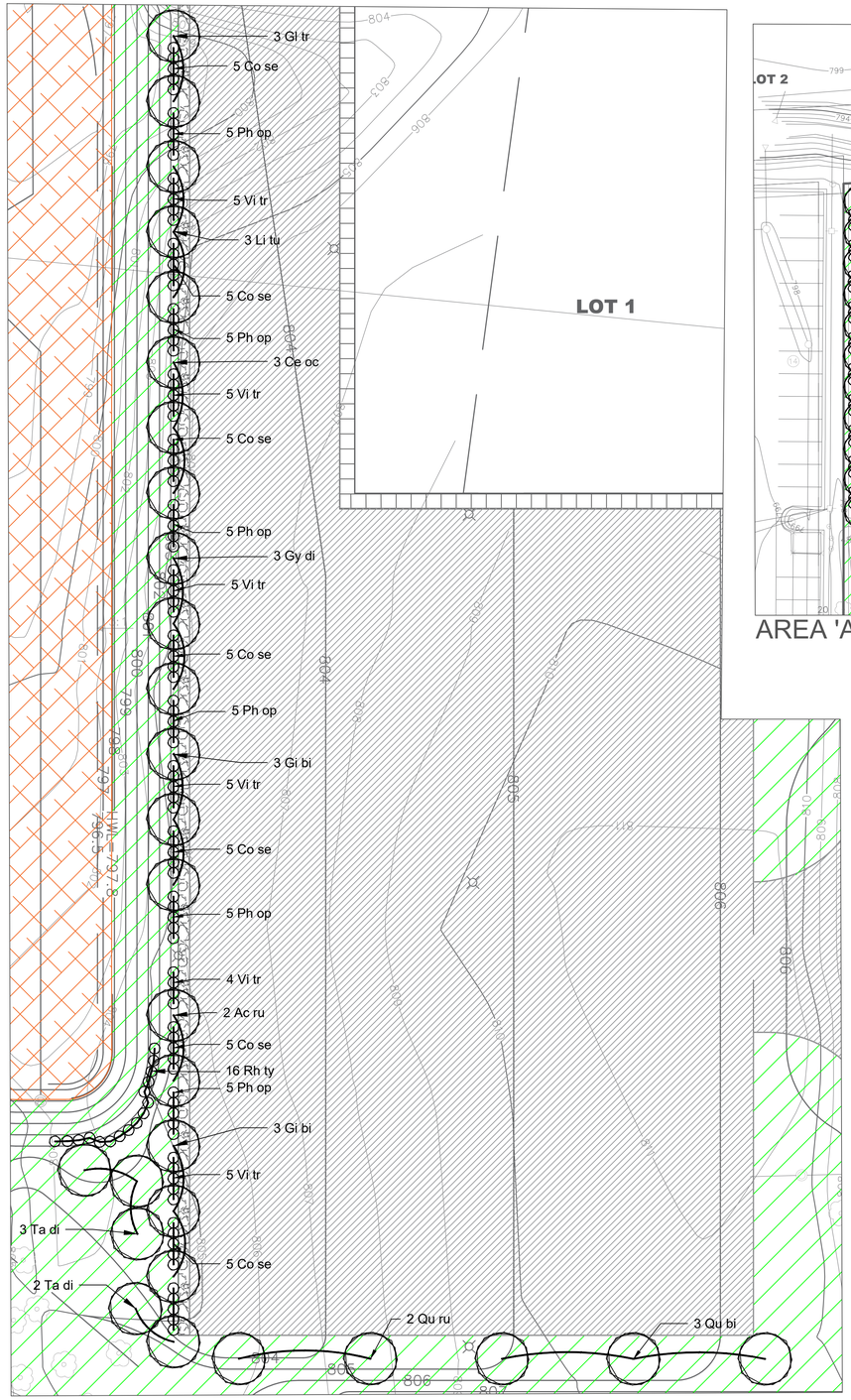
DWN.	EPS
CHKD.	DG
SCALE:	1:20
PLOT DATE:	
CAD USER:	
MODEL:	

TITLE:

TREE REMOVAL LOCATIONS

PROJ. NO.	250034
DATE:	04/25/25
SHEET	6 OF 8
DRAWING NO.	L.1.4



AREA 'B' LANDSCAPE PLAN

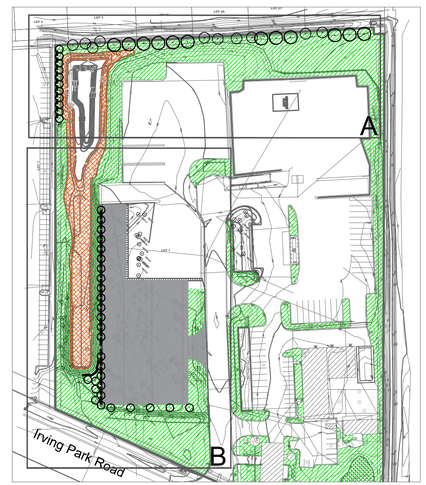


AREA 'A' LANDSCAPE PLAN

TOTAL PLANT SCHEDULE

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.	QTY.
		DECIDUOUS TREES			
Ac ru	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"	B & B	2
Ce oc	Celtis occidentalis	Common Hackberry	2 1/2"	B & B	6
Gi bi	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2 1/2"	B & B	6
Gl tr	Gleditisia triacanthos 'Skyline'	Skyline Honeylocust	2 1/2"	B & B	9
Gy di	Gymnocladus dioicus	Kentucky Coffeetree	2 1/2"	B & B	3
Li tu	Liriodendron tulipifera	Tulip Tree	2 1/2"	B & B	9
Qu bi	Quercus bicolor	Swamp White Oak	2 1/2"	B & B	5
Qu ru	Quercus rubra	Northern Red Oak	2 1/2"	B & B	5
Ta di	Taxodium distichum	Bald Cypress	2 1/2"	B & B	5
		SHRUBS			50
Co se	Cornus sericea	Redosier Dogwood	3'	B & B	50
Ph op	Physocarpus opulifolius	Common Ninebark	3'	B & B	36
Rh ty	Rhus typhina	Staghron Sumac	3'	B & B	16
Vi tr	Viburnum tribolum	Compact American Cranberry Viburnum	3'	B & B	38



KEY PLAN

CHRISTOPHER B. BURKE ENGINEERING
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:

A LAMP DEVELOPMENT
Schaumburg, Illinois

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME

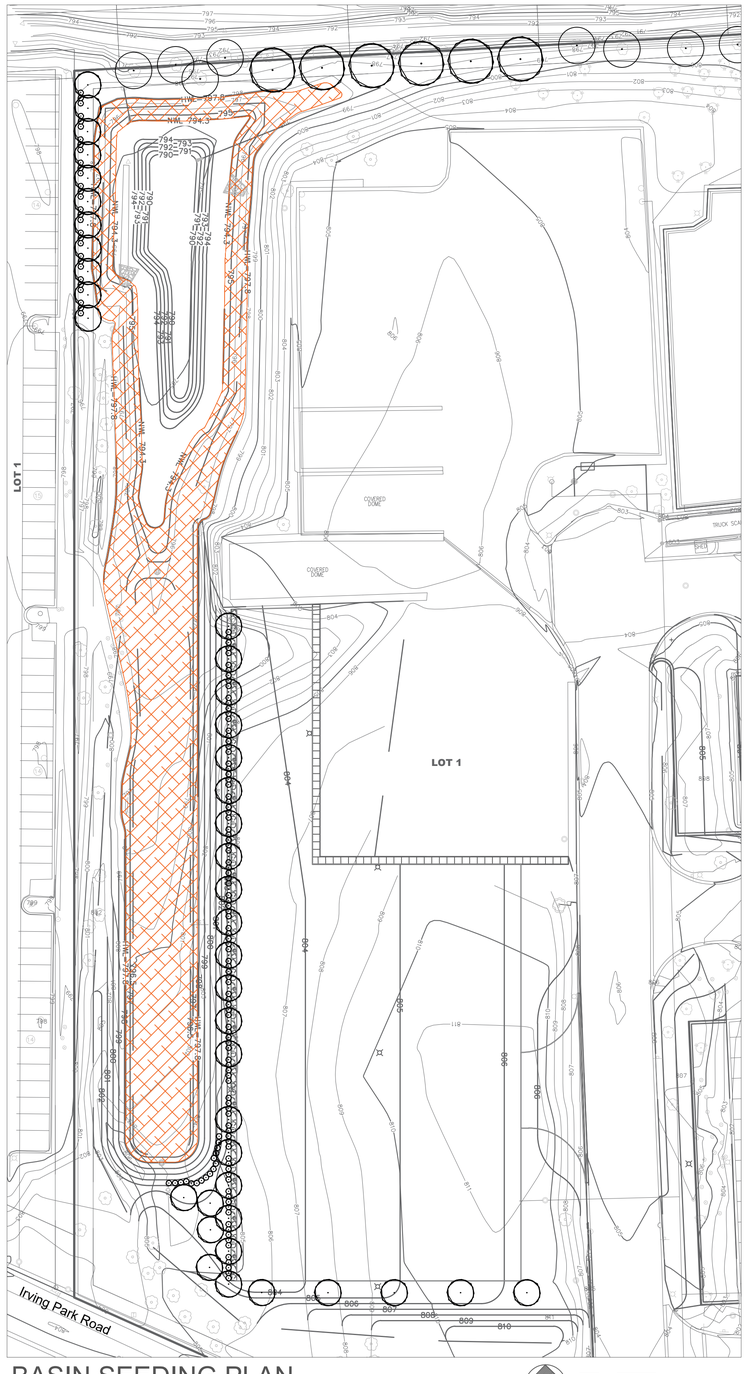
DSGN.
DWN. EPS
CHKD. DG
SCALE: VARIES
PLOT DATE:
CAD USER:
MODEL:

TITLE:

OVERALL LANDSCAPE PLAN

Douglas Gotham, RLA157.000575

PROJ. NO. 250034
DATE: 04/25/25
SHEET 7 OF 8
DRAWING NO.
L.2



BASIN SEEDING PLAN

INDICATES SLOPE SEEDING & PLUGS

Slope Seeding 794.3 - 797.8

Scientific Name	Common Name	Oz/Acre	Plant Height
Grasses/Sedges			
Carex Cristatella	Crested oval sedge	1.0	2 - 3'
Carex Frankii	Bristly sedge	1.0	1 - 2'
Carex lurida	Bottlebrush sedge	3.0	3'
Carex vulpinoidea	Brown fox sedge	6.0	2 - 3'
Eleocharis ovata	Blunt spike rush	1.0	2'
Elymus virginicus	Virginia wild rye	12.0	2 - 5'
Glyceria striata	Fowl manna grass	1.5	2 - 4'
Juncus effuses	Common rush	1.0	4'
Juncus torreyi	Torrey's rush	0.25	1 - 3'
Leersia oryzoides	Rice cut grass	2.0	3 - 5'
Panicum virgatum	Switchgrass	8.0	5'
Scirpus atrovirens	Dark green bulrush	1.0	3 - 5'
Scirpus cyperinus	Wool grass	0.5	4 - 5'
Scirpus fluviatilis	River bulrush	0.25	3 - 7'
Scirpus validus	Great bulrush	6.0	2 - 3'
Forbs			
Alisma spp.	Water plantain	4.0	3'
Asclepias incarnata	Swamp milkweed	2.0	3 - 5'
Bidens spp.	Tickseed/bidens	2.0	3 - 5'
Helenium autumnale	Sneezeweed	3.0	3 - 5'
Mimulus ringens	Monkey flower	1.0	2 - 4'
Penthorum sedoides	Ditch stonecrop	1.0	1 - 3'
Polygonum pensylvanicum	Pinkweed	4.0	1 - 3'
Rudbeckia subtomentosa	Sweet black-eyed Susan	3.0	3 - 5'
Sagittaria latifolia	Broad leaved Arrowhead	1.0	1 - 4'
Temporary Cover Crop			
Avena sativa	Oat	360.0	1 - 3'
Lolium multiflorum	Annual rye	104.0	1 - 3'

Plugs at 36" O.C		Qty.
Alisma spp.	Water plantain	280
Asclepias incarnata	Swamp milkweed	280
Bidens spp.	Tickseed/bidens	280
Helenium autumnale	Sneezeweed	280
Mimulus ringens	Monkey flower	280
Penthorum sedoides	Ditch stonecrop	280
Polygonum pensylvanicum	Pinkweed	280
Rudbeckia subtomentosa	Sweet black-eyed Susan	280
Sagittaria latifolia	Broad leaved Arrowhead	280

STORMWATER BASIN LANDSCAPE NOTES:

1. MINIMUM 6" TOPSOIL FOR SLOPE SEEDING AREAS
2. INSTALL NAG S75 BN BLANKET ON SLOPE SEEDING AREAS

GENERAL MAINTENANCE

The Developer shall be fully responsible for the maintenance in a healthy, flourishing condition of all landscape items required to be planted until the end of the three-year maintenance period following acceptance of the landscape installation by the Village.

At a minimum, the following schedule of specific maintenance activities shall be observed:

(1) April – All tree wrap and root ball cords shall be removed. Trees shall be fertilized and all individual plants and mass planting beds landscape mulched and edged.

(2) April thru August – All landscape plants shall be inspected and treated as needed to ensure that they remain free or disease and/or insect infestation.

(3) June thru August – All landscape plants shall be watered on a regular schedule to prevent drought stress and to ensure healthy growth. Care should be taken not to over-water.

(4) Before November 1 – The trunks of all trees shall be wrapped to prevent winter bark

damage by the elements and/or animals. Landscape plants shall be pruned (as needed), fertilized, and

mulched.

TREES & SHRUBS
All materials shall conform to the standards adopted by the American Association of Nurserymen. All material shall be balled and burlapped.

SHREDDED HARDWOOD BARK MULCH
Shredded hardwood bark mulch shall be free of harmful chemicals, diseases, and insects. Mulch shall have a minimum 1/8 inch dimension and a maximum length of 2-1/2".

FERTILIZER
All fertilizer shall be a commercial balanced 10-6-4 fertilizer delivered to the site in bags labeled with the manufacturer's guaranteed analysis.

OTHER MATERIALS
All other materials, not specifically described but required for complete and proper completion of the work of this section, shall be as selected by the contractor subject to the approval of the Landscape Architect.

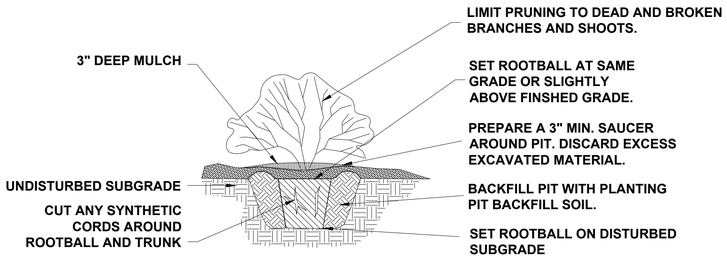
TRANSPORTATION AND STORAGE OF PLANTS
Transportation:
The contractor shall exercise care to prevent injury and drying out of the plant material.
Storage:
Balled and burlapped or container grown plants may remain on the site only 72 hours prior to being planted or put in storage. Plants shall be kept moist and protected from freezing.

Rejection:
All plant material shall be inspected and should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the Owners Representative may reject the injured materials.

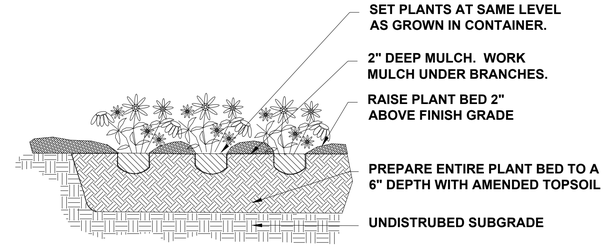
GUARANTEES
This Contractor shall guarantee the plant material for a period of one year after Date of Substantial Completion of total Project. He shall replace any and all plant material, which has not survived the guarantee period.

Within this period of the guarantee, plants replaced by approval of the Architect shall be guaranteed for 1 year from date of replacement.

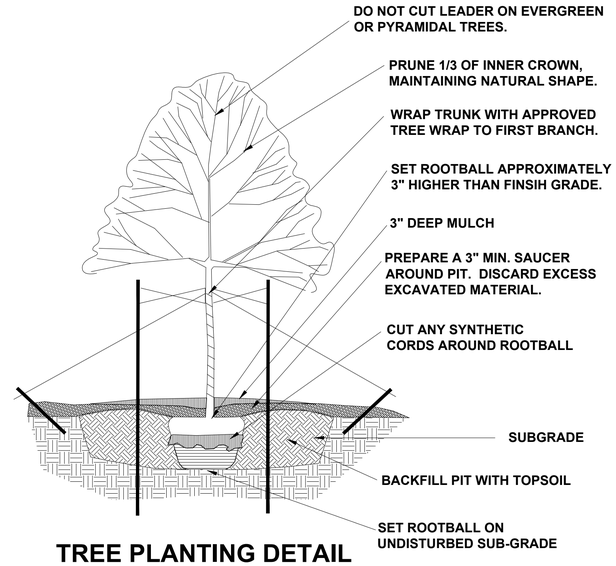
At any time within the period of the guarantee, the Contractor shall replace any plant, which has died or is in a dying condition, or has failed to flourish in such a manner or is such a degree that its usefulness or appearance has been impaired due to inferior or defective materials or workmanship, or unfavorable weather conditions. The decision of the Landscape Architect for making replacements shall be conclusive and binding. The Contractor shall also make good damage to persons or property caused by defective workmanship or materials.



SHRUB PLANTING DETAIL
NO SCALE



PERENNIAL, AND GROUNDCOVER DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE

CHRISTOPHER B. BURKE ENGINEERING
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
A LAMP DEVELOPMENT
Schaumburg, Illinois

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME

DSGN.	
DWN.	EPS
CHKD.	DG
SCALE:	1:40
PLOT DATE:	
CAD USER:	
MODEL:	

TITLE:
BASIN SEEDING PLAN

Douglas Gotham, RLA157.000575

PROJ. NO.	250034
DATE:	04/25/25
SHEET	8 OF 8
DRAWING NO.	L.3

Z2502-03 AUG 8 '25

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 · (217) 782-3397

JB PRITZKER, GOVERNOR JAMES JENNINGS, ACTING DIRECTOR

217-785-1705

REGISTRATION CONFIRMATION

June 17, 2025

America Material Sales Inc
Attn: Bobbie Galichio
PO BOX 72631
Roselle, IL 60172

RE: ROSS Program
ID #: 031489AKV
Application #: 25050037
Location: 800 W Irving Park Rd, Schaumburg, IL 60193

Dear Bobbie Galichio,

The Illinois EPA hereby acknowledges receipt of your registration and confirms that your source has been registered in the Registration of Smaller Sources (ROSS) Program. The ROSS Program regulations can be found at 35 Ill. Adm. Code 201.175. Although the source is not required to have an air permit during the period it is registered as a ROSS eligible source, please be advised that the source must still comply with all applicable laws and regulations.

If you have changed or intend to change this source in a way that it will no longer be eligible for the ROSS Program, you must notify the Illinois Environmental Protection Agency, Bureau of Air, Permit Section (MC 11), 2520 West Iles Avenue, P.O. Box 19276, Springfield, IL 62794-9276 in writing as required by 35 Ill. Adm. Code 201.175(g). If you have changed or intend to change this source such that it now or will include activities, equipment or emissions that are not consistent with the eligibility criteria of the ROSS Program, you may be required to obtain construction and/or operating permits from the Air Permit Section as required by 35 Ill. Adm. Code 201.175(g).

As a ROSS participant, the annual payment of your Air Pollution Control Site Fee will verify your source's renewed eligibility for the ROSS Program and maintain your registration. For further information on the ROSS Program please visit the website at www.ienconnect.com/enviro.

If you have any questions concerning this, please contact Matthew Horn at 217/785-1705.

William D. Marr

William D. Marr
Manager, Permit Section
Bureau of Air

WDM:MWH:MMW
cc: Permit File

OPERATING PROGRAM FOR THE CONTROL OF FUGITIVE PARTICULATE MATTER

AMERICA MATERIAL SALES, INC.
800 Irving Park Road
Schaumburg, IL 60193

Introduction

The Purpose of this operating program is to describe the procedures implemented by America Material Sales, Inc. – Schaumburg (AMS) to control fugitive particulate matter emissions.

This program has been prepared to meet the applicable requirements of Title 35, Illinois administrative code Part 212(35IAC Part 212)-Visible and particulate Matter Emissions.

In addition to fulfilling regulatory requirements, this operating plan is used as a reference for control of fugitive dust emissions and as a tool to communicate practices on reducing or preventing fugitive dust emissions.

Location

This site is located at 800 Irving Park Road, Schaumburg, IL 60193. The Facility is situated at north of E Irving Park Road, approximately 0.1 Miles east of Wright Blvd. The site consists of approximately 10 acres.

Responsible Person

The Plant Foreman is directly responsible for the execution of the Fugitive dust plan at the site. The Responsible Person listed below functional oversight and coordinates support for compliance with all applicable environmental regulations, perform compliance reporting and plan preparation, and interfaces with governmental agency representatives.

AMS Contact	Position	Contact Phone no
Bobbie Galichio	Sales Representative	[redacted]
Jeff Moyer	Area Manager	[redacted]
Pinal Patel	QC Manager	[redacted]

PROGRAM OBJECTIVES

The effective of this fugitive dust control program is dependent on the active participation and sincere cooperation of all supervisors and employees, and the coordination of their efforts in carrying out the following basic responsibilities.

A. Plan and supervise all work to reduce possibilities of fugitive dust from leaving the property. This includes maintaining stockpile heights at levels of minimum of 6-12 inches below the surrounding berm height within the 16' Concrete Block wall.
B. Maintain a system of prompt detection and elimination of fugitive dust episodes.
C. Provide for the prevention from fugitive dust impacting adjacent public and private property and all persons.
D. Establish and conduct and educational program to stimulate and maintain interest and participation of all employees.
E. This plan will be updated to address any changes that occurred during future operations.

Operating Procedures and Control Methods

General Facility Information

Name: - America Material Sales, Inc.-East Dundee

Address: - 800 Irving Park Road,
Schaumburg, Illinois 60193

Owner/Operator: - MLD LLC
1900 Wright Boulevard
Schaumburg, IL-60193

The America Material Sales, Inc-Schaumburg (AMS) Facility is in Schaumburg, Cook County, Illinois. The Site encompasses approximately 10 acres and consists of a concrete and asphalt recycling plant, finished recycled construction materials stockpiles, and Topsoil Material Stockpiles, and Equipment and Material Storage, Fuling Pump & truck parking, Mechanic Shop areas. In accordance with title 35 of the Illinois administrative code, section 212-fugitive particulate Matter. The site is also required by the existing air pollution control permit to maintain records and conduct testing to demonstrate compliance with particulate emission standards.

The AMS facility's operations can be divided into two categories of activity:

1) Process Plant Operation- rubble unloading, crushing, screening, and conveying,
2) Transporting, Mechanic shop, shipping, and storage operation – roadway, parking, and stockpiles.

Reclamation Operations

- Process plant operations
  The recycled concrete and asphalt processing plant consists of rubble unloading, crushing, screening, conveying, and stockpiling areas. Recycled concrete, asphalt, and Topsoil materials are processed and sorted to produce specific gradations of finished products for return to the economic mainstream.

  Control of particulates at the America Materials Sales, Inc-Schaumburg Processing plant is accomplished primarily through the use of wet suppressions. The level of moisture in the recycled concrete and asphalt and the rate at which it changes in the course of processing are affected by weather conditions, including rainfall amounts and time since last rainfall, temperature, humidity, wing, freezing, conditions, amount of sun and cloud cover. Due to the "Carryover" effect of water Sprays, every point in the process dose not necessarily require its own water spray. Excess water degrades the quality of the product, creates malfunction of the process equipment, and produces mud fines that can be tracked throughout the plant to produce other sources of fugitive emissions.

  Water sprays are installed at the drop point of the primary crusher. Due to elevated moisture content of the recyclable material, there are no additional sprays in use at this time. The plant operator or trained designee is responsible for ensuring that the sprays are kept in proper working condition. Spare nozzles, hoses, and other water spray parts are kept in stock to facilitate making minor repairs or change immediately.

Transportation, Shipping and Storage Operations

Customers enter the facility from the Irving Park Road entrance and travel to the designated area (Office,recycled concrete / asphalt and fill transfer customers) or to the finished recycled product stockpile area. Customers travel to scales and exit the facility through one or more of the following dust control suppression systems: water truck treated and/or swept roadways.

Roadways

Primary method of fugitive dust control on internal paved roadways: Water truck will apply water once every four hours for each operating shift in which the facility is operating. On dry days, this frequency will increase to an application rate of once every two hours for each operating shift. The facility may elect to apply water more frequently should conditions indicated the need for additional suppression of dust on roadways.

Secondary Method of Fugitive Dust Control on Paved roads: A sweeper (with water tank) will be used at least once every day 4 hours for each operating shift in which the facility is operating. On dry days, the frequency will increase to an application rate of once every two 2 hours for each operating shift. The facility may elect to utilize the sweeper more frequently should conditions indicate the need for additional suppression of dust on roadways.

Primary Method of Fugitive Dust control on external roadways: The sweeper will be utilized on external roadways surrounding the entrance/exit area to the site at least once during each operating shift in which the facility is operating.

There are three methods of dust control utilized at the America Material sales, Inc-East Dundee facility for the roadways including water truck, sweeper, and overload prevention.

1) One large capacity water truck (5,000 gallons) is used at the facility. The 5,000- gallons water truck application width is approximately 20 feet from both sides of the truck. This effectively manages the internal plant roadway width when spraying from the middle of the roadway. Areas are sprayed or cleaned using high pressure nozzles. See attached water truck zones in Appendix B.

2) A 60-Gallon (Approximate) sweeper truck with a rotating brush broom and sprinkler suppression systems. The sweeper broom cleans paved surface of internal and external perimeter roads to the facility. The broom removes debris and loosens buildup so that a low flow, mist water spray wets down the area after completing a surface cleaning. The sweeper is utilized during every operating shift where inbound shipments are received, and outbound product is sold.

3) To prevent spillage on public roads, customer cartage trucks are prohibited from exiting the site overloaded. All trucks go over the scale and are checked against their vehicle axle wight limit. If a truck is found to be overweight, it is required to off-load the excess material before leaving the property.

4) Trained plant personnel assess the entrance/exit area, internal roadways, and recycled concrete loading/unloading and stockpile areas throughout the day and at least once every 4 hours operating hours to determine if additional dust suppression control are needed.

Parking

Primary Method of Fugitive dust control on unpaved parking area: Water truck will apply once every 4 hours for each operating shift in which the facility is operating. On dry days, this frequency will increase to an application rate of once every two hours for each operating shift. The facility may elect to apply water more frequently should conditions indicate the need for additional suppression of dust on roadways

There are several areas around the facility used for parking of customer trucks and trailers, heavy mobile equipment, as well as lighter duty pool vehicles.

Primary Method of Fugitive dust control: Maintain a moisture content of the pile of at least 1.5%

Other control measure: The water truck can apply additional water to a storage pile.

The moisture content of a representative sample from each storage pile onsite shall be measured at least once per week using ASTM(C566-97) for total moisture Content of materials. If moisture is below 1.5%, additional water will be applied to the piles and be sampled again until 1.5% moisture if achieved.

Storage piles at the facility consist of recycled concrete and asphalt rubble (material to be processed) and finished products piles. Dust from the storage piles is controlled through conditions, water applied by a water truck.

Spraying and choke Feeding crushers, Screens, and Transfer points

Primary Method of Fugitive Dust Control: a fine mist water spray is equipped at the crusher that will act as a suppressant for airborne fugitive dust at all times when the crusher is being utilized.

Water Spray Equipment

The facility will track water usage in each of the water suppression system applications. The number of times the processing plant water is filled during each operating shift will be tracked on a daily water usage form. Inspections of water spray equipment and operating (such as leaking, maintaining adequate flow, clogging of flow lines, etc.) Shall be performed at least once per week when the crushing plant is in operation.

Training

This training aid was developed to increase the awareness of the responsibilities of all employees at the plant with regard to maintaining compliance with air Permit conditions. The job aid documents is a tool to communicate with employees on the need for recognition of non-compliant activities associated with air emissions generated at a crushing plant. Emissions at the site are generated from rock crushing, Stockpiling, material transfer, and haul road traffic.

The training discusses the responsibility of the plant manager or designee to conduct, and the importance behind conducting, routine daily inspections of all plant areas to determine if the proper controls are in use and assess whether they are effective or not. For instance, a daily inspection is performed on the dust control sprays to ensure they are working and effective. If repairs to dust control equipment need to be made the modifications must be completed and documented. The trained plant manager or designee will inspect areas of the plant to determine if opacity limits are being met or if additional controls are needed at the processing plant, Stockpile area, or haul roads to address dusty conditions. The training describes and reviews the proper way to observe the amount of dust in the air as well.

The training also identifies a response plan to address issues observed in any of the plant areas. Some response measures may be more adequate depending on the nature of the issue observed. However, and as noted in the contingency plan, if the controls in use area not adequate or require repair, the plant will cease processing operations until the observed conditions is properly addressed. This decision will be made by the plant manager, in consulting with the other responsible persons listed in this plant.

Frequency

The training will be completed annually, and as new personnel are integrated into the site's operations. The responsible persons will also be trained on this plant to complete these responsibilities in the event that the plant manager is on vacation or unable to work at the facility

Contingency measure plan

America Material sales, Inc-east Dundee is responsible for developing and implementing appropriate levels of contingency measures to address pollution control equipment failures. When the facility observed of experience a failure of a piece of pollution control equipment, the site will implement one of the following measures.

- Conduct documented inspection of all pollution control equipment
- In the event of a water truck equipment malfunction
    1. use a secondary water truck from another nearby location until repairs are completed
    2. work with existing vendor to utilize an additional street sweeper increase sweeping in heavily trafficked areas of the site. Equipment vendors include Elgin Sweeper Company and Hertz equipment rentals.
    3. Ensure other pollution control equipment is in working order
- In the event of street sweeper equipment malfunction,
    1. work with existing vendor to secure a replacement street sweeper unit or work with other vendor to tent a unit. Equipment vendors include Elgin sweeper company and Hertz equipment rental.
    2. Increase the application frequency of the water truck on roadways surrounding the wheel wash and exit areas
    3. Ensure other pollution control equipment is in working order

If the above contingency measures employed are ineffective, such as an instance where wind speeds are elevated to 25 miles per hours or above or track out onto roadways cannot be managed with the above measures, the facility will initiate, in consultation with operations management, a full shutdown of processing and crushing activities until weather conditions improve or dust suppression methods return to effectively controlling fugitive emissions.

Recording keeping and Reporting

Records

Records shall be maintained on site in written form.

- Daily water truck & Sweeper log
- Daily Recycle plant water meter log
- Weekly Recycle plant inspection log

Retention of Records

These records will be maintained for 3 years. These records will be made available for inspection.

Reporting

America Materials Sales, Inc-East Dundee will notify the Illinois EPA of any deviations from this plan within 30 days of such deviation.

Amendments or revisions to this operating program

In accordance with 35 IAC 212.312, all portions of this operating program related to the state fugitive dust rules contained in 35 IAC 212 will be updated as necessary to reflet changes in operations or procedures at the facility.

In the future, once this plan is finalized, America Materials sales, Inc – East Dundee will submit any additional or further revision of this documents to the Illinois EPA for review.

Daily Air monitoring job training Aid

Purpose

Introduce form and procedure for daily air inspections of pollution control devices and visible emissions.

Who should be use this job aid

Any employee who has been certified as a visible emission reader (V.E.R)

Any Manager of supervisor personnel with responsibilities involving the air pollution control equipment.

When should it be used

During the routine daily inspections of the processing plant, stockpile area, roadways, and perimeter of the facility

During a shift when there is an issue of compliance with opacity requiring actions.

Recordkeeping logs.

The Daily water truck and Sweeper log should be completed for each operating shift.

The Daily recycle plant water meter log should be completed for each operating shift, if there is no meter, the number of times the tank was filled up for the day can be used.

Each piece of dust control equipment use must be inspected on a weekly basis and marked on the weekly recycle plant inspection log.

If maintenance or repairs were required during a shift to a specific piece of dust control equipment, if must be explained on the weekly recycle plant inspection log.

For example, If the water truck required replacement of the left rear nozzle due to damage, this must be included in the log

_____Date: _____

Bobbie Galichio, Plant Superintendent (America Material Sales, Inc) 847-276-6915



USE DESCRIPTIONS

A. MATERIAL STOCKPILE (24 FT MAX HEIGHT)
B. EQUIPMENT & MATERIAL STORAGE
C. CRUSHING & STOCKPILE AREA (24 FT MAX HEIGHT)
D. Office & Mechanic Shop
ALL OTHER USES DESCRIBED IN PREVIOUS ZONING APPROVALS SHALL REMAIN UNCHANGED

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	SRK
DRAWN	NB
APPROVED	SRK
DATE	09/29/2023
SCALE	1" = 50'

EXHIBIT A
A LAMP ZONING EXHIBIT
SCHAUMBURG, ILLINOIS

SHEET 1 OF 2

PROJECT NUMBER: 7228

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ILLINOIS PRM LICENSE 184-005184

From: Bryan W. Sill [redacted]
Sent: Monday, June 23, 2025 2:49 PM
To: 'Chidochashe Baker' <cbaker@schaumburg.com>; 'Parth Joshi' <pjoshi@schaumburg.com>
Cc: 'Erik Trydal' <etrydal@schaumburg.com>; 'Sidney Kenyon' <SKenyon@schaumburg.com>; 'mlarosa@schaumburg.com' <mlarosa@schaumburg.com>; Mark Madej (mmadej@schaumburg.com) <mmadej@schaumburg.com>; Bieschke, Brian (bbieschke@schaumburg.com) <bbieschke@schaumburg.com>; tdailly@schaumburg.com
Subject: RE: A Lamp ZBA petition

Dear Mr. Baker and members of the Zoning Board:

I am Chairman of the Pilots' Technical Advisory Committee (PTAC) for the Village of Schaumburg. In my role on PTAC, I provide technical input to Village leaders regarding airport operations and represent the interests of the airport tenants and users.

I recently became aware of the zoning petition from A. Lamp requesting permission to engage in pulverizing activities on their property. I wish to let you know of my objection to that request. As I understand it, Village Staff has also opposed A. Lamp's request, and I urge you to follow Staff's recommendation against approving this request. I will add my own objections to those from Staff. I understand this issue will be discussed at the July 23 Zoning Board meeting which I unfortunately will not be able to attend as I will be out of town on that date. I therefore respectfully ask you to consider my written comments in your deliberations.

As you are aware, A. Lamp's facility is directly across the street from the airport. Regardless of any other environmental concerns that may or may not apply, such operations can generate large amounts of extremely abrasive dust. This dust is likely to blow across the street and settle on the airport, including on aircraft parked outside. Many airport users have significant investments in their aircraft. This dust would be detrimental to their aircraft, potentially causing additional maintenance issues due to extra wear and tear from abrasive dust getting into moving parts.

In addition, turbine engines such as those used on all of the helicopters based at the airport as well as by charter jet aircraft that utilize the airport, could potentially ingest this abrasive dust. According to turbine engine manufacturers such as GE Aerospace and Pratt & Whitney, it is well known that operating turbine engines in dusty environments leads to dust ingestion which negatively impacts turbine engines and can shorten their service life in several ways: Ingested dust can cause erosion of turbine fan blades and other internal components including the engine's compressor and burner. In the hot section of turbine engines, dust can become molten and re-solidify causing deposits on internal engine parts. All of this leads to decreases in efficiency, increased maintenance and parts replacement costs and decreased engine life and time between overhauls. An engine overhaul on a typical gas turbine aircraft engine can cost $100K, so decreasing engine life certainly can have economic consequences, not to mention potential safety issues. For these reasons, purposefully engaging in activities that generate significant amounts of abrasive dust is incompatible with an airport and should not be allowed near an airport.

The Village has invested significant sums of money to operate and maintain one of the finest general aviation facilities in the State of Illinois. The airport is a significant economic engine for the Village, hosting multiple based businesses that generate both direct and tax revenue for the Village, as well as employing dozens of people. According to IDOT, the airport generates over $33 million annually in economic impact for the region. Based businesses include two successful flight schools together operating at least 15 aircraft, a charter helicopter operator as well as the base of operations for several of the Chicago area's TV and radio news helicopters. There are more than 80 based tenant aircraft on the field. Both the Village and the based tenants have significant investments in this airport. A. Lamp's

requested pulverizing operations are not compatible with airport activities and should not be allowed to create a detriment to this facility or its users.

I urge you and the Village Board to reject A. Lamp's request in its entirety. If you have any questions, please feel free to call me. Thank you for your consideration.

Bryan W. Sill
Chairman, Pilots Technical Advisory Committee
Schaumburg Regional Airport

Outlook

RE: A Lamp ZBA petition

From Bryan W. Sill <bsill@sbcglobal.net>
Date Thu 7/10/2025 12:23 PM
To Chidochashe Baker <cbaker@schaumburg.com>; Parth Joshi <pjoshi@schaumburg.com>
Cc Erik Trydal <etrydal@schaumburg.com>; Sidney Kenyon <SKenyon@schaumburg.com>; [redacted]; Brian Bieschke <bbieschke@schaumburg.com>; Mark Madej <mmadej@schaumburg.com>; Michael LaRosa <MLaRosa@schaumburg.com>

1 attachment (3 MB)
ALP_0001.pdf;

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

Dear Ms. Baker and Zoning Board members:

As a follow-up to my email below on this issue dated June 23, I wanted to point out an additional concern with A. Lamp's proposal with respect to their intention to build a high wall or fence around the property.

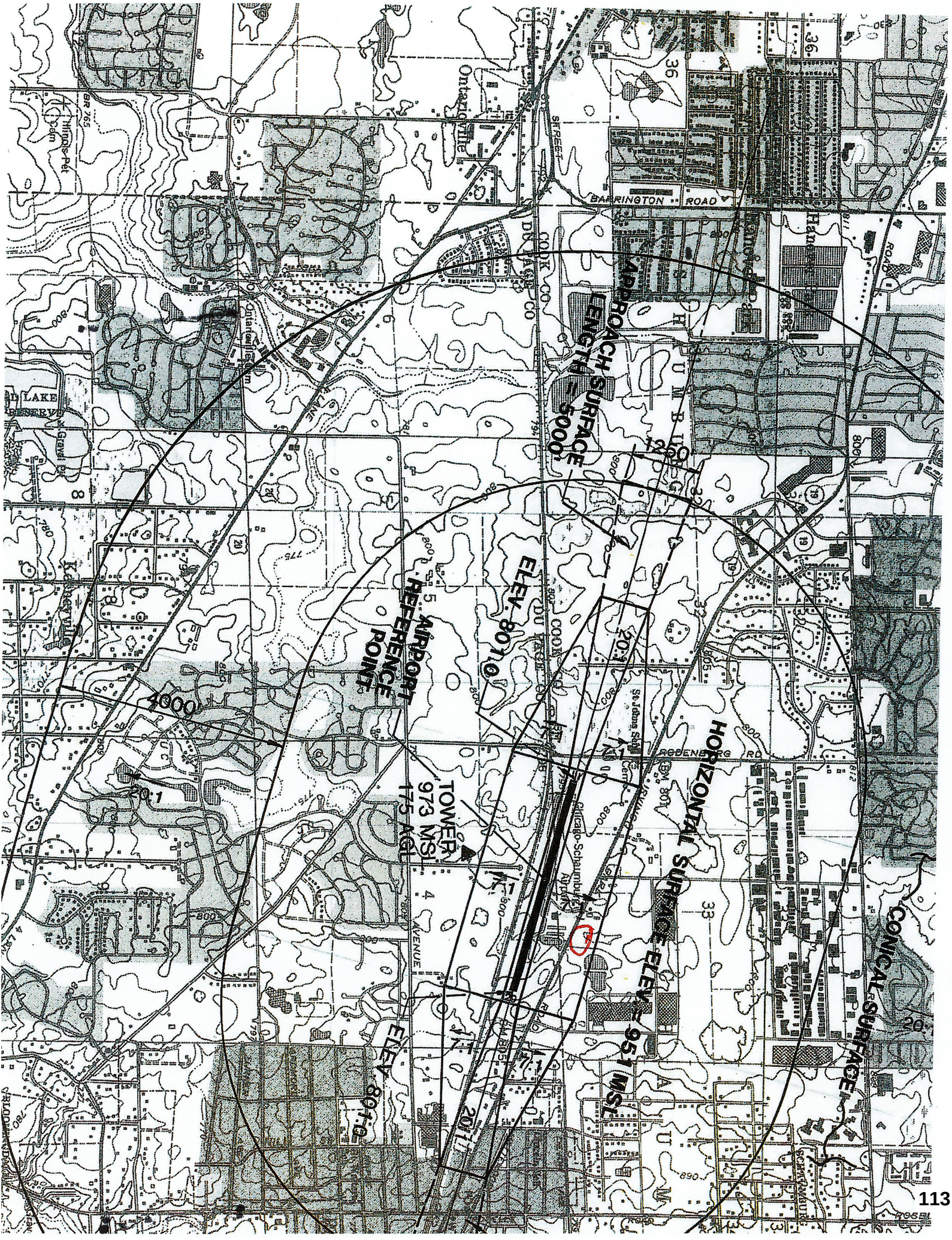
Such a structure in close proximity to the airport may require the completion of an Obstruction Evaluation by the FAA (Federal Aviation Administration). Attached to this email is a magnified section of page 5 of the Airport Layout Plan (ALP) for Schaumburg Regional Airport. The ALP is an official record under FAA regulations and denotes, among other things, the protected areas of airspace around the airport required by FAA regulations. I have marked the approximate location of A. Lamp's property with a red circle. You will note that it is within the closest protected zone of airspace surrounding the airport. The FAA determines the height at which such protected airspace begins. New obstacles that encroach into that airspace are prohibited unless approved by the FAA. I don't know whether this proposed wall would encroach on that protected airspace or whether this issue has been examined by the petitioner but this issue should be addressed before any such structure is considered for approval or built.

One other point I would mention – Besides the direct and tax revenue generated by airport users and tenants doing business with the airport, the business tenants and individual aircraft owners pay substantial rent to the Village of Schaumburg for the safe storage of their aircraft. In exchange the tenants expect, and the Village always has provided, a safe and clean airport. The abrasive dust that would be caused by the proposed operations on Lamp's property are not consistent with this expectation.

For these additional reasons, I again respectfully request that A. Lamp's petition be denied.

I would ask that these additional comments also be considered and placed in the record at the July 23 Zoning Board meeting. Thanks again for your consideration.

Bryan W. Sill
Chairman, Pilots Technical Advisory Committee
Schaumburg Regional Airport


APPROACH SURFACE
LENGTH = 5000'
1250'
ELEV. 801.0
AIRPORT REFERENCE POINT
4000'
20:1
TOWER
973 MSL
175 AGL
HORIZONTAL SURFACE ELEV. 951 MSL
CONICAL SURFACE
BARRINGTON ROAD
Ontarioville
Hanover
COOK CO
DU PAGE CO
HUNTING
Chicago-Schaumburg
ROSENBERG RD
AVENUE
ELEV. 801.0
20:1


CONICAL SURFACE
HORIZONTAL SURFACE ELEV = 951 MSL
APPROACH SURFACE
LENGTH = 5000'
ELEV 801.0
TOWER
973 MSL
175 AGL
AIRPORT
REFERENCE
POINT
ELEV 801.0
20:1
20:1
20:1
20:1
Chicago-Schaumburg
Airport
Hanover Park
Ontarioville
Keeneyville
SCHAUMBURG
ROAD
BARRINGTON ROAD
STREET
AVENUE
LANE
COOK CO
DU PAGE CO
BM 801
BM 805
St Johns Sch
Cem
Ontarioville Cem
Illinois Pet
Cem
Gravel Pit
BR 765
LAKE
4000'

Record No: DEVR-25-17

Development Review Application

Status: Active

Submitted On: 2/5/2025

Primary Location

800 W IRVING PARK RD
Schaumburg, IL 60193

Owner

Michael Land and Development, LLC
Wright Blvd. 1900
Schaumburg, IL 60193

Applicant

Anastas Shkurti
[redacted]

A LAMP CONCRETE CONTRACTORS, INC / 800 W. Irving Park Road / Site Plan Amendment, Fence Variation, and District Standard - Business Operations Variation

Internal Types

Comprehensive Plan Amendment

☐

Code Amendment

☐

Minor Amendment

☐

Minor Amendment Director Approval

Director Sign off on Minor Amendment

☐

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Ryan Franklin

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Business Operator

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name*

Michael Land and Development, LLC

Property Owner Street Address*

1900 Wright Blvd.

Property Owner City*

Schaumburg

Property Owner State*

IL

Property Owner Zip Code*

60193

Property Owner Phone Number*

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?*

Industrial

PIN Number*

07-33-303-013-0000 (old 07-33-400-003 and 07-33-303-004)

Township of Subject Property?

Schaumburg

Approvals Requested

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.

☐

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

☑

If Other, Describe

Variation to Allow outdoor crushing, pulverization, and processing of construction materials

Brief description of the request*

Site Plan Amendment to allow for

(i) expansion of outdoor storage area and material height;

(ii) grading and landscape modifications;

(iii) expansion of operations to include outdoor crushing, pulverizing, and processing materials on site; and

(iv) a fence variation to allow the building of a 24' tall fence.

Project Staff

Type

Engineer

If Other, Describe

Company Name

Mackie Consultants

Staff Name*

Steven R. Kaminski, P.E. CFM

Staff Mailing Address*

[redacted]

[redacted] **Email***

[redacted]

Type

Attorney

If Other, Describe

Company Name

Robbins DiMonte, Ltd.

Staff Name*

Anastas Shkurti

Staff Mailing Address*

[redacted]

Staff Phone Number*

[redacted]

Staff Email*

[redacted]

Type

Other

If Other, Describe

Operator

Company Name

A Lamp Concrete Contractors, Inc.

Staff Name*

Jeff Moyer

Staff Mailing Address*

1900 Wright Blvd., Schaumburg, IL 60193

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

Anastas Shkurti
Feb 3, 2025

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2602-01 / AMENDMENT TO MUNICIPAL CODE / Title 15, Chapter 155 (Signs) Pertaining to Olde Schaumburg Centre Sign Regulations
02/25/26
Zoning Board of Appeals

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

Executive Summary:

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

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

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

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

Recommended Action:

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

ATTACHMENTS:

- Staff Report
- OSC Sign Photos.pdf

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: February 25, 2026

DATE PREPARED: February 11, 2026

CASE NUMBER: Z2602-01

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

BACKGROUND INFORMATION

Petitioner: Village of Schaumburg

Address of Petitioner: 101 Schaumburg Court
Schaumburg, IL 60193

Requested Action:

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

Introduction:

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

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

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

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

Discussion

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



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



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

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

Proposed Redline

New language is shown in *red italics*

§ 155.210 ILLUMINATION.

(A) Illumination of Signs:

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

Summary of existing signs

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

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

Recommendation

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


TENNIS 27
107


THE EYE PLACE
113


THE EYE PLACE


TIMOTHY GRANT JEWELRY
10
REPAIRS DONE
ON PREMISES


ORTHODONTICS


FURLEY & VOLK ORTHODONTICS


OBERWEIS


OBERWEIS


ILLINOIS BONE
& JOINT INSTITUTE


ILLINOIS BONE
& JOINT INSTITUTE


EYES on
SCHAUMBURG
140B


BUSHIDO
JAPANESE MARTIAL ARTS
(630) 400-6121


Umbrella TEA HOUSE
OPEN


Sweet Reserve
CAFE & BAKERY


F45


BONEFISH


TONY'S
Fresh Market


BAKERY


LIQUOR


WELLS FARGO


WELLS FARGO


WELLS FARGO


Blissful Bay
SCALP THERAPY & SPA


Blissful Bay
SCALP THERAPY & SPA


9ROUND
KICKBOXING FITNESS
OPEN


OraMax
ORAL SURGERY CENTER


KIDS FIRST
PEDIATRIC DENTISTRY


CHILDREN'S THERAPY


LUNA FLOWERS


SHAWARMA STOP
OPEN


RUNNING SHOES
MILE
RUNNING
OPEN


chiro one
wellness centers

 DENTIST	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2602-02 /AMENDMENT TO MUNICIPAL CODE / Title 15, Chapter 154 (Zoning) Pertaining to Administrative Approvals
02/25/26
Zoning Board of Appeals

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

Executive Summary:

Recommended Action:

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

ATTACHMENTS:

- Stafff Report
- Proposed Code Amendment

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: February 25, 2026

DATE PREPARED: February 11, 2026

CASE NUMBER: Z2602-02

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

BACKGROUND INFORMATION

Petitioner: Village of Schaumburg

Address of Petitioner: 101 Schaumburg Court
Schaumburg, IL 60193

Requested Action:

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

Introduction:

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

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

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

Discussion
Administrative Amendments

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

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

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

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

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

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

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

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

Proposed Redline

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

Fees

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

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

Conclusion

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

Recommendation

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

§ 154.51 ADMINISTRATION; ADMINISTRATIVE AMENDMENTS.

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

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

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

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

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

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

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

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

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

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

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

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

1. Reduction of up to ten percent (10%) of the required parking:

    a. Parking counts must be provided to the village for evaluation of the request.

2. Reduction of up to twenty percent (20%) of the required parking for commercial shopping centers or established multi-tenant developments with a shared parking agreement:

    a. Parking counts and shared parking agreement (if applicable) must be provided to the village for evaluation of the request.

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

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

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