AGENDA

Zoning Board of Appeals

Wednesday, April 22, 2026
7:00 PM
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

Zoning Board of Appeals

MINUTES TO BE APPROVED

General Minutes (3/11)

Z2601-06 / Duly Health and Care (3/11)

CASES TO BE HEARD

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

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

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

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

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 (3/11)
04/22/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 3-11-26.docx

ZONING BOARD OF APPEALS
GENERAL MINUTES
March 11, 2026

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

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

Member(s) Absent:

A quorum was present.

Also Present: Ian Salzman
Associate Planner

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

Mtg Date	Case Number and Name
2/25	General Minutes
	Z2601-04 / ETS Performance
	Z2601-05 / John Bass Art
	Z2602-01 / Amendment to Municipal Code – OSC Sign Regulations
	Z2602-02 / Amendment to Municipal Code – Administrative Approvals
	Z2502-03 / A Lamp Concrete (Withdrawal)

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)
1) Z2601-06 / Duly Health and Care / 1325 N. Meacham Road / Valet Parking Plan

ADJOURNAMENT
Mr. Szurgot 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 7:16pm.

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2601-06 / Duly Health and Care (3/11)
04/22/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2601-06 Duly Health Mts 2-25-26.docx

Village of Schaumburg
Zoning Board of Appeals
March 11, 2026

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:02pm.

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

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Ian Salzman Associate Planner	William Miller 1325 N. Meacham Schaumburg	Peter Ziarno 1325 N. Meacham Schaumburg

Mr. William Miller, representing the Petitioner, stated that they see a number of mobility-challenged patients and cancer patients who benefit from having valet service. The drop-off has a zero curb, which helps with wheelchairs. The drop-off avoids any blockage of the fire lane. They have 10 spaces identified for parking, which are furthest away from Costco. These spaces have been approved by the ownership and the landlord. Their lease also includes language stating that they are Duly parking spaces.

Mr. Ian Salzman stated that the most recent site plan amendment was in 2022. Valet services are very important for Duly's patients who are elderly, have cancer or have mobility limitations. The hours of operation for immediate care are Monday – Friday, 8am – 8pm and Saturday to Sunday, 9am – 4pm. The hours of operation for their laboratory services are Monday – Friday, 7am – 5:30pm, Saturday 8am – 11:30am, and closed on Sunday. The proposed valet service will operate Monday – Friday, 8am – 4pm. There are 429 parking spaces in the subject parking lot. Ten of those 429 spaces are for valet service. Those spaces are located at the southern end of the parking lot, which is the furthest away from Costco. The dedicated drop-off area does not block the fire lane or any through traffic. The valet service is provided by a third-party company operating as Health Park Hospitality. There will be 2 professional valet attendants onsite. Mr. Salzman said that Staff recommends approval, subject to the conditions stated in the Staff Report.

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

Chairman Raimondi asked the Board for their comments.

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

Mr. Szurgot referred to the diagram on Page 1 of the Staff Report and asked what "Return" means. Mr. Salzman said it shows where patients will pull up to the yellow-striped area to drop off their car and the valet attendant will drive the car down the parking aisle, bring it around to the parking spaces and when the patient exits the building, the valet attendant will return the car to the same location. Mr. Szurgot asked how many ADA parking spaces are in front of Duly's entrance. Mr. Miller said they have 5 ADA parking spaces up front and there are handicapped spaces and one that is completely crossed off. The other ones crossed out are the 10 parking spaces that are allocated in their lease. Mr. Miller said in all, they have 30 parking spaces out of the 400+ that are specifically allocated for Duly. Mr. Szurgot asked why they did not have the 30 spaces highlighted in orange.

Mr. Miller said they are not all valet. Ten spaces are for general ADA parking, not specifically for Duly. They would like to designate 10 spaces for immediate care spaces in front. They are working through the process of getting those spaces identified.

Ms. Errera asked if 10 parking spaces are enough, and Mr. Miller said it has been enough and there are additional parking spaces in the back of the building for cancer patients. They are in the process of getting approval for signage to designate those spaces for their cancer institute.

Mr. Mytych asked if Staff has any issues or concerns with Health Park Hospitality. Mr. Salzman said that Staff has no concerns. Mr. Miller said that Health Park Hospitality runs 2 other valet service locations for Duly in Hinsdale and in Lisle. He added that they have a Certificate of Insurance and everything is up to date.

Chairman Raimondi stated that he is pleased that the valet drop-off is out of the way of the drive aisle that leads to Costco.

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

Mr. Dolbeare made a motion, seconded by Mr. Mytych, to recommend approval of a Valet Parking Plan for Duly Health and Care located at 1325 N. Meacham Road, Case No. Z2601-06 subject to the following conditions:

1. The terms and conditions of Ordinance 22-081 or other ordinances not specifically revised herein shall be hereby reaffirmed by reference.
2. The use of the valet vehicle drop-off zone shall not be exclusive to patrons utilizing valet and may be used by all visitors of the medical facility.
3. The valet parking plan approval is granted in accordance with the Valet Parking Plan prepared by Health Park Hospitality, received by the Community Development Department on March 5, 2026.

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

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

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 3/24/26.

ADJOURNMENT
The meeting was adjourned at 7:16pm.

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

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

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

04/22/26
Zoning Board of Appeals

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

Executive Summary:

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

Recommended Action:

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

ATTACHMENTS:
- Z2511-04 District at Veridian_Report_Final.docx
- Z2511-04 District at Veridian_Location Map
- Z2511-04 District at Veridian_Project Narrative
- Z2511-04 District at Veridian_Variance Justification
- Z2511-04 District at Veridian_Overall Framework Plan
- Z2511-04 District at Veridian_ Tenant Signage.pdf
- Z2511-04 District at Veridian_ Garage Signage.pdf
- Z2511-04 District at Veridian_Application Redacted

PROJECT REVIEW GROUP REPORT

To: ZONING BOARD OF APPEALS

PREPARED BY: Todd Wenger, PLA, ASLA
Senior Planner

HEARING DATE: April 22, 2026

DATE PREPARED: April 16, 2026

CASE NUMBER: Z2511-04

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

BACKGROUND INFORMATION

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

Requested Action:

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

ANALYSIS

Staff Discussion:

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

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

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

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

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

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

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

Primary Signage

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

- Wall
- Awning
- Canopy
- Blade



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

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

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

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

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

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

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

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

Auxiliary Signage

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

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



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

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

Operational Signage

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

Temporary Construction Graphics

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

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

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

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

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

Parking Garage

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION

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

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

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

pc: Petitioner
Owner





Subject Property

Z2511-04

THE DISTRICT AT VERIDIAN

Amendment to Shopping Center Signage Plan

0 60 120
Feet

VILLAGE OF SCHAUMBURG

West of Meacham Road, South of Algonquin Road and North of Progress Parkway

Prepared By:
Village of Schaumburg
Community Development Department

Project Narrative

The District at Veridian is a mixed-use development that brings together multifamily residential, retail, office, and restaurant uses within a cohesive, pedestrian-oriented environment. As part of the overall placemaking strategy for the development, the Retail Enhancement Signage Package establishes a unified framework for tenant signage throughout the retail streetscape.

The purpose of this signage package is to provide retail tenants with clear guidance on allowable styles, design attributes, materials, and installation methods. These standards define the quality, quantity, and mechanisms by which signage may be used to highlight each tenant's storefront. By outlining these parameters, the package empowers tenants to create attractive, high-quality signage while ensuring consistency with the Village's requirements and the aesthetic expectations of the Veridian District.

The package incorporates multiple sign types to support a variety of tenant needs—while maintaining controlled guidelines that preserve a cohesive visual environment. This balanced approach provides flexibility for retailers to express brand identity, yet maintains the architectural integrity and character of the district.

Both national and local retailers will benefit from the ability to develop distinctive, well-designed signage within an elegant and carefully curated streetscape. The resulting mixture of unique storefront expressions, unified by shared standards, strengthens the vibrancy, visibility, and long-term appeal of The District at Veridian.

Variance Justification

The District at Veridian is a mixed-use, pedestrian-oriented development that requires a coordinated and flexible signage approach to support wayfinding, visibility, and streetscape quality. The Retail Enhancement Signage Package provides a unified set of design standards for tenants, ensuring high-quality, cohesive signage throughout the retail district.

To implement this retail and pedestrian-focused signage system, we are requesting variances from the Village's Sign Ordinance are required.

Requested Variances

1. Expanded Sign Types
Approval to allow a broader collection of sign types—including pedestrian blades, specialty markers, integrated architectural signs, and enhanced wayfinding elements—that are not fully addressed in the current ordinance but are essential for mixed-use placemaking.

2. Increased Quantity of Signs
Flexibility on sign quantity to accommodate multi-frontage storefronts, pedestrian sightlines, and district-wide navigation. The signage package controls placement to prevent clutter while ensuring adequate visibility for tenants and clear directional guidance for visitors.

3. Adjustments to Sign Height and Width
Allowances for certain signs to exceed standard dimensional limits to ensure proportionality with modern retail façades and to improve visibility across the multi-block streetscape. These adjustments support legibility at both pedestrian and vehicular speeds where appropriate.

4. Introduction of Specialty Signage
Permission to introduce unique, curated signage features—such as district identifiers, placemaking markers, and architectural accents—that reinforce the identity and character of the Veridian District.

Justification for the Variances

The requested variances directly support the goals of safety, clarity, and high-quality design within a mixed-use environment. The current ordinance does not anticipate the coordinated signage needs of a planned district that integrates retail, residential, office, and dining uses. The enhanced signage program ensures:

- Improved pedestrian navigation and safety through clear directional cues and appropriately scaled signs.
- Consistent and elevated design quality by applying unified standards across all tenant signage.
- A cohesive, attractive streetscape that aligns with the Village's aesthetic expectations and long-term development goals.
- Support for tenant visibility and economic vitality through signage that balances brand expression with district-wide harmony.
- Elimination of piecemeal or inconsistent signage that could result from applying standard ordinance limits to a complex mixed-use setting.

Conclusion

Granting these variances allows the implementation of a well-regulated signage system that enhances placemaking, supports safe navigation, and maintains a cohesive architectural environment. The requested flexibility ensures that signage throughout The District at Veridian remains high-quality, appropriately scaled, and aligned with the Village's vision for a vibrant, pedestrian-friendly mixed-use community.

MEACHAM ROAD

ALGONQUIN ROAD

LAKE POINTE STREET

LANDMARK DRIVE

VERIDIAN BOULEVARD

PROGRESS PARKWAY

LEGACY DRIVE

PRESTIGE PLACE

GROCERY
26,579 SF

RESTAURANT
7,026 SF

RETAIL
6,870 SF

GARAGE
621 SPACES

BLOCK 4

RETAIL
15,000 SF

IN-LINE RETAIL
40,778 SF

RES. ABOVE 4 LEVELS
148 UNITS

1,425 SF

RESTAURANT
6,000 SF

RESTAURANT
6,000 SF

BLOCK 1

GARAGE
825 SPACES

IN-LINE RETAIL
66,379 SF

RES. ABOVE 8 LEVELS
300 UNITS

RESTAURANT
3,500 SF

RES. ABOVE 4 LEVELS
91 UNITS

IN-LINE RETAIL
48,380 SF

1,232 SF

BLOCK 3

GARAGE
664 SPACES

ENTERTAINMENT
RETAIL
21,000 SF

RESIDENTAIL
LINER UNITS (14)

RESIDENTAIL
LINER UNITS (5)

OFFICE ABOVE
2 LEVELS
51,070 SF

IN-LINE RETAIL
18,150 SF

BLOCK 2

GARAGE
414 SPACES

RESIDENTAIL
LINER UNITS (13)

RESTAURANT
3,473 SF

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

RETAIL
14,500 SF

0 30' 60' 120'

SCALE: 1" = 60'-0"

*SEE LANDSCAPE DRAWINGS FOR FINAL LANDSCAPE PLANS

THE DISTRICT AT VERIDIAN

SITE PLAN

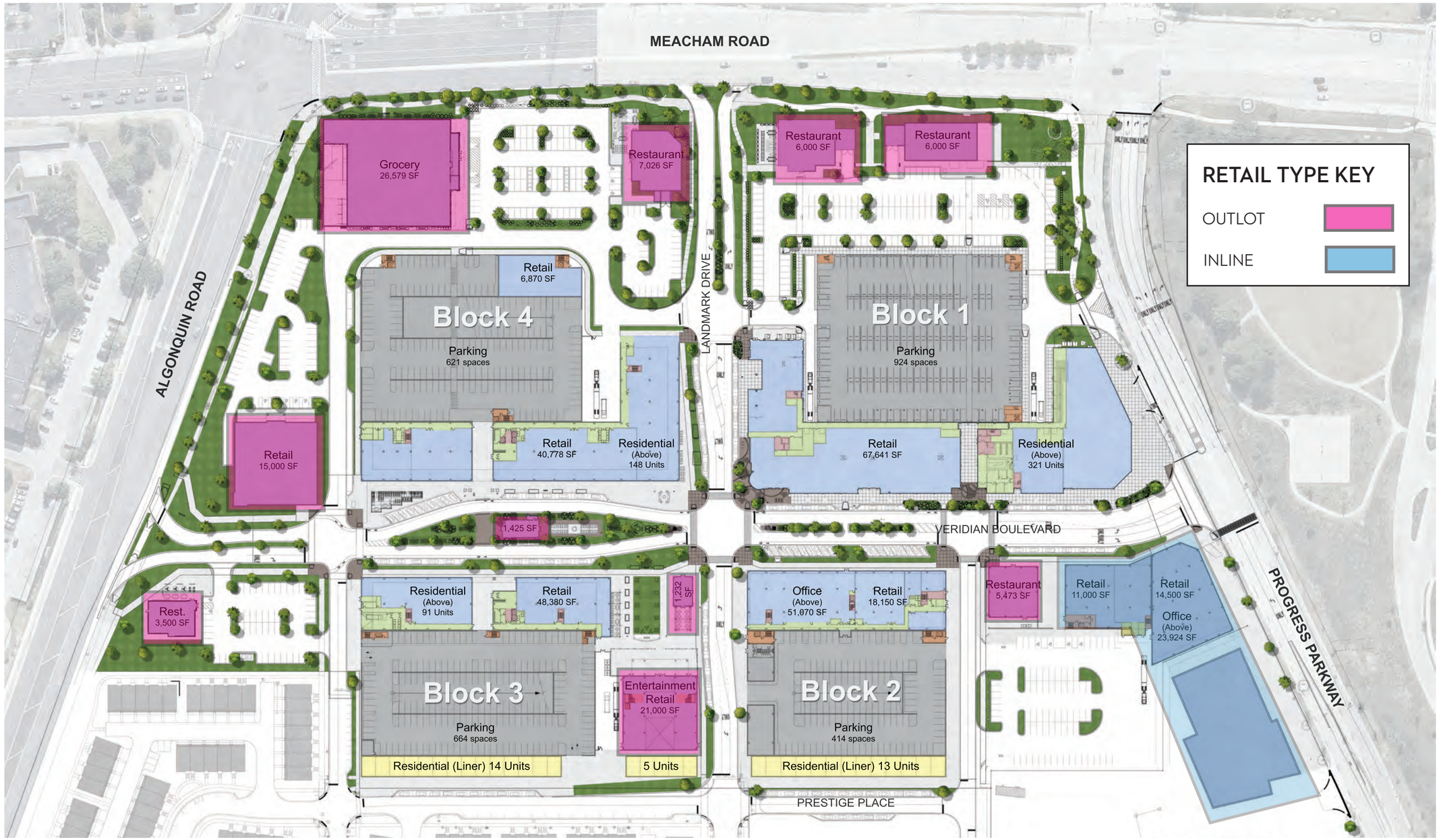
Schaumburg, Illinois | **April 17, 2023**

VERIDIAN

RETAIL SIGNAGE PROGRAM SUBMISSION

APRIL 08, 2026

MASTER SITE PLAN



VERIDIAN

DESIGN INTENT STATEMENT

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

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

Three categories of signage are defined for Tenant use:

Primary Signage

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

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

Auxiliary Signage

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

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

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

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

SIGNAGE CATEGORIES

Primary Signage

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

Auxiliary Signage

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

Operational Signage

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

VERIDIAN

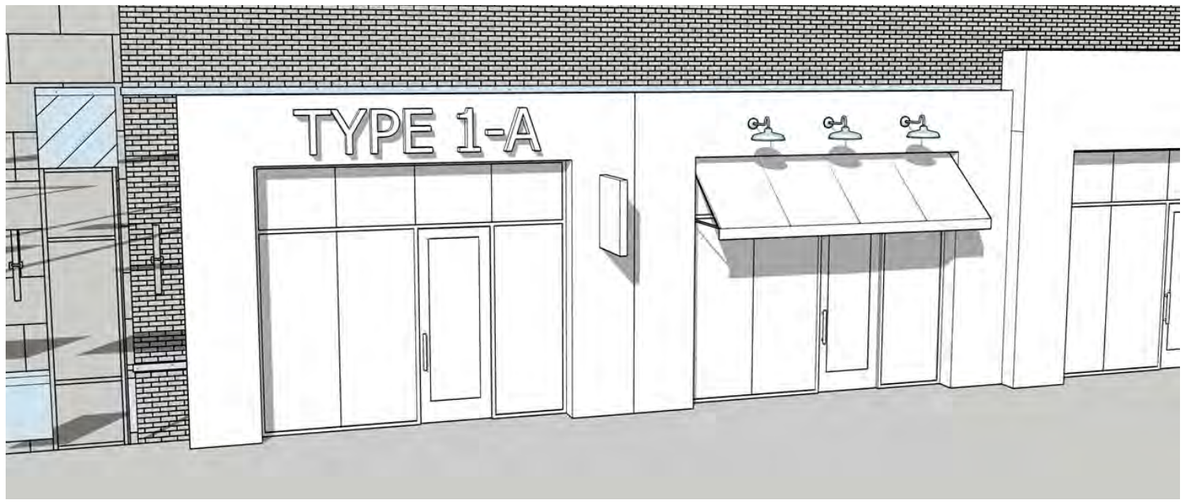
PRIMARY SIGNAGE TYPE

TYPE 1-A WALL / FAÇADE

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

INLINE

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



FACE LIT



EXTERNALLY LIT



EDGE LIT



REVERSE (HALO) LIT



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

VERIDIAN

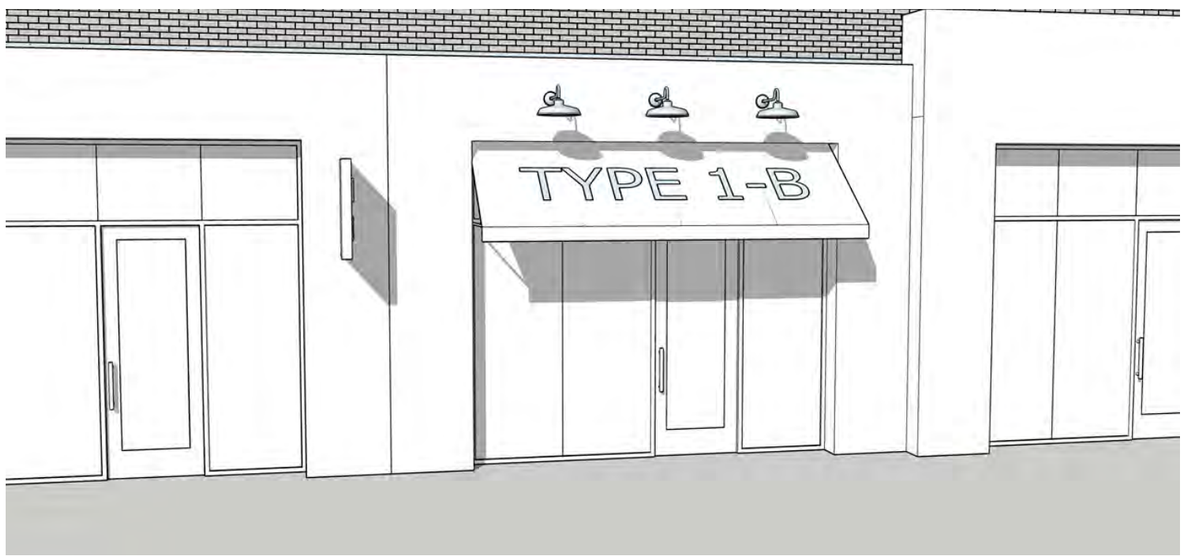
PRIMARY SIGNAGE TYPE

TYPE 1-B AWNING

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

INLINE

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



EXTERNALLY LIT





NON-ILLUMINATED





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

VERIDIAN

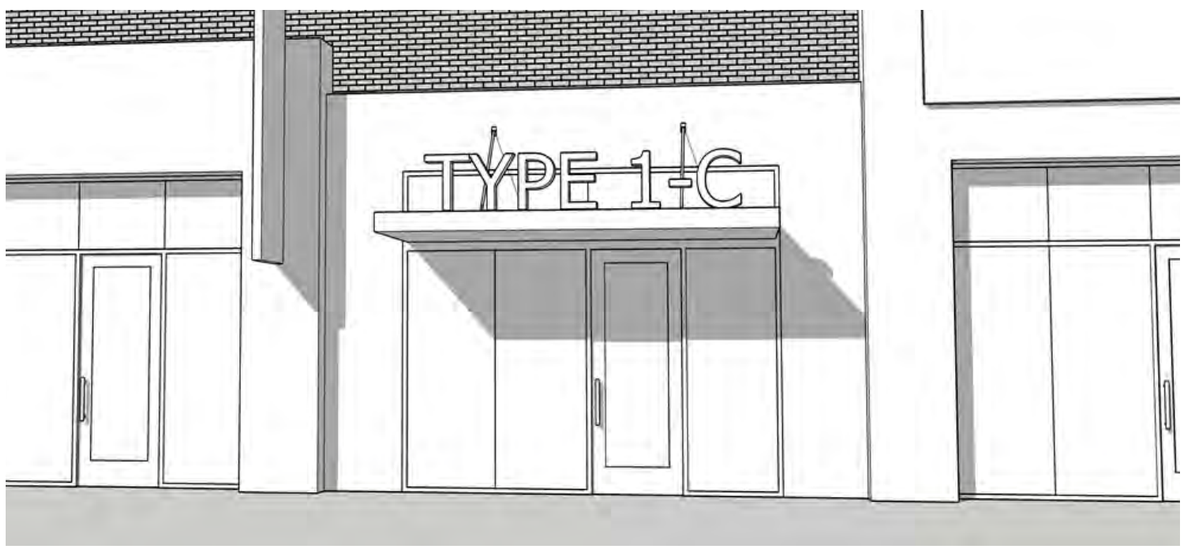
PRIMARY SIGNAGE TYPE

TYPE 1-C CANOPY

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

INLINE

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



INTERNALLY LIT









SUSPENDED



EXTERNALLY LIT



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

VERIDIAN

PRIMARY SIGNAGE TYPE

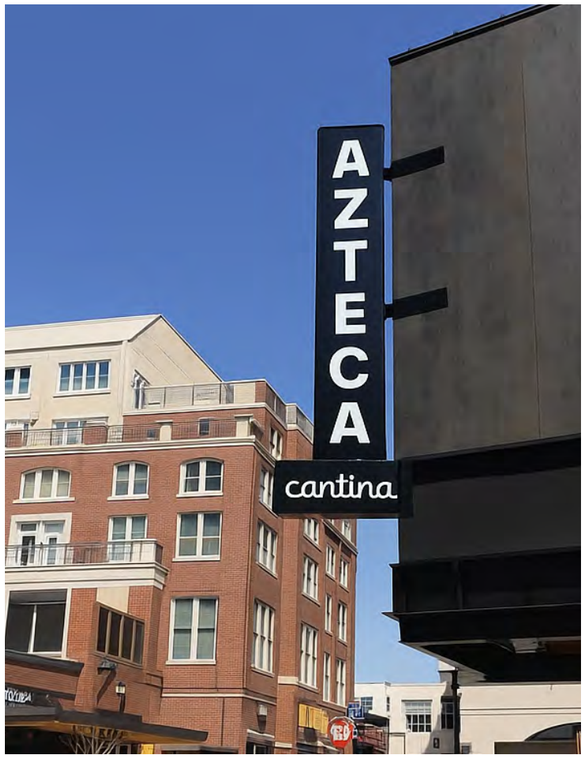
TYPE 1-D VERTICAL BLADE

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

INLINE

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







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

VERIDIAN

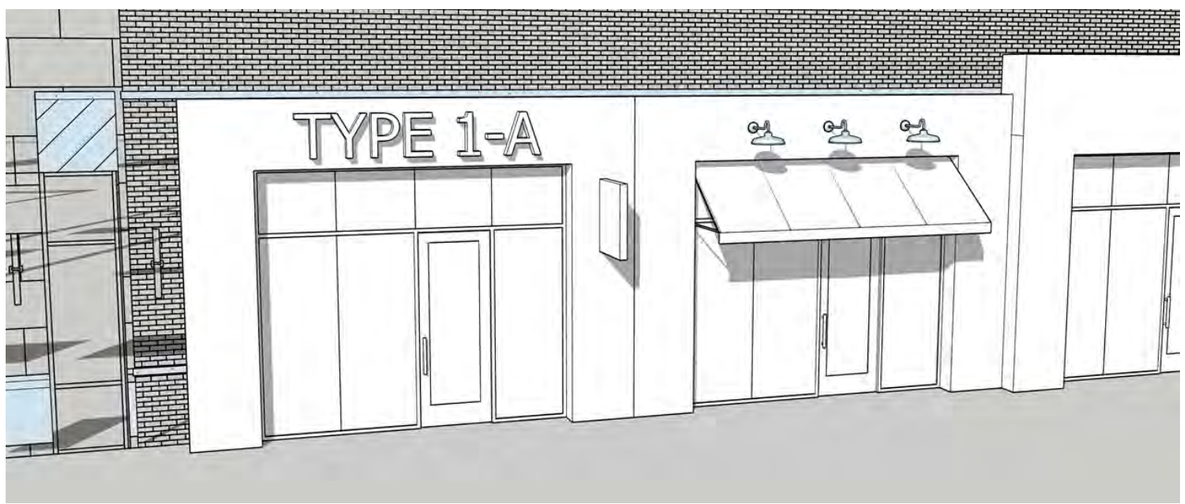
PRIMARY SIGNAGE TYPE

TYPE 1-A WALL / FAÇADE

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

OUTLOT

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



FACE LIT



EXTERNALLY LIT



REVERSE (HALO) LIT



COMBINATION



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

VERIDIAN

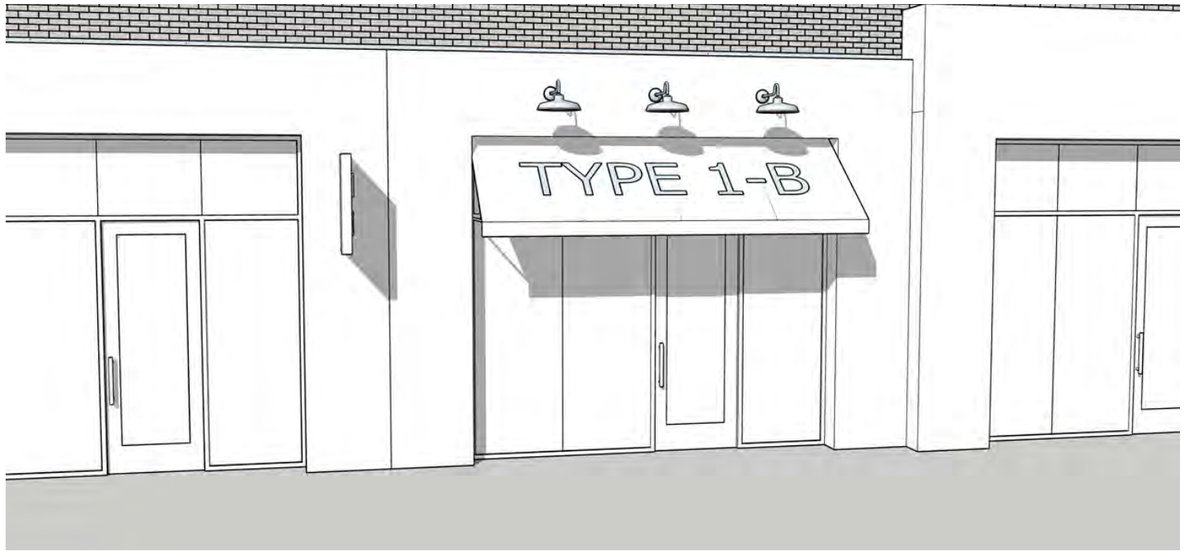
PRIMARY SIGNAGE TYPE

TYPE 1-B AWNING

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

OUTLOT

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

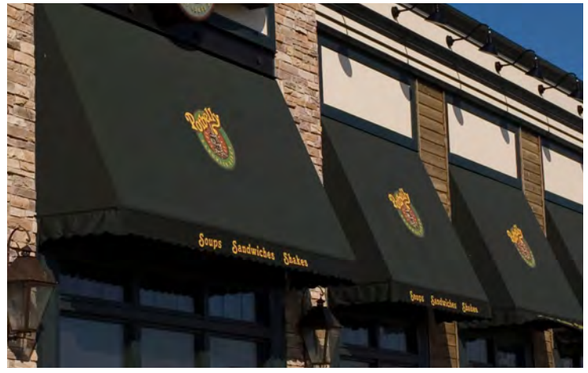


EXTERNALLY LIT





NON-ILLUMINATED





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

VERIDIAN

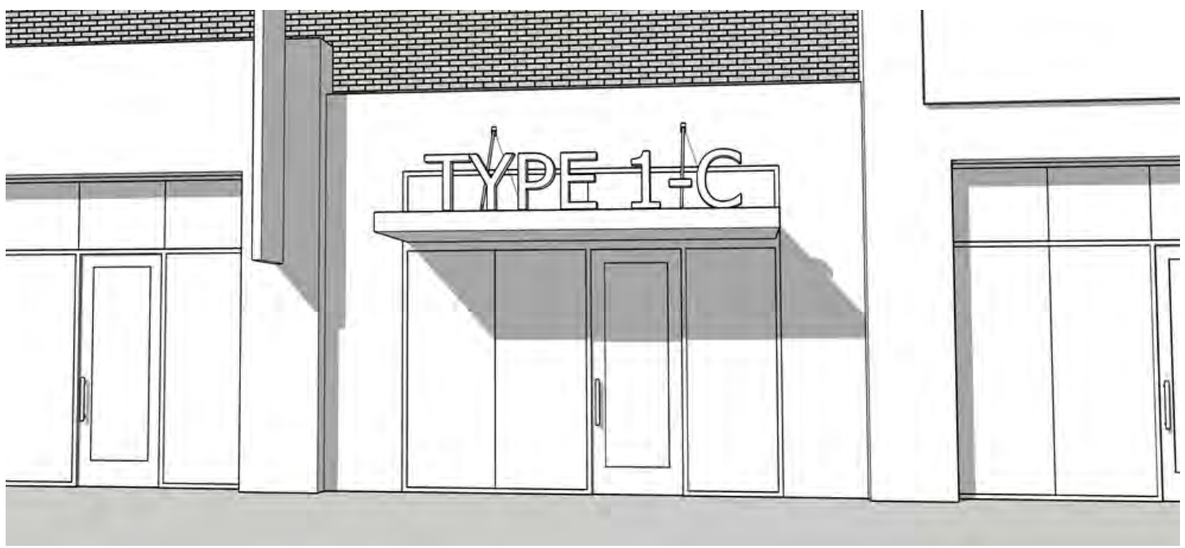
PRIMARY SIGNAGE TYPE

TYPE 1-C CANOPY

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

OUTLOT

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



INTERNALLY LIT









SUSPENDED



EXTERNALLY LIT



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

VERIDIAN

PRIMARY SIGNAGE TYPE

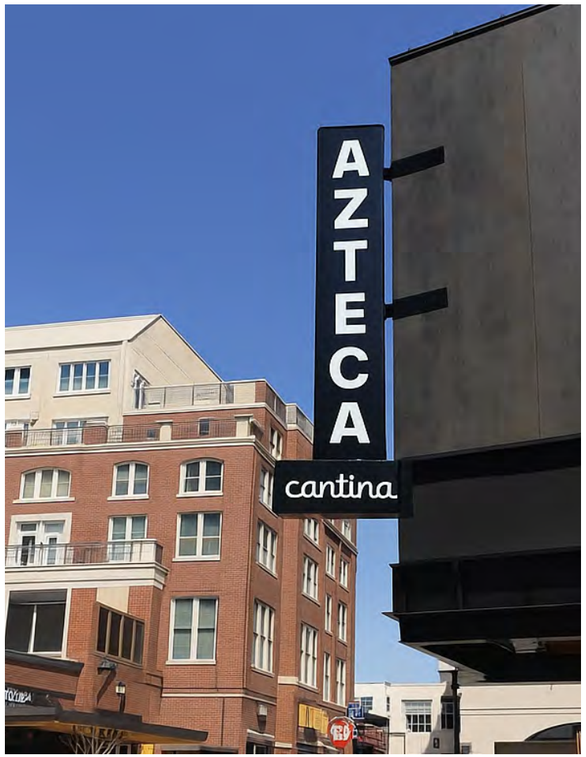
TYPE 1-D VERTICAL BLADE

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

OUTLOT

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







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

VERIDIAN

AUXILIARY SIGNAGE TYPE

TYPE 2 BLADE / SUSPENDED / PROJECTING

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

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









TYPE 3 VALANCE

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

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







VERIDIAN

AUXILIARY SIGNAGE TYPE

TYPE 4 WINDOW

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

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









TYPE 5 WINDOW GRAPHICS

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

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









VERIDIAN

AUXILIARY SIGNAGE TYPE

TYPE 6 MEDALLION

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

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









TYPE 7 PLAQUES

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

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









VERIDIAN

AUXILIARY SIGNAGE TYPE

TYPE 8 ENTRY FLOOR

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

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







TYPE 9 RESTAURANT AND MENU BOARDS

For food service Tenants to display menu offerings to guests.

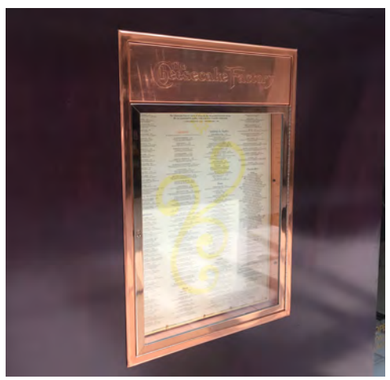
- Table Service Restaurants may have in integrated illuminated display box in their storefront that highlight menu offerings.
- Restaurants may incorporate illuminated and framed menu boards mounted above service counters—either on the back wall or on a soffit directly above the counter area.

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

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







VERIDIAN

OPERATIONAL SIGNAGE TYPE

TYPE 10 HOURS OF OPERATIONS

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

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

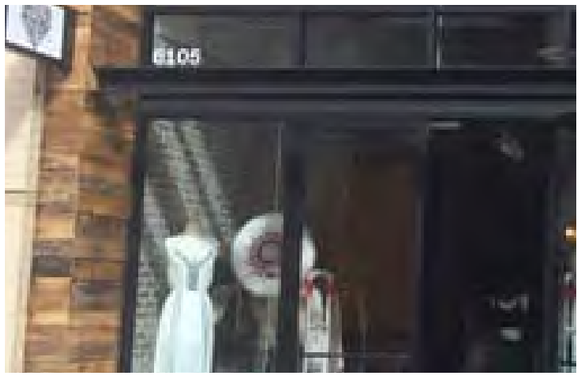




TYPE 11 ADDRESS

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

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





TYPE 12 BACK OF HOUSE

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

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





VERIDIAN

TEMPORARY CONSTRUCTION GRAPHICS

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

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





VERIDIAN

OVERALL SIGNAGE EXAMPLE - FAÇADE



CAFE

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

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

STORE

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

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

BAKERY

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

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

GARDENIA

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

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

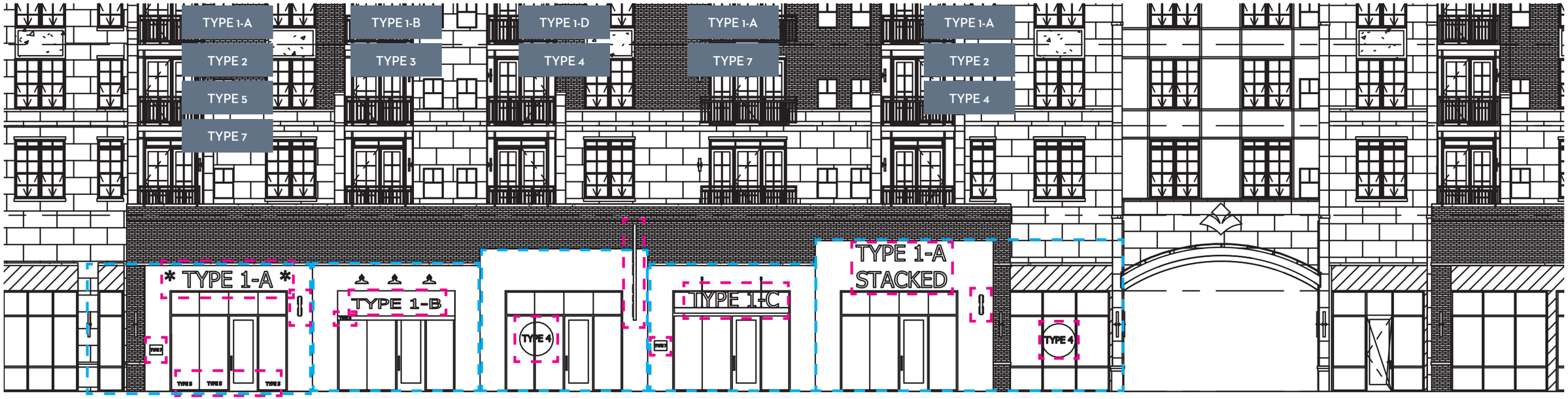
THE GATORBUG

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

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

VERIDIAN

OVERALL SIGNAGE EXAMPLE - FAÇADE



* TYPE 1-A *

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

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

TYPE 1-B

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

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

TYPE 1-D

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

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

TYPE 1-C

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

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

TYPE 1-A STACKED

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

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

VERIDIAN

OVERALL SIGNAGE EXAMPLE



*** NOTE ***

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

VERIDIAN

OVERALL SIGNAGE EXAMPLE



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

VERIDIAN

OVERALL SIGNAGE EXAMPLE - CALCULATIONS

TOTAL
63.4 sf ✓

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



*** NOTE ***

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

VERIDIAN

COMMUNITY BRANDING ENHANCEMENT PLAN

BLOCK 1

VERIDIAN | SCHAUMBURG, ILLINOIS

PROJECT TEAM

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

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

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

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

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

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

SHEET INDEX

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

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

CLIENT NAME AND ADDRESS
DST VERIDIAN, LLC

2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

PLAN DATE
JANUARY 17, 2025

REVISIONS

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

PROJECT NAME AND SHEET TITLE
VERIDIAN -
SCHAUMBURG, IL

COMMUNITY BRANDING ENHANCEMENT PLAN - BLOCK 1
COVER

SHEET NUMBER
L0.1

SUMMARY MATRIX: COMMUNITY BRANDING - BLOCK 1

ARCHITECTURAL

TYPE F FACADE APPLIED, >20'+ HIGH

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

TYPE G FACADE APPLIED, <20' HIGH

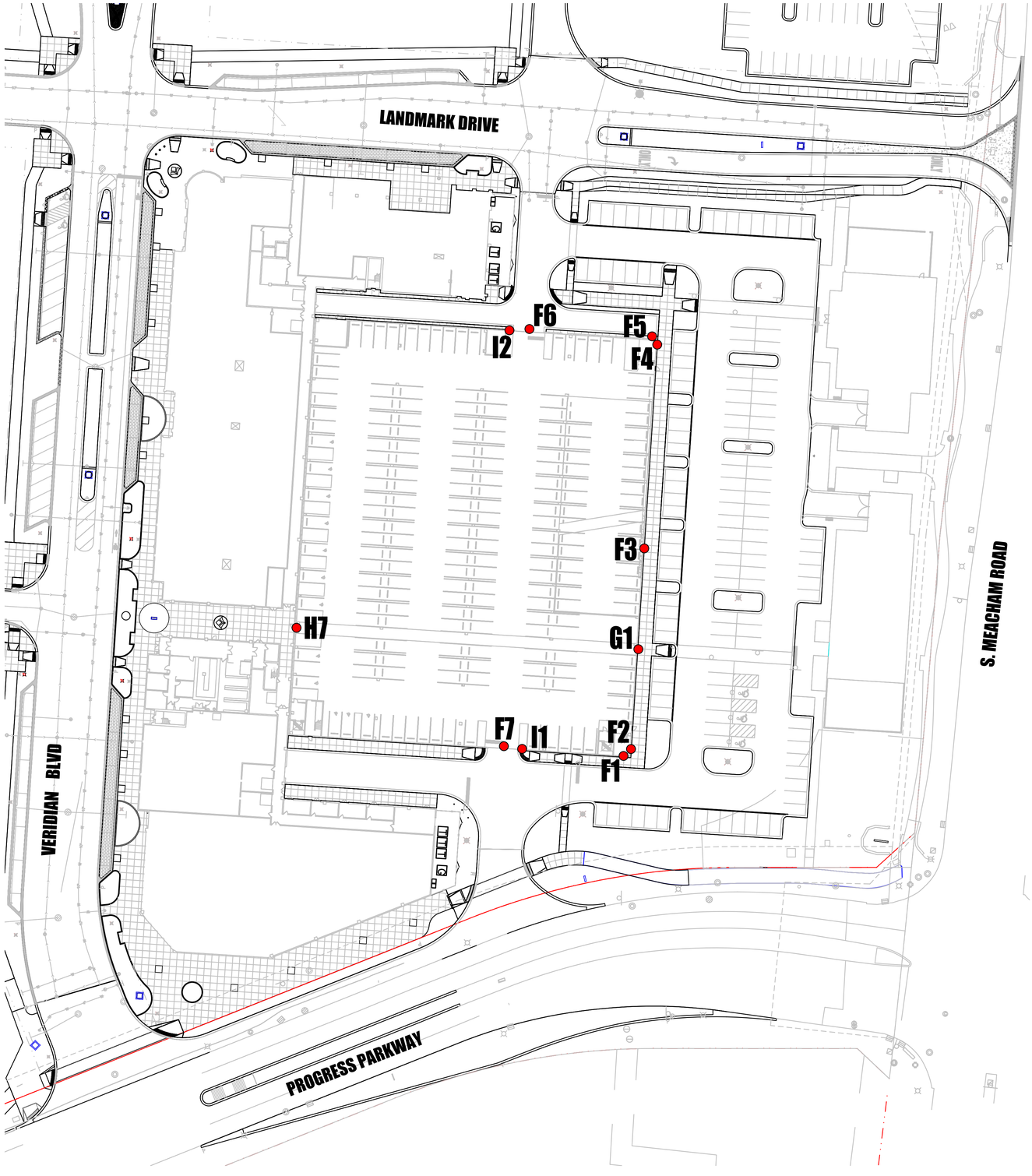
NO	LOCATION	DESCRIPTION	MEASUREMENT	ALLOWABLE S.F.
G1	ENTRY, EAST PASEO	"VERIDIAN BLVD"	6'-10.5" HIGH x 2'-3" WIDE	16 S.F.

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

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

TYPE I SUPPLEMENTAL, <20' HIGH (DIGITAL)

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



LOCATION PLAN: COMMUNITY BRANDING - BLOCK 1

NORTH

0' 20' 40' 80'

SCALE: 1" = 40'-0"

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

CLIENT NAME AND ADDRESS

DST VERIDIAN, LLC

2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

PLAN DATE

JANUARY 17, 2025

REVISIONS

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

PROJECT NAME AND SHEET TITLE

VERIDIAN -
SCHAUMBURG, IL

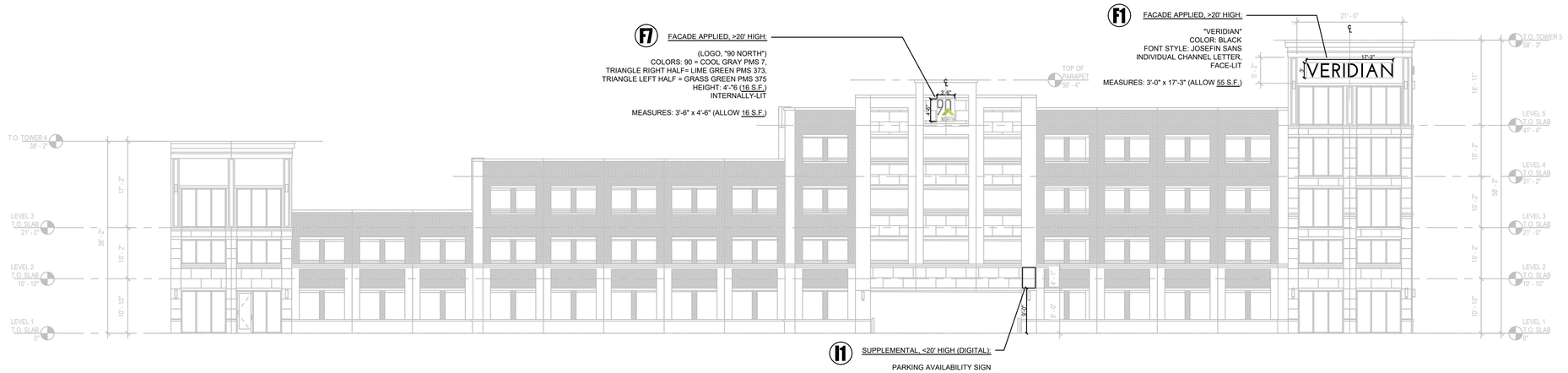
COMMUNITY BRANDING ENHANCEMENT PLAN - BLOCK 1

BRANDING LOCATIONS SUMMARY

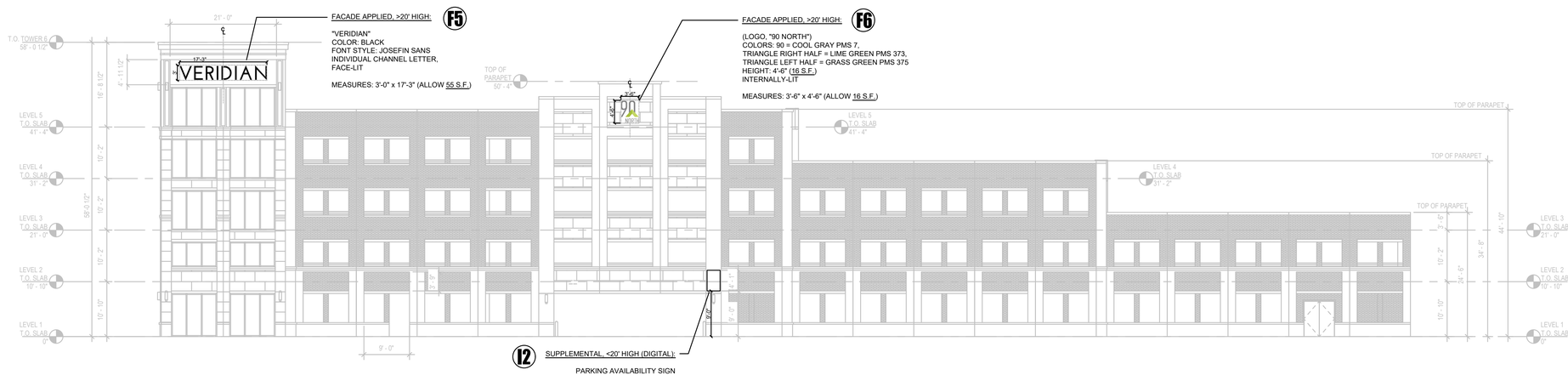
SHEET NUMBER

L0.2

ARCHITECTURAL



ELEVATION VIEW (SOUTH)



ELEVATION VIEW (NORTH)

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

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

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

CLIENT NAME AND ADDRESS

DST VERIDIAN, LLC

2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

PLAN DATE

JANUARY 17, 2025

REVISIONS

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

PROJECT NAME AND SHEET TITLE

VERIDIAN -
SCHAUMBURG, IL

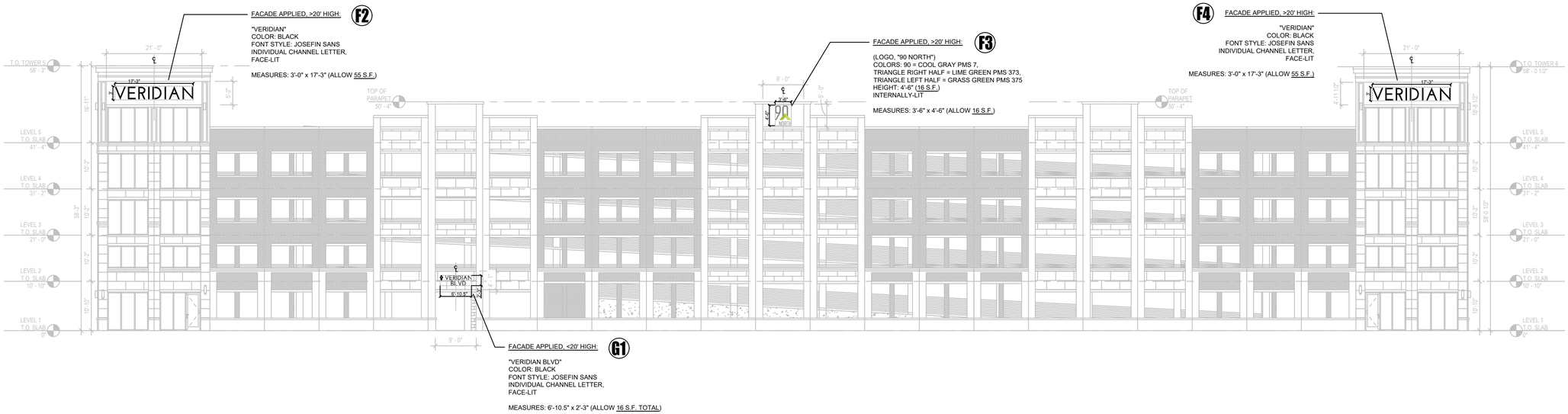
COMMUNITY BRANDING ENHANCEMENT PLAN - BLOCK 1

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

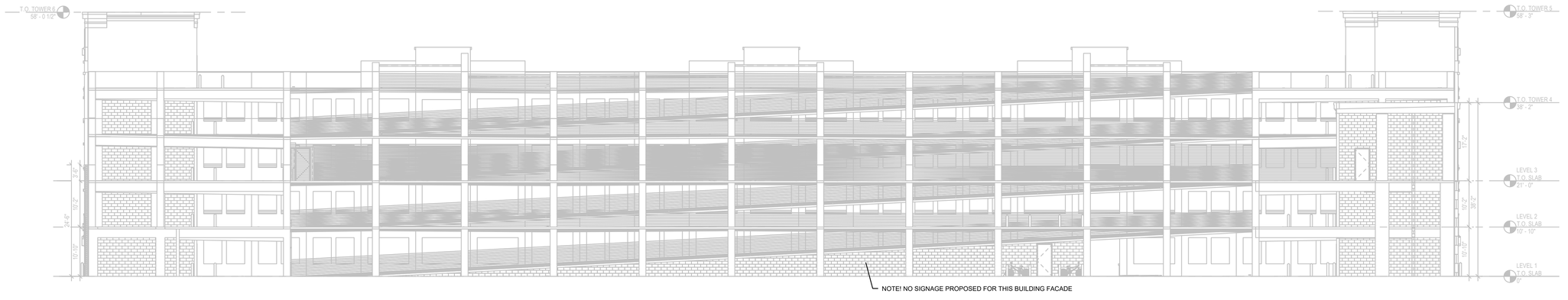
SHEET NUMBER

L2.1

ARCHITECTURAL



ELEVATION VIEW (EAST)



ELEVATION VIEW (WEST)

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

NOT TO SCALE

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

90 NORTH

DETAIL VIEW: TYPES F3, F6 & F7

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

CLIENT NAME AND ADDRESS

DST VERIDIAN, LLC

2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

PLAN DATE

JANUARY 17, 2025

REVISIONS

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

PROJECT NAME AND SHEET TITLE

VERIDIAN -
SCHAUMBURG, IL

COMMUNITY BRANDING ENHANCEMENT PLAN - BLOCK 1

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

SHEET NUMBER

L2.2

ARCHITECTURAL



ELEVATION VIEW - PASEO (WEST)

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

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

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

CLIENT NAME AND ADDRESS

DST VERIDIAN, LLC

2250 PROGRESS PARKWAY
SCHAUMBURG, IL 60173

PLAN DATE

JANUARY 17, 2025

REVISIONS

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

PROJECT NAME AND SHEET TITLE

VERIDIAN -
SCHAUMBURG, IL

COMMUNITY BRANDING ENHANCEMENT PLAN - BLOCK 1

DETAILS: TYPE 'H' - ARCHITECTURAL

SHEET NUMBER

L2.3

Development Review Application

DEVR-25-72

Submitted On: Nov 28, 2025

Applicant

Teresa Bateman

[redacted]

Primary Location

0 THE DISTRICT COMMON AREA
Schaumburg, IL 00000

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Todd Wenger

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

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

Employee

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Mixed Use

PIN Number

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

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

true

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

--

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

--

Special Use - Commercial

--

-

Special Use - Residential

--

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

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

Project Staff

Type

Developer

If Other, Describe

--

Company Name

DST Veridian, LLC

Staff Name

Teresa Bateman

Staff Mailing Address

2250 Progress Prkwy, Schaumburg, IL 60173

Staff Phone Number

[redacted]

Staff Email

[redacted]

Applicants Signature

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

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

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-04 / WOODFIELD MALL / 5 Woodfield Mall / Amendment to Approved Shopping Center Signage Plan
04/22/26
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

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

Recommended Action:

ATTACHMENTS:

- PRG Report
- Location Map
- Sign Packet
- Project Narrative
- Redacted Z2603-04 Woodfield Mall App.pdf

PROJECT REVIEW GROUP REPORT

To: ZONING BOARD OF APPEALS

PREPARED BY: Ian Salzman, AICP
Associate Planner

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

CASE NUMBER: Z2503-04

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

BACKGROUND INFORMATION

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

Requested Action:

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

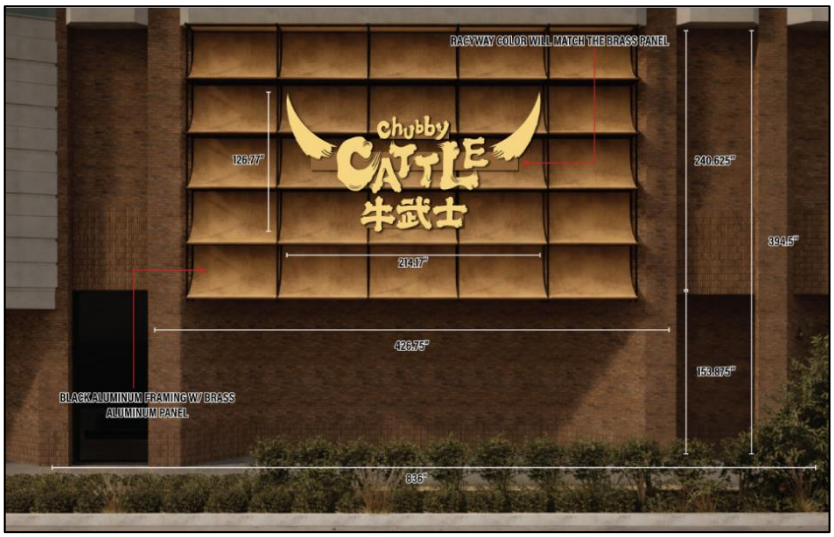
ANALYSIS



Staff Discussion:

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

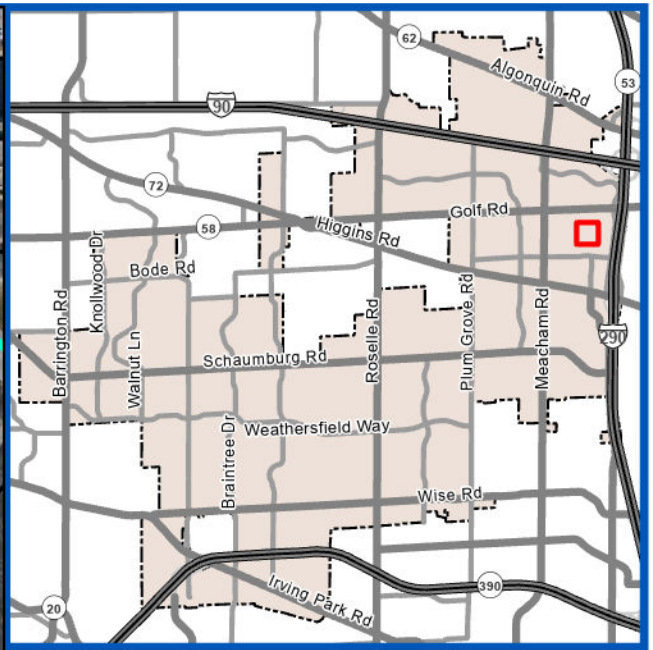
RECOMMENDATION
Staff has reviewed the petitioner's request and is supportive of the overall signage plan. Therefore, staff recommends **approval** of an Amendment to the Approved Shopping Center Signage Plan for Woodfield Mall, Case No. Z2603-04, subject to the following conditions:

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

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

pc: Petitioner





Subject Property

Z2603-04

WOODFIELD MALL

Amendment to Approved Shopping Center Signage Plan

0 80 160
Feet

VILLAGE OF SCHAUMBURG

5 Woodfield Mall

Prepared By:
Village of Schaumburg
Community Development Department

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

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

Approved As Noted (AAN)

Reviewer: KorthuiK Date: 4/7/2026

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

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

Additional Comments:

RECEIVED
4/1/26
SIMON
From:

Chubby Cattle

SIGN RENDERING

LOCATION:
5 Woodfield Mall, G126A
Schaumburg, IL 60173

PRESENTED BY:

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

SIMON

Charles Zhao
Top Channel Letters
topchannelletters@gmail.com

April 8, 2026
Via Email

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

Dear Charles:

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

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

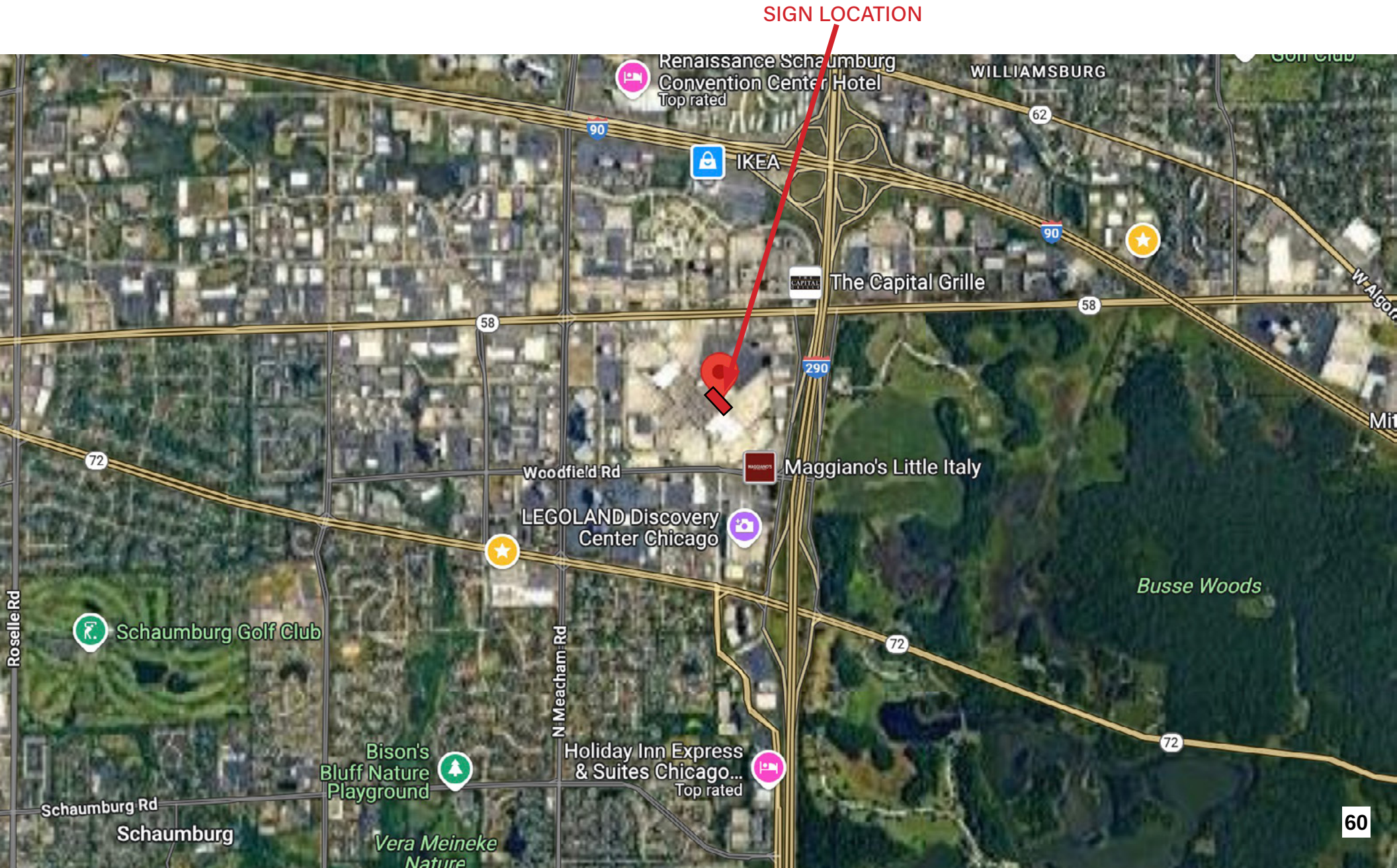
Sincerely,

Kevin Korthuis
Director, Tenant Coordination 317-263-2475

Copy: Mall Mgmt
TC10.1/saa

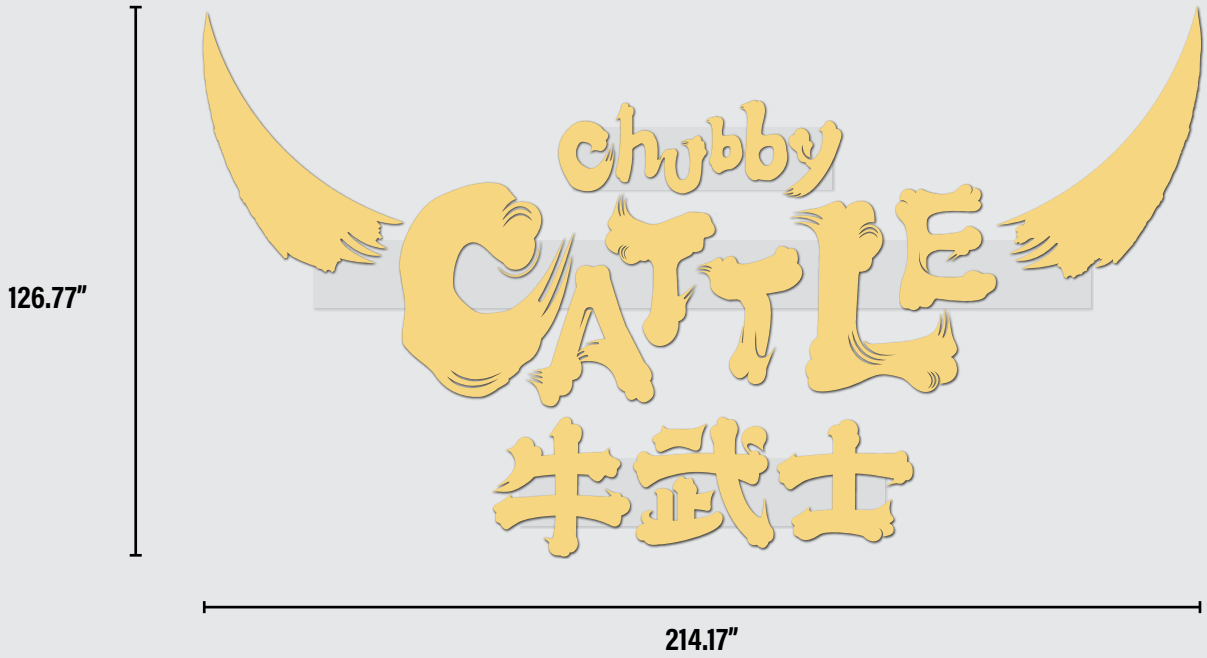
SIGN: FRONT LIT CHANNEL LETTER SIGN WITH RACEWAY

Site View



SIGN: FRONT LIT CHANNEL LETTER SIGN WITH RACEWAY

Sign



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

SIGN: FRONT LIT CHANNEL LETTER SIGN WITH RACEWAY

Day View



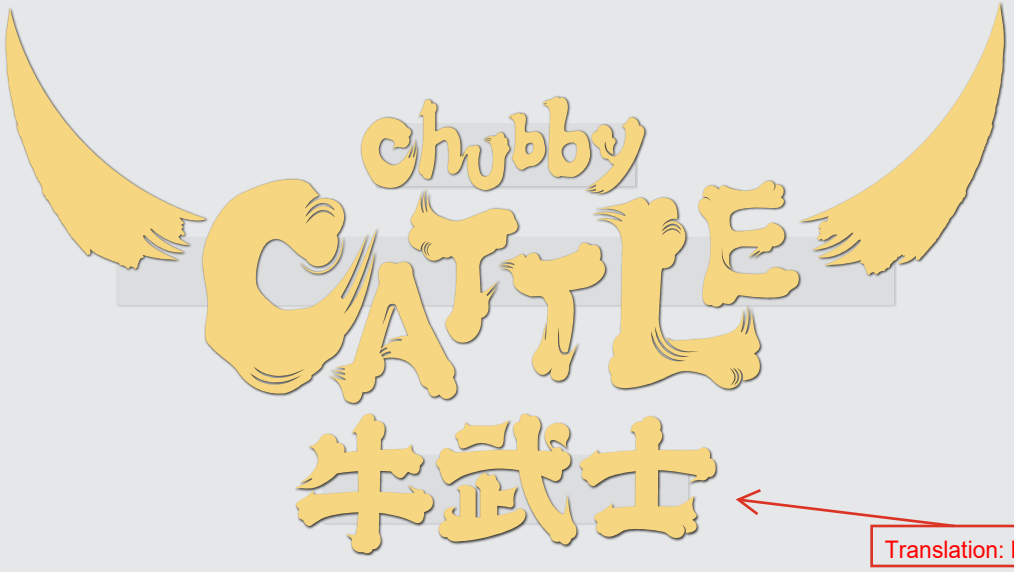
SIGN: FRONT LIT CHANNEL LETTER SIGN WITH RACEWAY

Night View



SIGN: FRONT LIT CHANNEL LETTER SIGN WITH RACEWAY

SIGN 1



Specications: LED Channel Letters

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

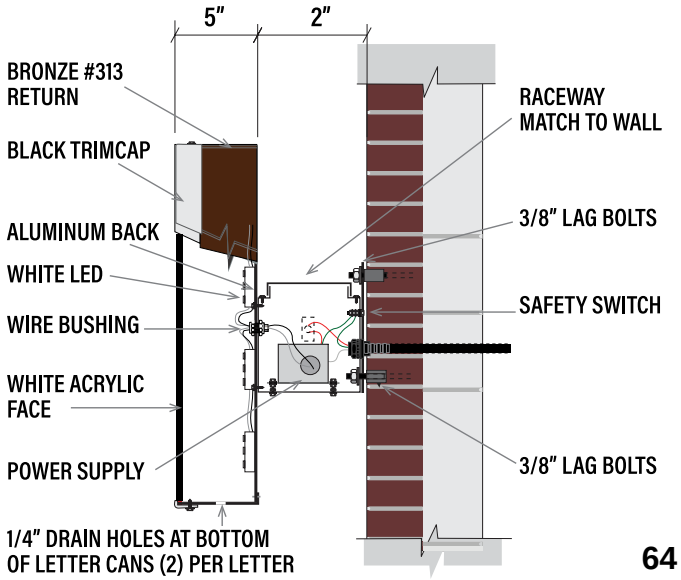
Electrical Detail: Channel Letters

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

General Notes:

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

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



SIGN: CHUBBY CATTLE WOODFIELD SIGNAGE DISTANT VIEWS





Streetview from N McConnor Pkway



Streetview from E Golf Rd



Streetview from Perimeter Dr

Project Narrative

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

1. Project Overview

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

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

2. Compatibility with Shopping Center Use and Enjoyment

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

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

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

3. Consistency and Cohesion

The proposed signage is consistent and cohesive with:

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

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

4. Minimization of Adverse Impacts

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

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

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

5. High-Quality Materials and Architectural Integration

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

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

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

6. Conclusion

The proposed signage is thoughtfully designed to:

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

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

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

Development Review Application

DEVR-26-18

Submitted On: Mar 10, 2026

Applicant

Qi Zhao

[redacted]

Primary Location

5 WOODFIELD MALL
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Ian Salzman

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

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Sign contractor

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

[redacted]

Property Owner Street Address

5 WOODFIELD MALL

Property Owner City

Schaumburg

Property Owner State

IL

Property Owner Zip Code

60173

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-13-103-0007-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

true

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

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

--

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

--

Rezoning

--

Special Use - Commercial

--

-

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

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

Sign Variation

Type of Sign

wall

If Other, specify

--

Sign Location

wall

Sign Material

--

Sign Letter Size

--

Size of Signs

Sign Dimensions

167.5"x 98.25"

Sign Square Footage

114.28

Sign Height

18.75

Logo

Logo Dimensions

167.5"x 98.25"

Logo Square Footage

--

Logo Height

--

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

--

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

--

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

--

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

--

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

--

Project Staff

Applicants Signature

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

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

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2512-01 / N. FAMILY SCHOOL / 1996 N. Roselle Road / Site Plan Approval, Plat of Vacation, Special Use for a Daycare Center, Landscape Variation and Woodfield Regional Center Design Review
04/22/26
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Communications & Outreach

Executive Summary:

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

Recommended Action:

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

ATTACHMENTS:

- Staff Report
- Location Map
- Project Narrative
- Engineering Plans
- Variance Justification
- ALTA Topo Survey
- Floor Plans & Elevations
- Plat of Vacation
- Trash Enclosure Details
- Trex Cut Sheet
- Redacted Z2512-01 N. Family School Application.pdf

STAFF REPORT

To: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: April 22, 2026

DATE PREPARED: April 16, 2026

CASE NUMBER: Z2512-01

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

BACKGROUND INFORMATION

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

Requested Actions:

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

ANALYSIS

Site Plan Approval

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

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



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

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

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

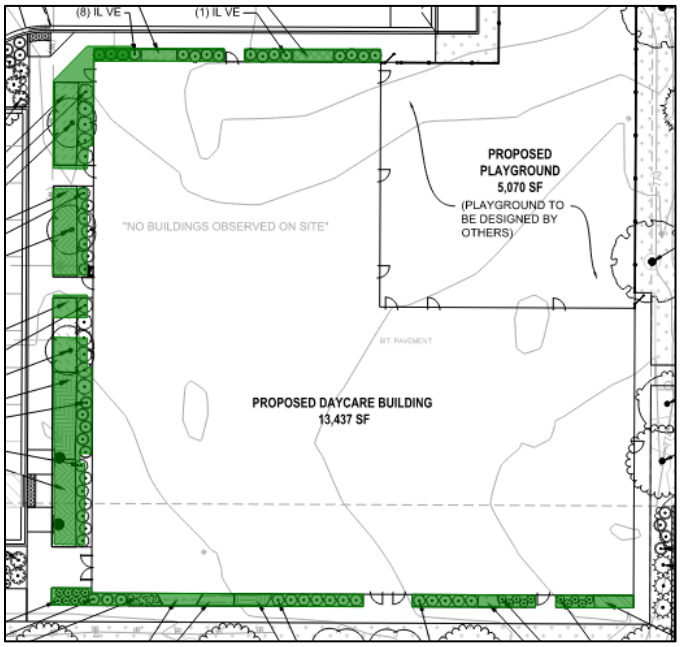
The proposed tenant of the daycare facility is N. Family School. The tenant provides early education and care for children aged from 6 weeks to 6 years. Hours of operation for the facility will be Monday through Friday from 6:00 a.m. to 6:30 p.m. The petitioner has indicated that the facility is designed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

Plat of Vacation

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

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

Landscape Variation



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

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

Woodfield Regional Center Design Review

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



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

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

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

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

Comprehensive Plan Designation:

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

Parking:

Parking for the subject property is calculated as follow:

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

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

CDD PLANNING

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

CDD HEALTH

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

CDD ENGINEERING

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

Transportation

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

Fire

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

EPW

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

RECOMMENDATION

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

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

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

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

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

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

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

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

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

pc: Petitioner
Owner





Subject Property

Z2512-01

N. Family School Daycare

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

0 80 160
Feet

VILLAGE OF SCHAUMBURG

1996 N. Roselle Rd

Prepared By:
Village of Schaumburg
Community Development Department

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

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

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

Tenant Curriculum

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

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

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

General Tenant Operations

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

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

PRELIMINARY ENGINEERING PLANS
FOR

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD
SCHAUMBURG, ILLINOIS 60195

PROJECT TEAM

DEVELOPER

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

ENGINEER

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

BENCHMARKS

SOURCE: VILLAGE OF SCHAUMBURG SURVEY MONUMENT

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

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

SITE:

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

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

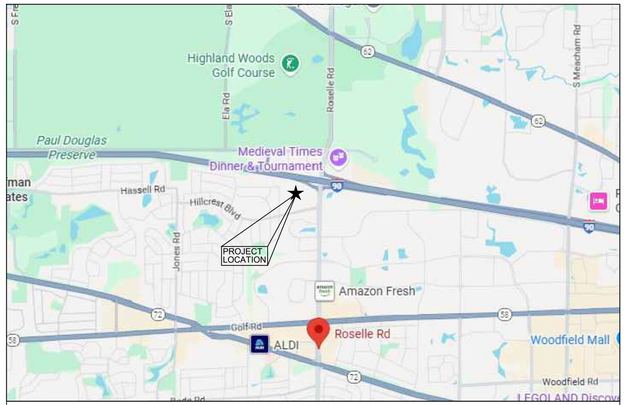
STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 04-17-25

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

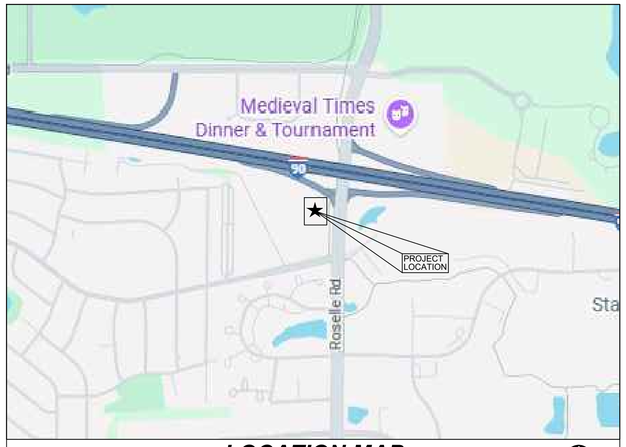
THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

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

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



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C1.0	MWRD GENERAL NOTES AND ROUTING MAP
C2.0	DEMOLITION PLAN
C3.0	LAYOUT AND PAVING PLAN
C4.0	GRADING PLAN
C4.1	EROSION CONTROL PLAN AND EROSION CONTROL DETAILS
C5.0	UTILITY PLAN

SUPPORTING DOCUMENTS

L1.0	LANDSCAPE PLAN
L1.1	TREE PRESERVATION PLAN
L2.0	LANDSCAPE DETAILS
L3.0	LANDSCAPE SPECIFICATIONS
P1.0	PHOTOMETRIC PLAN
1 OF 1	FIRE TRUCK EXHIBIT
1 OF 1	ALTA AND TOPOGRAPHIC SURVEY

DRAINAGE STATEMENT

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

DRAINAGE CERTIFICATION:

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

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

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

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

Joint Utility Locating Information for Excavators

PROFESSIONAL ENGINEER'S CERTIFICATION

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

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

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

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

PROJECT:

SCHAUMBURG DAY CARE
1996 N. ROSELLE ROAD
SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

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

ORIGINAL ISSUE DATE: 12/12/25

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

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

SCALE/NORTH:

1 1/2 0 1
1" = 1'

TITLE:

TITLE SHEET

DRAWING NO.

C0.0

MWRD NOTES

A. REFERENCED SPECIFICATIONS

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

B. NOTIFICATIONS

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

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

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

C. GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

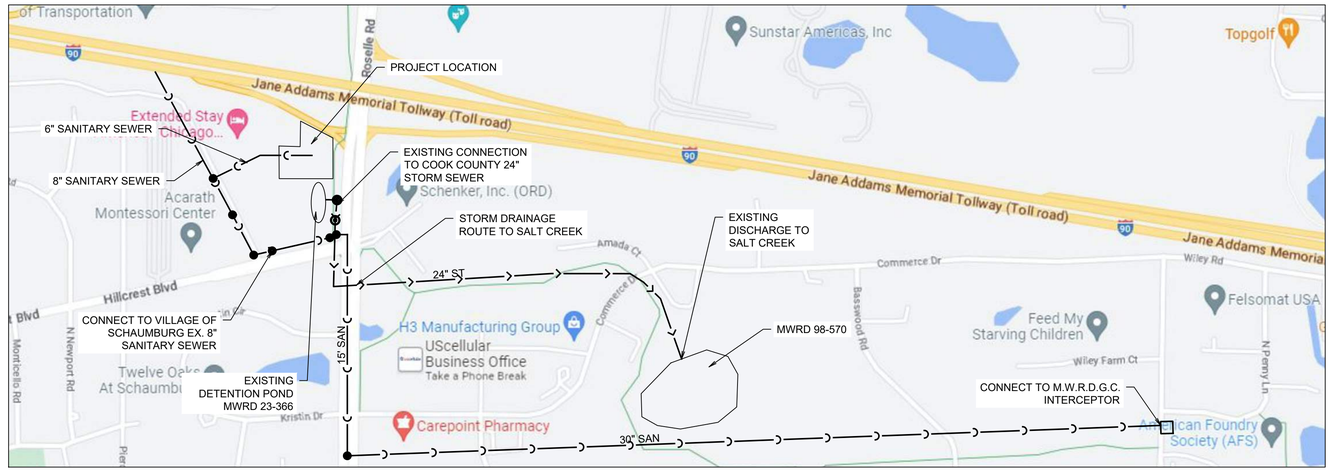
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

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

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

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

MWRD ROUTING MAP
(N.T.S.)



PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

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

SEALS:

FOR REVIEW ONLY

DATE: | PM: SK

DESIGNED BY: SK | DRAWN BY: KS

PROJECT NO.: 250352

SCALE/NORTH:

1 1/2 0 1
1" = 1'

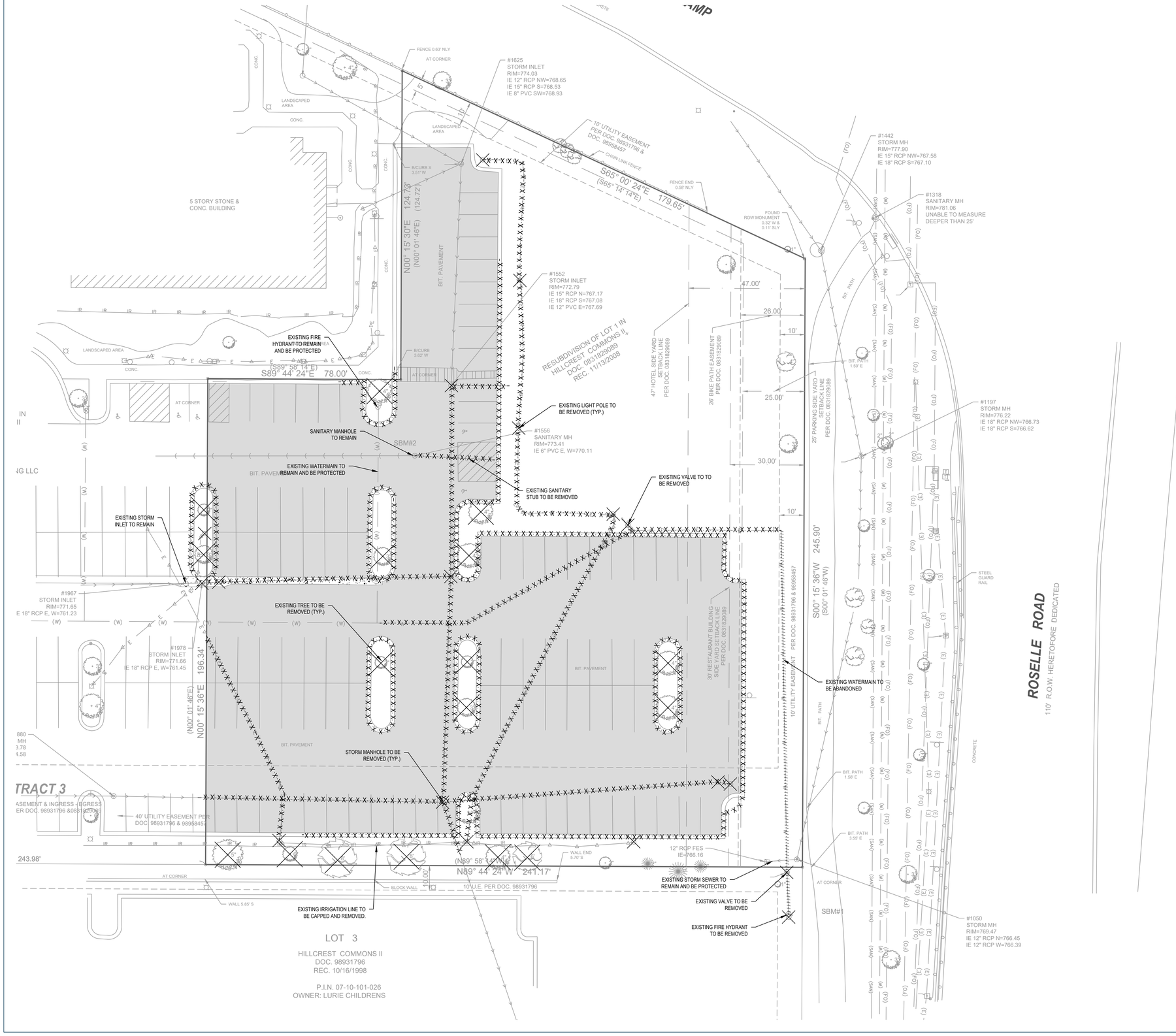
TITLE:

MWRD GENERAL NOTES AND ROUTING MAP

DRAWING NO.

C1.0

N:\2025\250352\Drawings\ACAD\LDI\03\Sheet Drawings\C-0.01\sh0250352.dwg, 2/23/2026 12:30:06 PM, steve kranenborg, Sheet Size 22x34, V3 Companies



DEMOLITION NOTES

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

LEGEND

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

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

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

SEALS:

FOR REVIEW ONLY

DATE: | PM: SK

DESIGNED BY: SK | DRAWN BY: KS

PROJECT NO.: 250352

SCALE/NORTH:

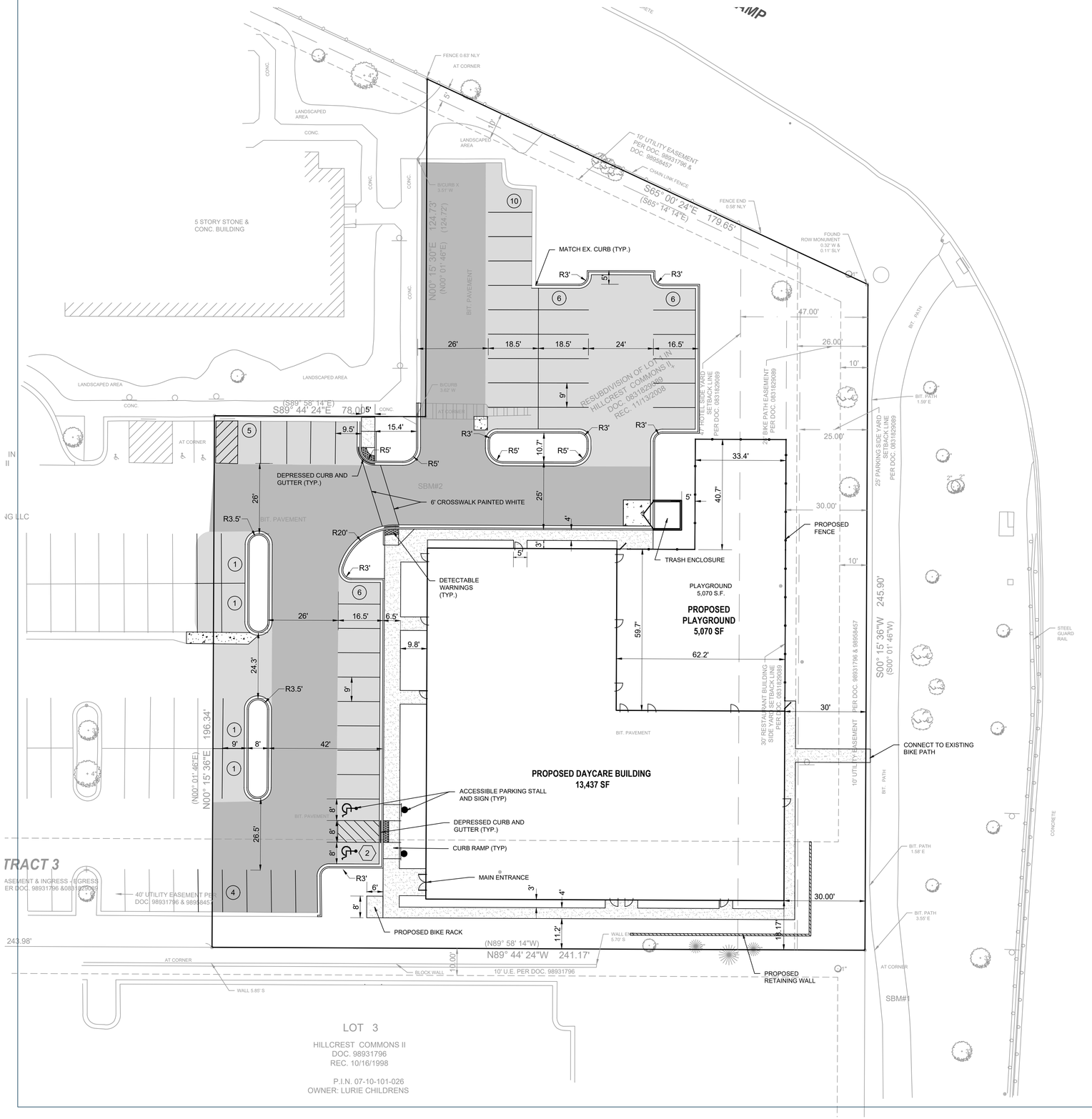
20 10 0 20
1" = 20'

TITLE:

DEMOLITION PLAN

DRAWING NO.

C2.0



SITE NOTES

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

LEGEND

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

PARKING SUMMARY

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

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

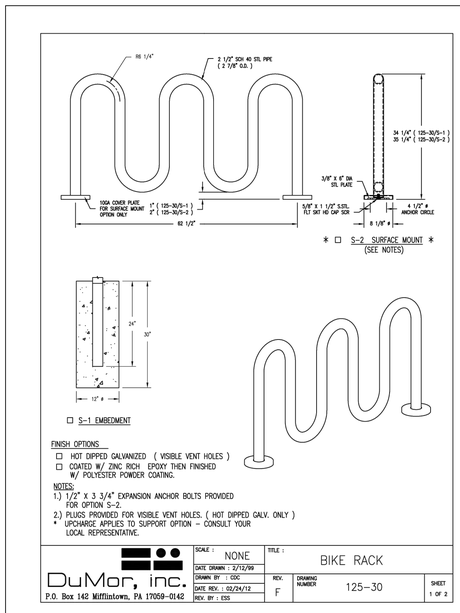
BICYCLE PARKING REQUIRED = 5
BICYCLE PARKING PROVIDED = 7

LANDSCAPE AREA

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

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

LOT COVERAGE = 21.83%
FLOOR AREA RATIO = 21.83%



PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630 724 9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: | PM: SK

DESIGNED BY: SK | DRAWN BY: KS

PROJECT NO.: 250352

SCALE/NORTH:

1" = 20'

TITLE:

LAYOUT AND PAVING PLAN

DRAWING NO.

C3.0

GRADING NOTES

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

LEGEND

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

PROPOSED PLAYGROUND 5,070 SF

PROPOSED DAYCARE BUILDING 13,437 SF

5 STORY STONE & CONC. BUILDING

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

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

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

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

SEALS:

FOR REVIEW ONLY

DATE:	PM: SK
DESIGNED BY: SK	DRAWN BY: KS
PROJECT NO.: 250352	

SCALE/NORTH:

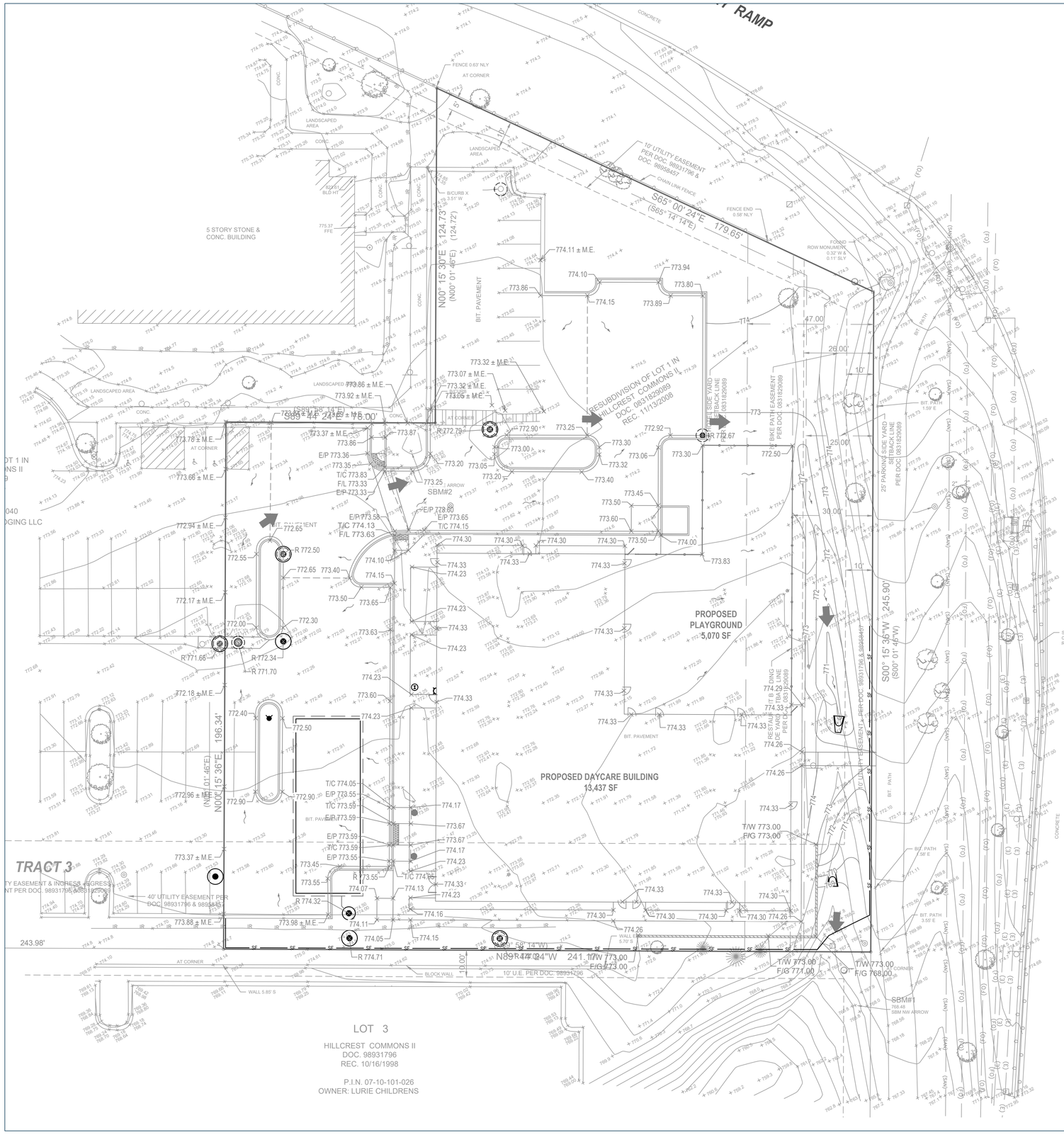
20 10 0 20
1" = 20'

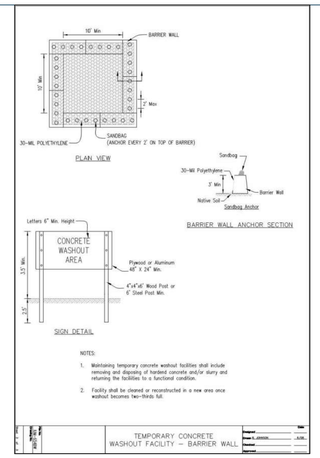
TITLE:

GRADING PLAN

DRAWING NO.

C4.0





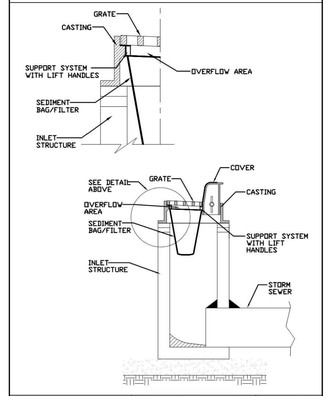
EROSION CONTROL PLAN NOTES

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

LEGEND

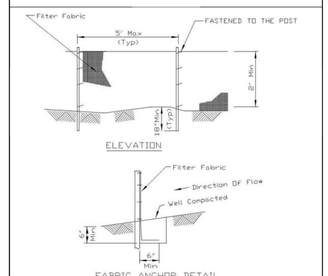
ESC	EXISTING	PROPOSED
EROSION CONTROL MATTING		
CONSTRUCTION ENTRANCE		
SILT FENCELINE		SF
TREE PROTECTION FENCELINE		XX
RIP-RAP		
CURB INLET PROTECTION		
DROP INLET PROTECTION		

INLET PROTECTION – PAVED AREAS DROP-IN PROTECTION



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

SILT FENCE PLAN



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

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

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02.22.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

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

SEALS:

FOR REVIEW ONLY

DATE: | PM: SK

DESIGNED BY: SK | DRAWN BY: KS

PROJECT NO.: 250352

SCALE/NORTH:

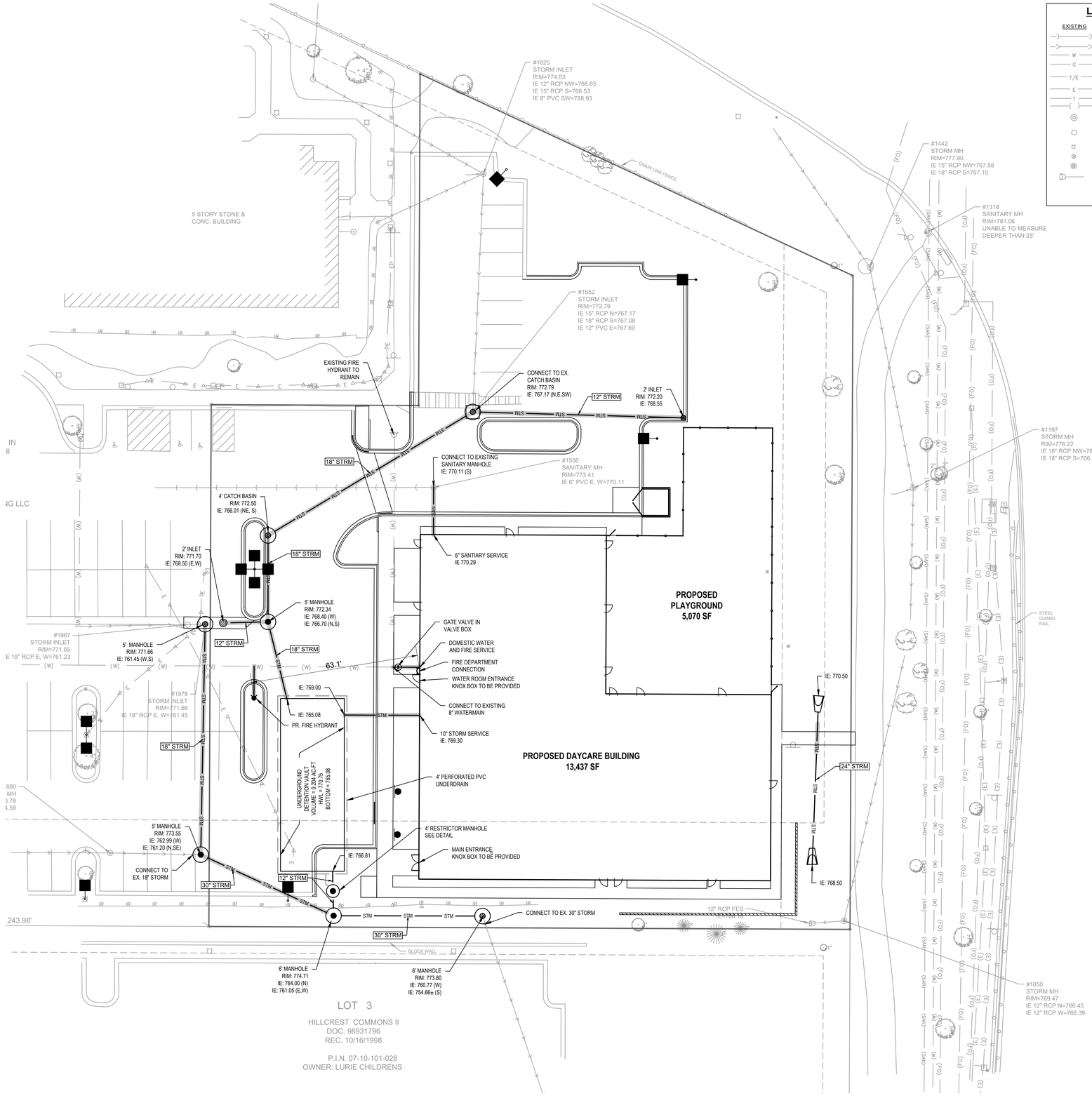
20 10 0 20
1" = 20'

TITLE:

EROSION CONTROL PLAN AND EROSION CONTROL DETAILS

DRAWING NO.

C4.1



LEGEND

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

UTILITY NOTES

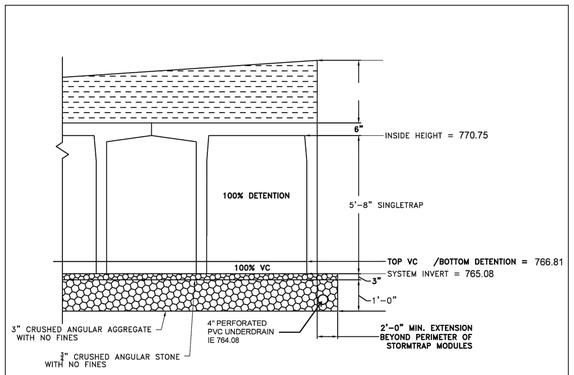
1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502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

STORMWATER SUMMARY:

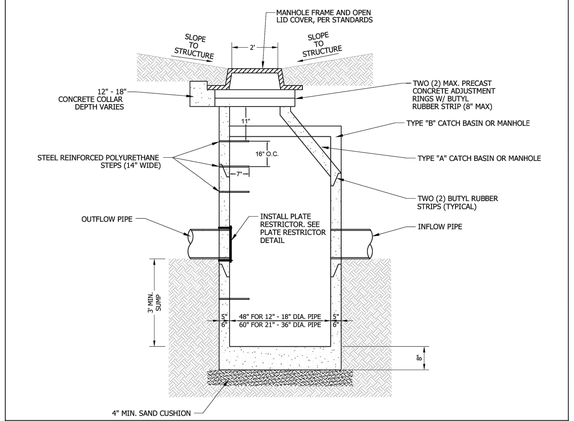
- REQUIRED VOLUME CONTROL TO BE PROVIDED BELOW THE OUTFALL OF THE PROPOSED UNDERGROUND STORMWATER VAULT LOCATED WEST OF THE THE NEW BUILDING
- REQUIRED STORMWATER DETENTION TO BE PROVIDED IN THE EXISTING OFFSITE DETENTION FACILITY LOCATED ON THE SOUTH SIDE OF OF THE NEW BUILDING. ADDITIONAL REQUIRED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

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

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



DETENTION VAULT TYPICAL SECTION



RESTRICTOR MANHOLE DETAIL

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

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

SEALS:

FOR REVIEW ONLY

DATE: PM: SK

DESIGNED BY: SK DRAWN BY: KS

PROJECT NO.: 250352

SCALE/NORTH:

20 10 0 20
1" = 20'

TITLE:

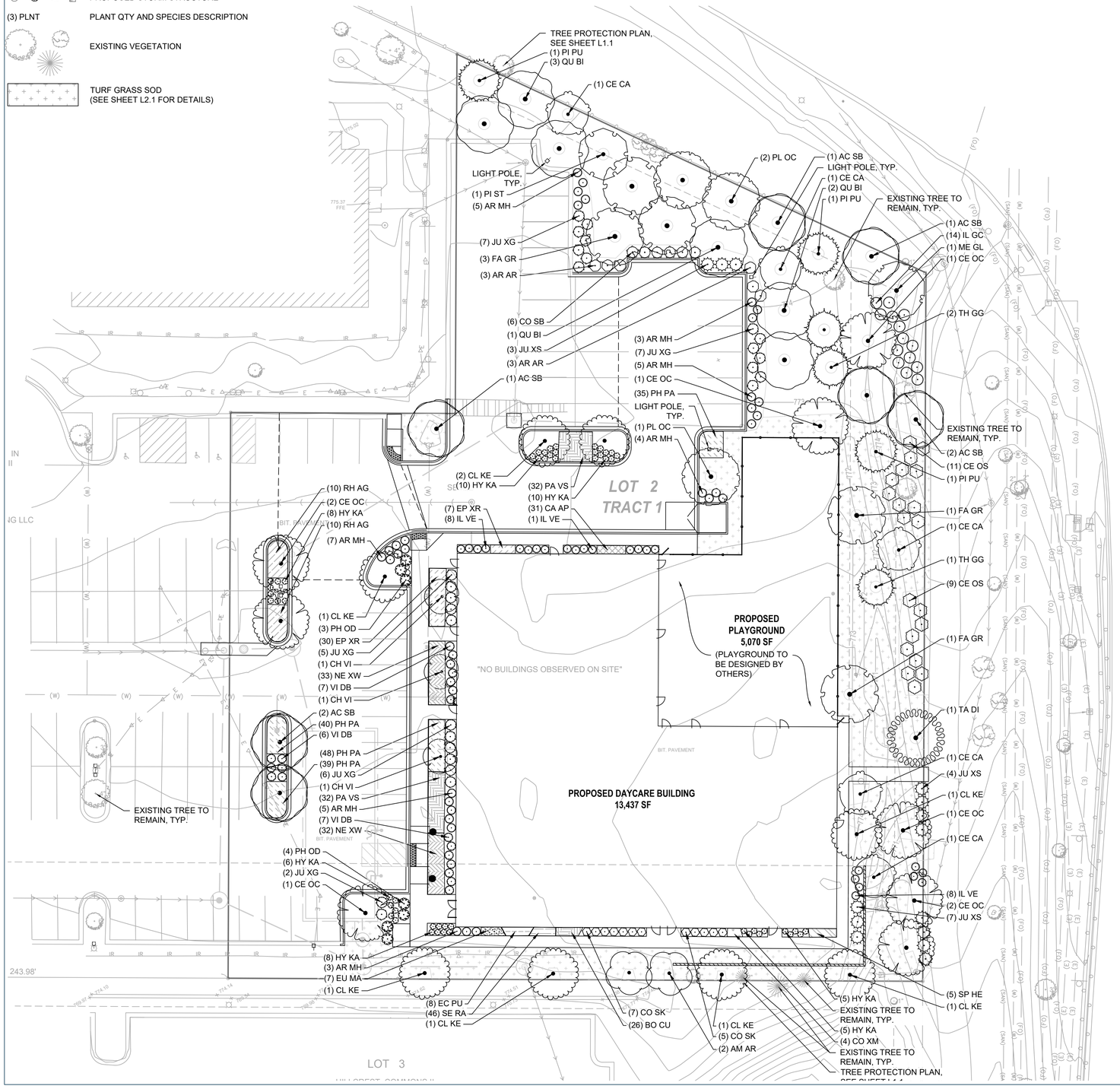
UTILITY PLAN

DRAWING NO.

C5.0

LEGEND

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



LANDSCAPE REQUIREMENTS

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

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

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

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

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

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

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

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

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

LANDSCAPE PLAN NOTES

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

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

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

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

SEALS:

FOR REVIEW ONLY

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

20 10 0 20
1" = 20'

TITLE:

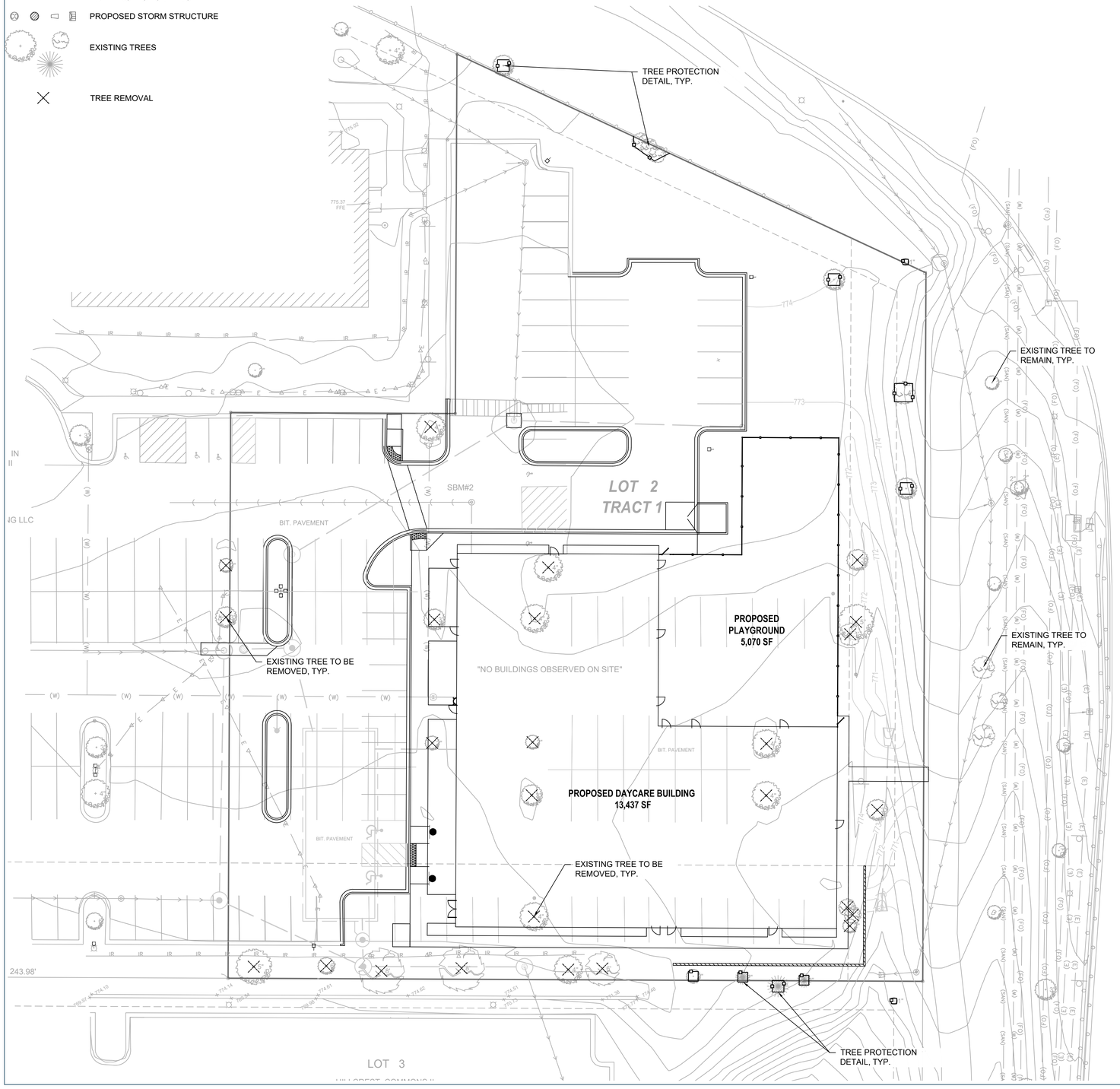
LANDSCAPE PLAN

DRAWING NO.

L1.0

LEGEND

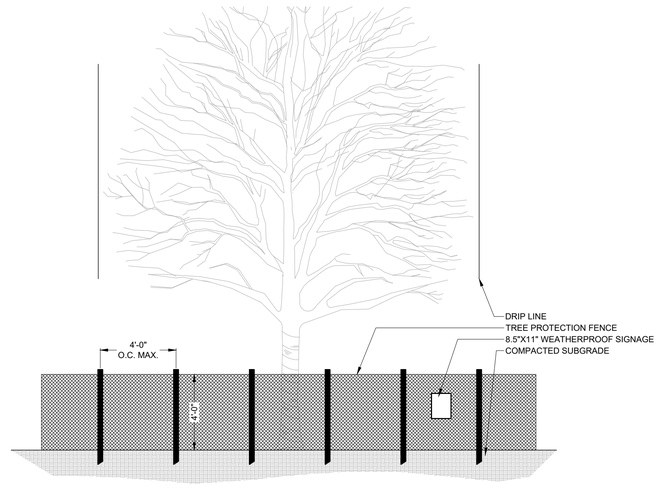
- PROPERTY BOUNDARY
- 595 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 830 PROPOSED MAJOR CONTOUR
- 831 PROPOSED MINOR CONTOUR
- TREE PROTECTION FENCE
- PROPOSED STORM STRUCTURE
- EXISTING TREES
- TREE REMOVAL



LANDSCAPE REQUIREMENTS

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

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



TREE PROTECTION NOTES:

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

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

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

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

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

SEALS:

FOR REVIEW ONLY

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

20 10 0 20
1" = 20'

TITLE:

TREE PRESERVATION PLAN

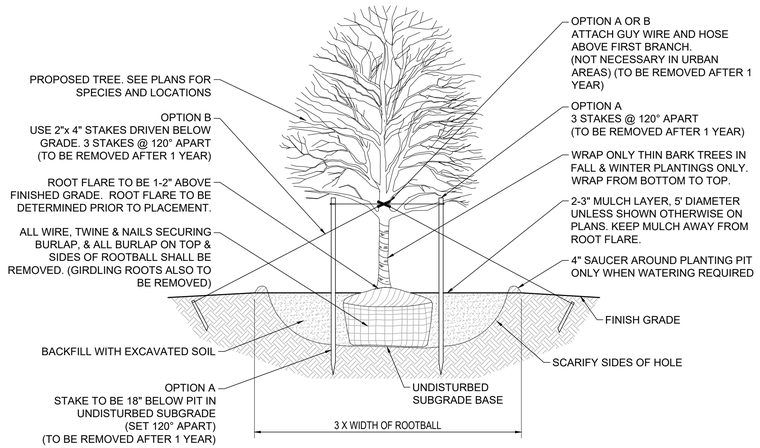
DRAWING NO.

L1.1

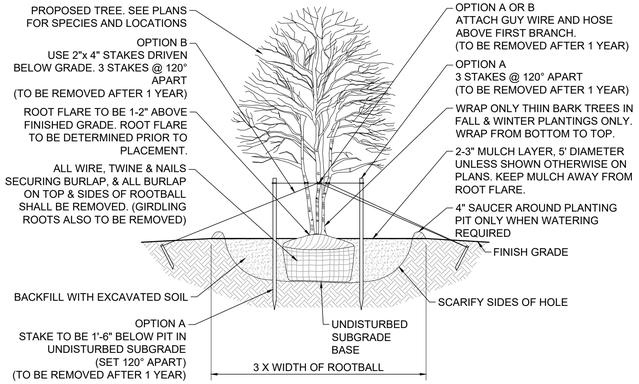
PLANT SCHEDULE

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

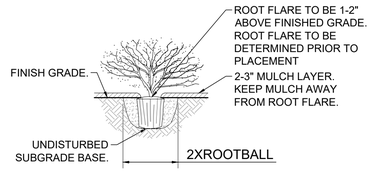
01 PLANT SCHEDULE
SCALE: NTS



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



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

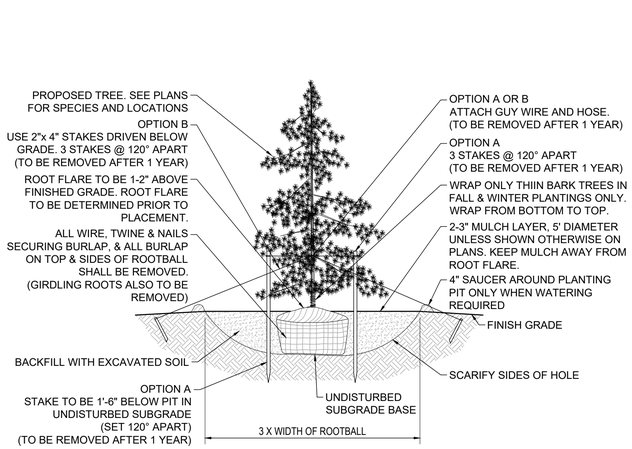


04 SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"

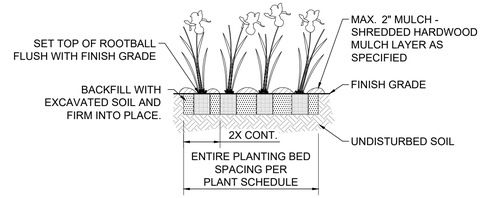
PERMANENT TURF GRASS SEED MIX			
TYPE OF SEED - GRASSES			LARGER
80% Turf-Type Tall Fescue (*Festuca arundinacea*) - Choose 3 of the following varieties			New Establishment
Bravo 2	Kingdom	Named Tall Fescue	6-8 lbs./1,000 SF
Padre/2	Restore		
Stetson II	Tango		Renovation
			20-50% Existing Cover: 5-7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

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

05 GRASS SEED MIXES & RATES
SCALE: NTS



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



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

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

LANDSCAPE CONSTRUCTION NOTES

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

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

ORIGINAL ISSUE DATE: 12/12/25

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

SEALS:

FOR REVIEW ONLY

DATE: | PM: *SK*

DESIGNED BY: *SK* | DRAWN BY: *KAT*

PROJECT NO.: *250352*

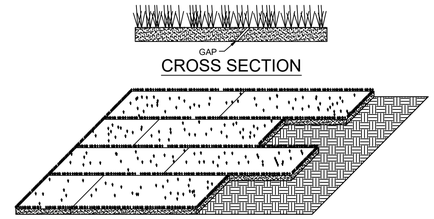
SCALE/NORTH:

TITLE:

LANDSCAPE DETAILS

DRAWING NO.

L2.0



CROSS SECTION

PERSPECTIVE VIEW

SOD NOTES

INSTALLATION

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

SITE PREPARATION

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

SOD BED PREPARATION

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

LAYING THE SOD

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

SLOPE APPLICATION

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

CHANNEL APPLICATION

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

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

MAINTENANCE

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

01 SOD PLANTING DETAIL AND SPECIFICATIONS
SCALE: NTS

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

ORIGINAL ISSUE DATE: 12/12/25

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

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

SEALS:

FOR REVIEW ONLY

DATE: | PM: SK

DESIGNED BY: SK | DRAWN BY: KAT

PROJECT NO.: 250352

SCALE/NORTH:

TITLE:

LANDSCAPE DETAILS

DRAWING NO.

L2.1

LANDSCAPE SPECIFICATIONS

1.1 SITE PREPARATION

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

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

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

1.2 MATERIALS

1.2.1 SUBMITTAL REQUIREMENTS

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

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

1.2.2 PLANTING SOIL

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

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

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

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

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

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

1.2.3 MULCH MATERIAL

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

1.2.4 TURF GRASS SOD AND SEED

1.2.4.1 TURF GRASS SOD

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

1.2.4.2 TURF GRASS SEED / COVER CROP

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

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

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

1.2.5 LIVE PLANT MATERIAL

1.2.5.1 TREES & SHRUBS

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

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

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

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

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

1.2.5.2 LIVE PLANTS

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

1.3 TESTING REQUIREMENTS

1.3.1 PLANTING SOIL TESTING

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

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

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

1.4 INSTALLATION

1.4.1 PLANTING SOIL

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

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

1.4.2 TURF GRASS

1.4.2.1 SEQUENCING AND SCHEDULING

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

1.4.2.2 SITE PREPARATION

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

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

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

Rake so all areas drain and are of uniform slope.

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

1.4.2.3 PLANTING

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

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

1.4.3 PERMANENT TURF GRASS SEED

1.4.3.1 SEQUENCING AND SCHEDULING

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

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

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

1.4.3.2 SITE PREPARATION

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

1.4.3.3 PLANTING

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

1.4.4 TREES AND SHRUBS

1.4.4.1 SEQUENCING AND SCHEDULING

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

Planting seasons shall be as follows:

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

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

If weather conditions within these seasons are not favorable to plant health and establishment at the time of planting (e.g. drought), planting shall be delayed until favorable conditions resume or further actions shall be taken to ensure healthy establishment (e.g. irrigation). It is the responsibility of the contractor to ensure survivability during the warranty period.

1.4.4.2 SITE PREPARATION

Planting Pits and Trenches: Excavate circular planting pits with sides sloping inward at a 45-degree angle. Excavations with vertical sides are not acceptable. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.
Excavate approximately two times as wide as ball diameter for shrubs and three times as wide for trees.
Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball.

1.4.4.3 PLANTING

Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1.
Remove stem girdling, broken or kinked roots. Remove injured roots by cutting cleanly; do not break.
Set stock plumb and in center of planting pit or trench with root flare 1-2 inches above adjacent finish grades. To prevent settling of the root ball, root ball should be placed on undisturbed soil only.
Use planting soil as specified in 1.4.2 for backfill.
Balled and Burlapped: After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides. Where practical remove burlap, rope and wire baskets from under root balls. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
Container-Grown: Carefully remove root ball from container without damaging root ball or plant.
Fabric Bag-Grown Stock: Carefully remove root ball from fabric bag without damaging root ball or plant. Do not use planting stock if root ball is cracked or broken before or during planting operation.
Loosen pot-bound roots and remove or cut any circling and girdling roots.
Do not place root ball directly on any underdrain structures. If root ball is larger than soil depth, adjust root ball such that it is adjacent to but not resting on any underdrain structures.
Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
Continue backfilling process. Water again after placing and tamping final layer of soil.
2-3 inches of mulch material (per 1.2.3) to be placed uniformly on top of soil after plant material is installed.

See details on plans for plant installation.

When planting on slopes, set the plant so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.
Water all trees and shrubs deeply and thoroughly upon installation and as described in section 1.7.3 to maintain health during the first year of establishment.

Stake tree in southwesterly direction. Ties should be loose fitting and allow for natural sway. Remove after one year.
Minimize pruning to dead or broken branches.

Place 4" perforated corrugated plastic pipe (CPP) around tree for protection from deer. Cut length to height of tree from root flare to first branch and slice lengthwise. (Not necessary in urban areas) Contractor shall be responsible for replacement of any plant material damaged by wildlife if protective CPP is not installed.

1.5 QUALITY OF WORKMANSHIP

1.5.1 PERMANENT TURF GRASS SOD/SEED

All workmanship and finishes shall be first class in all respects, and in accordance with the best practice. The drawings and specifications describe the scope of work but do not show or describe all work or material that may be required for full performance and completion of the contract documents. On the basis of the scope shown herein, Contractor shall furnish and install all parts required for the proper execution and completion of the work. Any item included will require the Contractor to furnish and install all parts needed for a complete installation.

1.5.2 TREES & SHRUBS

All workmanship and finishes shall be first class in all respects, and in accordance with the best practice. The drawings and specifications describe the scope of work but do not show or describe all work or material that may be required for full performance and completion of the contract documents. On the basis of the scope shown herein, Contractor shall furnish and install all parts required for the proper execution and completion of the work. Any item included will require the Contractor to furnish and install all parts needed for a complete installation.

1.5.3 LIVE NATIVE HERBACEOUS PLANTS

All workmanship and finishes shall be first class in all respects, and in accordance with the best practice. The drawings and specifications describe the scope of work but do not show or describe all work or material that may be required for full performance and completion of the contract documents. On the basis of the scope shown herein, Contractor shall furnish and install all parts required for the proper execution and completion of the work. Any item included will require the Contractor to furnish and install all parts needed for a complete installation.

Installer Qualifications: The submitting bidders shall be, and have been, actively and directly engaged in plug installation for a period of two (2) or more years. Provide proof of five (5) or more successful plug installations.

Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on project site when planting is in progress.

Qualified bidders shall possess specialized equipment for working in and around water, including but not limited to a small boat, hip waders, or floatation life preservers to be worn while working in water.

Certification of Plugs: Require vendor to provide certification of each species and state both botanical and common name.

1.6 GUARANTEE AND WARRANTY

1.6.1 PERMANENT TURF GRASS SOD

All work in this Section shall be guaranteed against any and all defects in workmanship and materials appearing within a period of one (1) year after final completion of all site work and acceptance of the work by the Owner. Contractor shall replace, without additional expense to the Owner, any materials and workmanship that show defects within said period, with finished and new materials.

Evaluate establishment of permanent turf grass sod for percent survivability thirty days prior to the end of the first complete growing season and prior to the release of any maintenance or guarantee obligations.
Success Criteria: Survivability must be 95% or greater. Dead material in excess of 5% of all sodded areas shall be replaced by the Contractor prior to the end of the warranty period without additional expense to the Owner.

1.6.3 TREES & SHRUBS

All work in this Section shall be guaranteed against any and all defects in workmanship and materials appearing within a period of one (1) year after final completion of all installation work and acceptance of the work by the Owner. Contractor shall replace, without additional expense to the Owner, any materials and workmanship that show defects within said period, with finished and new materials.

1.7 MAINTENANCE REQUIREMENTS

1.7.1 PERMANENT TURF GRASS SOD

Initial Maintenance Service: Provide maintenance by skilled employees of landscape Installer. Maintain as required in below.

Begin maintenance of lawns immediately after sod is installed in each area iand continue until acceptable lawn is established, but not less than 60 days after date of Substantial Completion.
If full maintenance period has not elapsed before the end of planting season, or if lawn is not fully established, continue maintenance during the next planting season.

Maintenance includes watering, fertilizing, weeding, mowing, trimming, replanting, and other operations to provide a uniform, weed free, smooth lawn.
Watering
Week 1: In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of at least four (4) inches.
Week 2 and beyond: Water turf grass sod as required to maintain adequate moisture in the upper four (4) inches of soil. Avoid application of too much water - turf grass sod should not be continually saturated.
Mowing
Turf grass sod height shall be maintained between two (2) and six (6) inches or as specified by the Owner. Not more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings.

1.7.3 TREES & SHRUBS

Initial Maintenance Service: Provide maintenance by skilled employees of landscape Installer. Maintain as required in below. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established but for not less than maintenance period below.

Maintenance Period for Trees and Shrubs: one year

Maintain plantings by pruning, watering, weeding, mulching, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.

Prune trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and prune to retain natural character.

Irrigate the plants as necessary to maintain rootball moisture throughout the first growing season. Surrounding soil moisture is not a suitable substitute for rootball moisture evaluation. Use of river water, where available and allowed by federal, state and local authorities, is acceptable for irrigation purposes.

Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence or where moved by stormwater flows from large rainfall events.

Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use practices to minimize the use of pesticides and reduce hazards.

Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.

After the first growing season, evaluate the health and structure of the plant and provide structural pruning only as necessary.

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

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

ORIGINAL ISSUE DATE: 12/12/25

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

SEALS:

FOR REVIEW ONLY

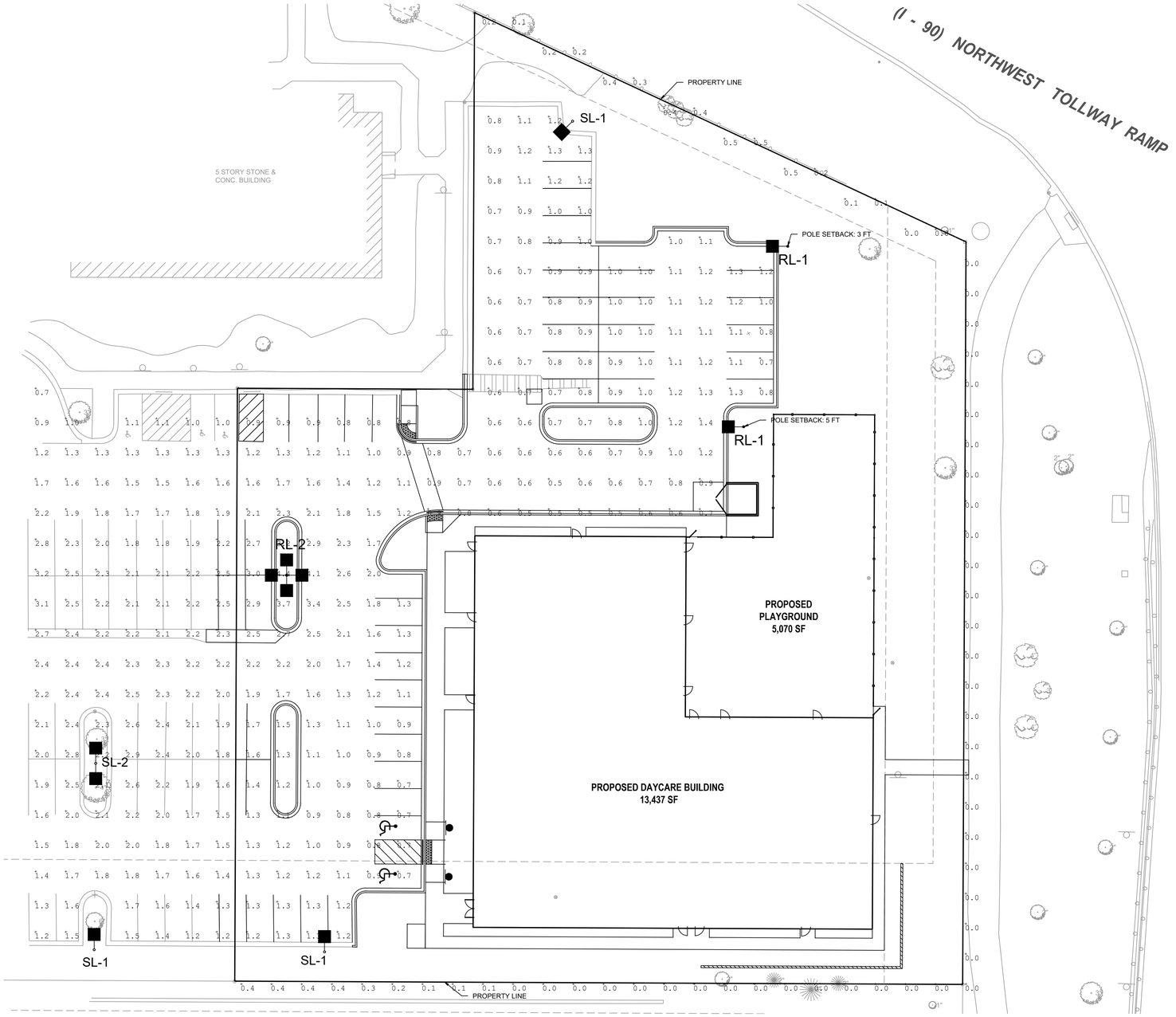
DATE: PM: SK
DESIGNED BY: SK DRAWN BY: KAT
PROJECT NO.: 250352
SCALE/NORTH:

TITLE:

LANDSCAPE SPECIFICATIONS

DRAWING NO.

L3.0



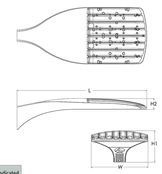


D-Series Size 1
LED Area Luminaire

d^n series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10 P12 P11 P13	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[2,3] HVOLT (347V-480V)[3,4] XVOLT (277V - 480V)[3,4] 120[5,6] 208[5,6] 240[5,6] 277[5,6] 347[5,6] 480[5,6]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[8] RPA5 Round pole mounting #5 drilling[8] SPANR Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[11,12,26,27]	SPD20KV 20KV surge protection		DBLBD	Black
		HS Houseside shield (black finish standard)[22]		DNAXD	Natural Aluminum
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[11,26,27]	L90 Left rotated optics[1]		DWHXD	White
		R90 Right rotated optics[1]		DDBTXD	Textured dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separately)[13]	CCE Coastal Construction[23]		DBLBXD	Textured black
		HA 50°C ambient operation[24]		DNATXD	Textured natural aluminum
PER5	Five-pin receptacle only (controls ordered separately)[14,27]	BAA Buy America(n) Act and/or Build America Buy America Qualified		DWHGXD	Textured white
		SF Single fuse (120, 277, 347V)[28]			
PIR7	Seven-pin receptacle only (controls ordered separately)[15,27]	DF Double fuse (208, 240, 480V)[28]			
FAO	Field adjustable output[16,27]	**Shipped separately**			
BL30	Bi-level switched dimming, 30%[16,27]	EGSR External Glare Shield (reversible, field install required, matches housing finish)			
BL50	Bi-level switched dimming, 50%[16,27]	BSDB Bird Spikes (field install required)			
DMG	0–10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]				
DS	Dual switching[18,19,27]				

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

DSX1-LED
Rev. 08/28/25
Page 1 of 10

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	DEG	ARM LENGTH	CATALOG NO. & NOTES
SL-1	REPLACE EXISTING FIXTURE AND POLE TO REMAIN. LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE 1, 51W (6508 LUMENS), FORWARD THROW MEDIUM WITH HOUSESHIELD	3	0.90	4000K	25'-0" POLE ON EXISTING CONCRETE FOUNDATION, 25'-4" MOUNTING HEIGHT	1 FIXTURE	0	0	DSX1-LED-P1-40K-70CRI-TFTM-HS-MVOLT.IES
SL-2	REPLACE EXISTING FIXTURE AND POLE TO REMAIN. LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE 1, 51W (6508 LUMENS), FORWARD THROW MEDIUM WITH HOUSESHIELD	1	0.90	4000K	25'-0" POLE ON EXISTING CONCRETE FOUNDATION, 25'-4" MOUNTING HEIGHT	2 FIXTURE @ 180 DEG.	0	0	DSX1-LED-P1-40K-70CRI-TFTM-HS-MVOLT.IES
RL-1	REPLACE EXISTING FIXTURE AND POLE TO BE RELOCATED. LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE 1, 51W (6508 LUMENS), FORWARD THROW MEDIUM WITH HOUSESHIELD	2	0.90	4000K	25'-0" POLE ON CONCRETE FOUNDATION MAX 4" ABOVE GRADE, 25'-4" MOUNTING HEIGHT	1 FIXTURE	0	0	DSX1-LED-P1-40K-70CRI-TFTM-HS-MVOLT.IES
RL-2	REPLACE EXISTING FIXTURE AND POLE TO BE RELOCATED. LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LIGHT, LUMINAIRE POWER PACKAGE 1, 51W (6508 LUMENS), FORWARD THROW MEDIUM WITH HOUSESHIELD	1	0.90	4000K	25'-0" POLE ON CONCRETE FOUNDATION MAX 4" ABOVE GRADE, 25'-4" MOUNTING HEIGHT	2 FIXTURE @ 180 DEG.	0	0	DSX1-LED-P1-40K-70CRI-TFTM-HS-MVOLT.IES

NOTES:

1. THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
2. PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF PAVEMENT AREAS IDENTIFIED ON THIS PLAN.
3. ILLUMINANCE CALCULATIONS PRESENTED IN THE PHOTOMETRIC PLAN ARE CONDUCTED AT GROUND LEVEL.
4. FIXTURE IS POLE MOUNTED PER MANUFACTURER REQUIREMENTS.

CALCULATED LIGHTING LEVELS (FOOT CANDLES)

	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PROPOSED LAYOUT PLAN	1.46	4.4	0.5	2.92	8.80

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

NO.	DATE	DESCRIPTION
1	02.23.26	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 12/12/25

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

SEALS:

FOR REVIEW ONLY

DATE: | PM: MJR
DESIGNED BY: AM | DRAWN BY: AM
PROJECT NO.: 250352

SCALE/NORTH:

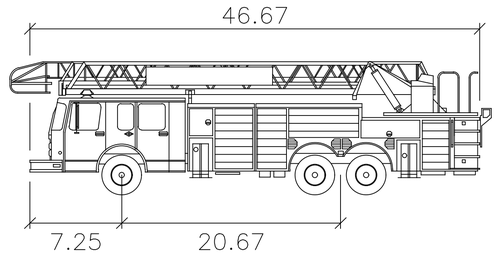
20 10 0 20
1" = 20'

TITLE:

PHOTOMETRIC PLAN

DRAWING NO.

P1.0



Fire Truck

	feet
Width	: 8.00
Track	: 7.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

PROJECT:

SCHAUMBURG DAY CARE

1996 N. ROSELLE ROAD

SCHAUMBURG, ILLINOIS

CLIENT:

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

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 022326

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

SEALS:

FOR REVIEW ONLY

DATE:

PM: SK

DESIGNED BY: SK DRAWN BY: KS

PROJECT NO.: 250352

SCALE/NORTH:

20 10 0 20
1" = 20'

TITLE:

FIRE TRUCK EXHIBIT

DRAWING NO.

EX 1

Variance Justification

Landscape Foundation Perimeter

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

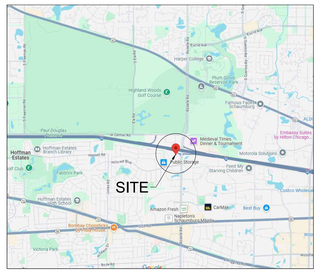
Our proposal includes a foundational landscape bed around the west and south side; however, due to the sidewalk and other constraining factors we are unable to provide the full 10 feet. Along the west façade we will be able to provide 7.5’ and on the south side we will be able to provide 3’. The east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

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

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

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

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



VICINITY MAP
NOT TO SCALE

FLOOD HAZARD NOTE

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

AREA

61,571 SQ. FT.

1.4135 ACRES

UTILITY ATLAS NOTES:

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

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

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

NOTES FROM SCHEDULE B PART II

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

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

CLARIFICATION STATEMENTS

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

GENERAL NOTES

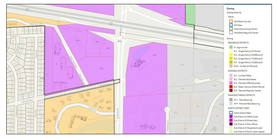
1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND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

PARKING STALLS

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

ZONING INFORMATION

ZONING DESIGNATION IS B-3 AS TAKEN FROM THE VILLAGE'S WEBSITE https://www.arcgis.com/apps/webappviewer/index.html?id=534579e283854a458489a4fc8c325b7 AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ALTA REQUIREMENTS. FOR DETAILS SEE THE VILLAGE OF SCHAUMBURG ZONING ORDINANCE.



B-3 PLANNED OFFICE BUSINESS DISTRICT:

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

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

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

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

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

(a) Interior Side Yards:

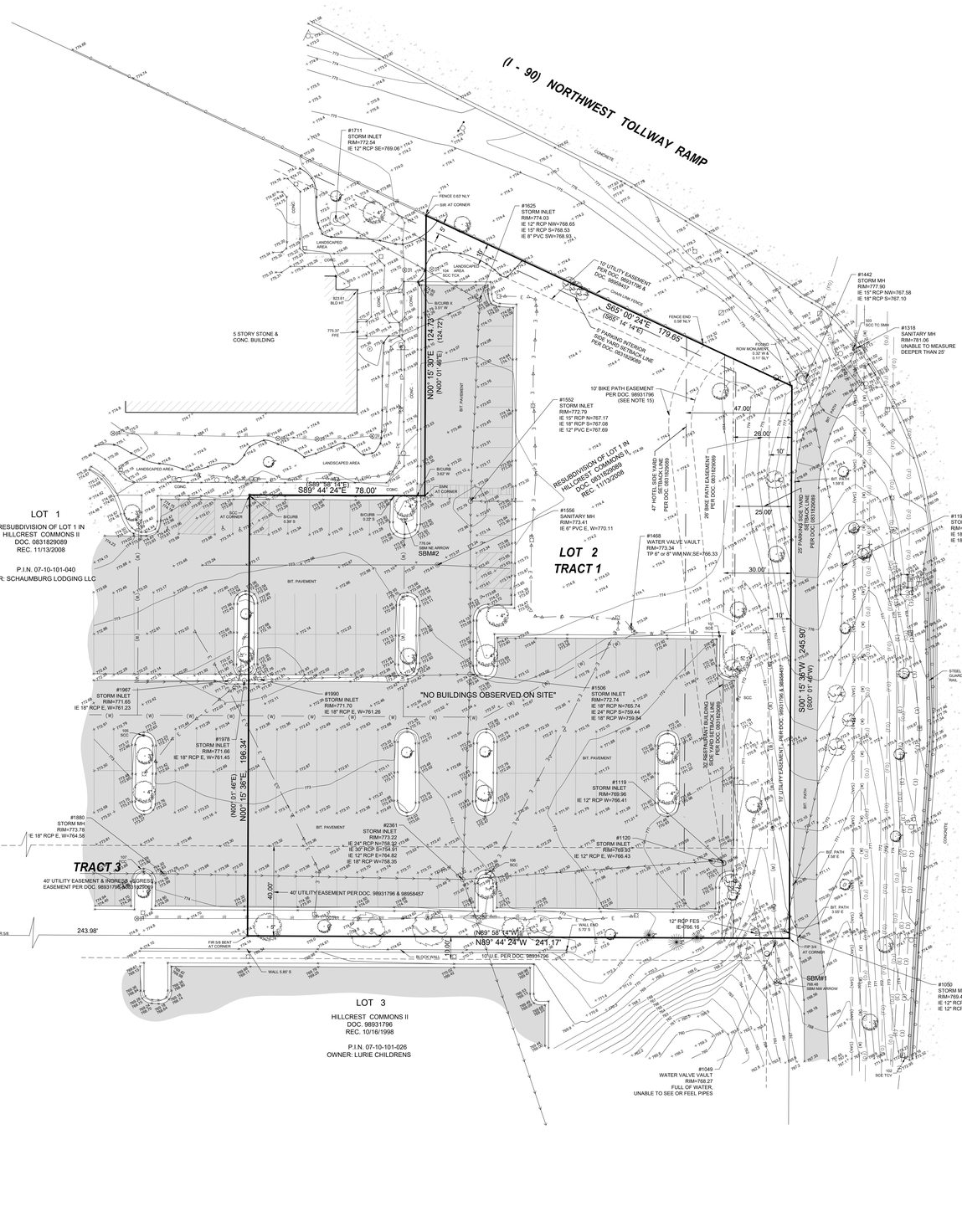
1. Buildings: Interior side yard setbacks for buildings, including parking structures, shall be determined on an individual site basis.

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

(a) Rear Yard:

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

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



STATE PLANE MERIDIAN

BASIS OF BEARINGS

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

GRAPHIC SCALE

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

BENCHMARK

SOURCE: VILLAGE OF SCHAUMBURG SURVEY MONUMENT

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

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

SITE:

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

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

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

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

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

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

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

LEGEND

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

ABBREVIATIONS

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

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

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

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

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

THE FIELD WORK WAS COMPLETED ON APRIL 17, 2025.

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

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

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

REVISIONS		DESCRIPTION
NO.	DATE	
NO.	DATE	

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
1996 N Roselle Road - Schaumburg, IL
Project No: 250352
Group No: VP01.1
SHEET NO. 1 of 1

DRAFTING COMPLETED:	04-22-25	DRAWN BY:	SPK	PROJECT MANAGER:	SAK
FIELD WORK COMPLETED:	04-17-25	CHECKED BY:	EJM	SCALE:	1" = 20'

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

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

N:\2025\250352\Drawings\ACAD\SURVEY\VP01.1\ALTA\TOP250352_2025041717.dwg, emurray



Floor Plan

1/8" = 1'-0"

A.2-10.1

Building Program

NAME	1 AGES	SF PER CHILD	IL STATE RATIO	IL MAX. GROUP SIZE	PROP. ROOM CAPCACITY	STAFF REQUIRED	REQUIRED AREA S.F.
INFANT	6 Wks - 15 Months	55 SF	1:4	12	12	3	660 SF
INFANT	6 Wks - 15 Months	55 SF	1:4	12	12	3	660 SF
INFANT	6 Wks - 15 Months	55 SF	1:4	12	12	3	660 SF
TODDLER	16 - 23 Months	35 SF	1:5	15	15	3	525 SF
TODDLER	16 - 23 Months	35 SF	1:5	15	15	3	525 SF
TODDLER	16 - 23 Months	35 SF	1:5	15	15	3	525 SF
EARLY PRESCHOOL	2 YEARS	35 SF	1:8	16	16	2	560 SF
EARLY PRESCHOOL	31 - 36 Months	35 SF	1:8	16	16	2	560 SF
PRE-SCHOOL / PRE-K	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
PRE-SCHOOL / PRE-K	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
PRE-SCHOOL / PRE-K	3 - 4 YEARS	35 SF	1:10	20	20	2	700 SF
					173	28	6,775 SF

NOTE: 97 CHILDREN 2-1/2 YEARS OR LESS OF AGE

PRELIMINARY NOT FOR CONSTRUCTION

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

814 Services, LLC
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

Project:

N Family School

Schaumburg, IL

Issued	Description	By
10.02.2025	Exterior Elevations	
11.14.25	Sign Revision	
1 2.20.26	City Prelim Comments	

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

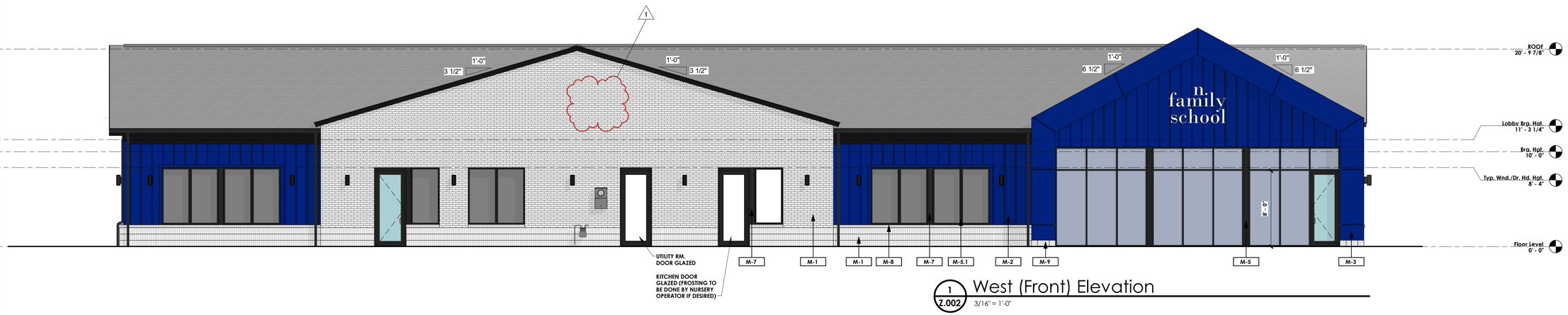
N

Sheet Title:
Floor Plan

Project Number:
25-132

Sheet Number:
A.000

NOTE:
SIGNAGE SHOWN FOR REFEERENCE ONLY. SIGNAGE DESIGN BY OTHERS & TO BE APPROVED UNDER A SEPARATE PERMIT.



1 / Z.002 West (Front) Elevation
3/16" = 1'-0"

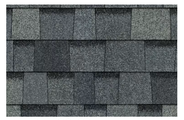


2 / A.000 South (Side) Elevation
3/16" = 1'-0"



Masonry Brick Veneer **"M-1"**
Make: ACME Brick or Eq.
Size: King
Finish: Wirecut
Color: White Bluff

Note: Brick below sill to be stacked bond solidercourse.



MATERIAL/COLOR

Asphalt Shingles **"M-4"**
Make: Owens Corning or Eq.
System: TruDefinition Duration Shingles
Finish: Asphalt
Color: Estate Gray



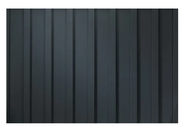
Metal Flashings **"M-7"**
Make: Pac-Clad or Eq.
Finish: Smooth Pre-finish
Color: **Black** (Match Storefront frame)
Locations: Gutters/Downspouts, Copings, Column/Pier Wraps, Misc. Flashings



Fiber Cement Siding (Lap Siding) **"M-10"**
Make: James Hardie
System: Hardie Lap Sising
Orientation: Horizontal
Finish: Primed Pre-Finished Smooth Grain
Color: White



COLOR



MATERIAL

Fiber Cement Siding (Board & Batten) **"M-2"**
Make: James Hardie
System: Hardie Trim Batten Boards
Orientation: Vertical
Batten Spacing: 14" O.C.
Finish: Primed Pre-Finished Smooth Grain
Color: Steel Blue (RAL 5011)



COLOR



MATERIAL

Storefront Framing **"M-5"**
Make: Kawneer or Eq.
System: Trifab 451UT Framing System
Size: 4-1/2 deep w/2" sightline
Finish: Pre-finished Aluminum (Permafluor)
Color: Anodized Black

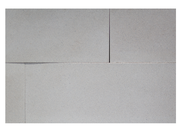


COLOR



MATERIAL

Window Framing **"M-5.1"**
Make: Pella
System: 250 Series
Type: Fixed
Material: Pre-finished Vinyl
Color: Black



Window Sills **"M-8"**
Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural White



Decorative Wall Sconce
Make: Luminis
Model:Syrios Pro (SYP400)
Mounting Style: Wall
Mounting Hgt: 7'-0" A.F.F
Finish: Jet Black
Optional Up/Down or Down Only



COLOR



MATERIAL

Fiber Cement Siding (Panel Reveal System) **"M-3"**
Make: James Hardie
System: Hardie Architectural Panel
Finish: Primed Pre-Finished Smooth Grain
Color: Steel Blue (RAL 5011)



Trim Boards **"M-6"**
Make: Exterior Grade Wood Trim Boards
Finish: Smooth - Painted
Size: Varies by location
Color: **Black** (Match Storefront frame)
Locations: @ Fasica, Frieze, Rake Boards



COLOR



MATERIAL

Exposed Grade Block **"M-9"**
Make: Grand Blac Cement Products or Eq.
Finish: Natural - Primed to be Painted
Color: Painted - Steel Blue (RAL 5011)



Site Wall Sconce
Make: LSI
Selection: Miranda Small Silicone
Mounting Hgt: ?
Location: See photometric plan
Finish: Pre-fin. Aluminum
Color: ?

PRELIMINARY NOT FOR CONSTRUCTION

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:
814 Services, LLC
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

Project:
N Family School
Schaumburg, IL

Issued	Description	By
10.30.2025	Revised Elevations	
09.11.2025	Exterior Elevations	
10.02.2025	Exterior Elevations	
11.14.25	Sign Revision	
2.20.26	City Prelim Comments	

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Exterior Elevations

Project Number:
25-132

Sheet Number:
A.200.1



2 A.000 East (Rear) Elevation

3/16" = 1'-0"



1 A.000 North (Side) Elevation

3/16" = 1'-0"



Masonry Brick Veneer "M-1"

Make: ACME Brick or Eq.
Size: King
Finish: Wirecut
Color: White Bluff

Note: Brick below sill to be stacked bond solidercourse.



COLOR



MATERIAL

Fiber Cement Siding (Board & Batten) "M-2"

Make: James Hardie
System: Hardie Trim Batten Boards
Orientation: Vertical
Batten Spacing: 14" O.C.
Finish: Primed Pre-Finished Smooth Grain
Color: Steel Blue (RAL 5011)



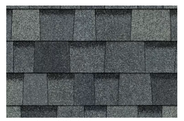
COLOR



MATERIAL

Fiber Cement Siding (Panel Reveal System) "M-3"

Make: James Hardie
System: Hardie Architectural Panel
Finish: Primed Pre-Finished Smooth Grain
Color: Steel Blue (RAL 5011)



MATERIAL/COLOR

Asphalt Shingles "M-4"

Make: Owens Corning or Eq.
System: TruDefinition Duration Shingles
Finish: Asphalt
Color: Estate Gray



COLOR



MATERIAL

Storefront Framing "M-5"

Make: Kawneer or Eq.
System: Trifab 451UT Framing System
Size: 4-1/2 deep w/2" sightline
Finish: Pre-finished Aluminum (Permafluor)
Color: Anodized Black



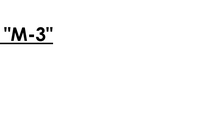
COLOR



MATERIAL

Window Framing "M-5.1"

Make: Pella
System: 250 Series
Type: Fixed
Material: Pre-finished Vinyl
Color: Black



MATERIAL/COLOR

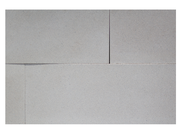
Trim Boards "M-6"

Make: Exterior Grade Wood Trim Boards
Finish: Smooth - Painted
Size: Varies by location
Color: **Black** (Match Storefront frame)
Locations: @ Fasica, Frieze, Rake Boards



Metal Flashings "M-7"

Make: Pac-Clad or Eq.
Finish: Smooth Pre-finish
Color: **Black** (Match Storefront frame)
Locations: Gutters/Downspouts, Copings, Column/Pier Wraps, Misc. Flashings



Window Sills "M-8"

Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Natural White

COLOR



MATERIAL

Exposed Grade Block "M-9"

Make: Grand Blac Cement Products or Eq.
Finish: Natural - Primed to be Painted
Color: Painted - Steel Blue (RAL 5011)



Fiber Cement Siding (Lap Siding) "M-10"

Make: James Hardie
System: Hardie Lap Sising
Orientation: Horizontal
Finish: Primed Pre-Finished Smooth Grain
Color: White



Decorative Wall Sconce

Make: Luminis
Model:Syrios Pro (SYP400)
Mounting Style: Wall
Mounting Hgt: 7'-0" A.F.F
Finish: Jet Black
Optional Up/Down or Down Only



Site Wall Sconce

Make: LSI
Selection: Miranda Small Silicone
Mounting Hgt: ?
Location: See photometric plan
Finish: Pre-fin. Aluminum
Color: ?

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

814 Services, LLC
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

Project:

N Family School

Schaumburg, IL

Issued	Description	By
10.30.2025	Revised Elevations	
09.11.2025	Exterior Elevations	
10.02.2025	Exterior Elevations	
11.14.25	Sign Revision	
2.20.26	City Prelim Comments	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

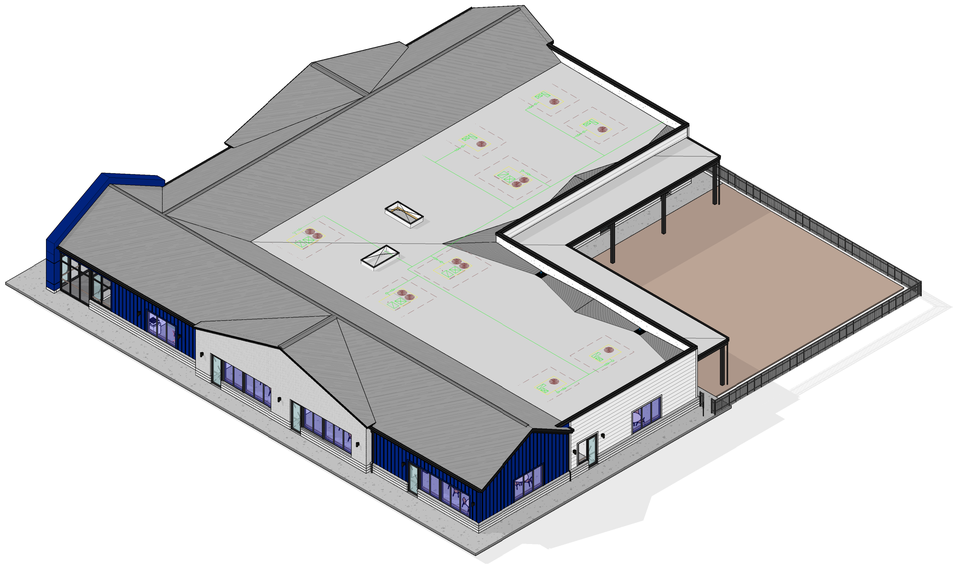
Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

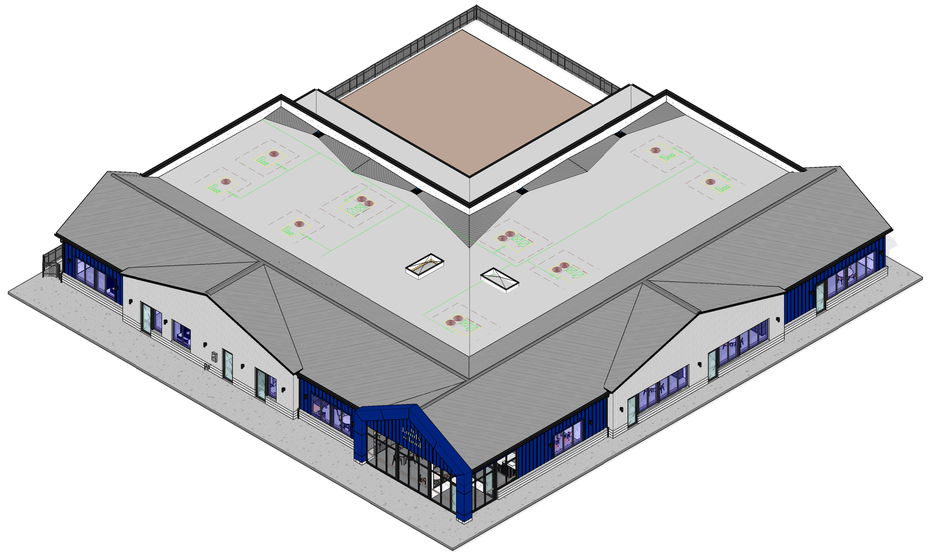
Sheet Title:
Exterior Elevations

Project Number:
25-132

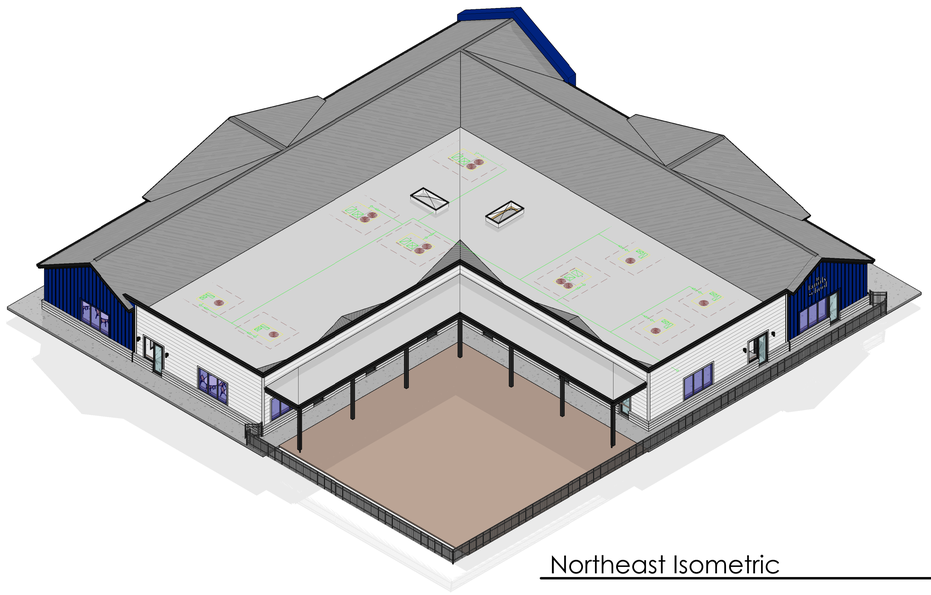
Sheet Number:
A.200.2



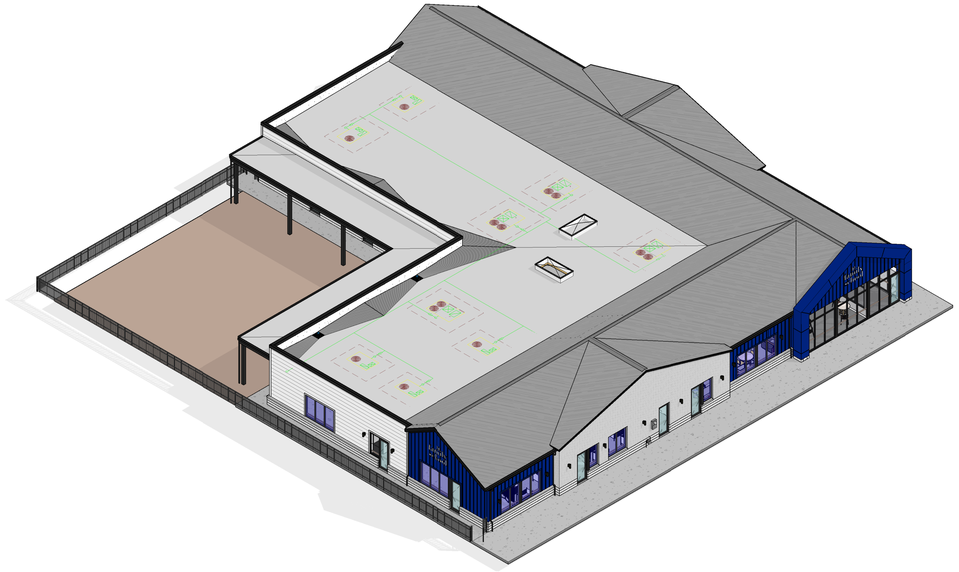
Northwest Isometric



Southwest Isometric



Northeast Isometric



Southeast Isometric

Krieger Klatt Architects

400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

814 Services, LLC
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

Project:

N Family School

Schaumburg, IL

Issued	Description	By
10.30.2025	Revised Elevations	
11.14.25	Sign Revision	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

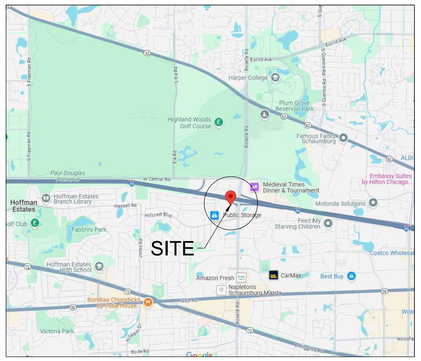
North Arrow:

Sheet Title:
3D Views

Project Number:
25-132

Sheet Number:
G.041

PLAT OF VACATION
FOR
1998 N ROSELLE ROAD
SCHAUMBURG, IL



VICINITY MAP
NOT TO SCALE

PIN: 07-10-101-041

LEGAL DESCRIPTION

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

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

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

LEGEND

	SECTION CORNER	⊠	FOUND DISK IN CONCRETE
		⊕ FBD	FOUND BRASS DISC
	QUARTER SECTION CORNER	⊠	FOUND ROW MARKER
		O FIR	FOUND IRON ROD
	PROPERTY LINE	O FRS	FOUND RAILROAD SPIKE
	EXISTING RIGHT-OF-WAY LINE	O FPK	FOUND PK NAIL
	PROPOSED RIGHT-OF-WAY LINE	O FMG	FOUND MAG NAIL
	EXISTING LOT LINE	+ FCC	FOUND CUT CROSS
	PROPOSED LOT LINE	O FIP	FOUND IRON PIPE
	EX. & PRO. CENTERLINE	O FIB	FOUND IRON BAR
	EXISTING EASEMENT LINE	⁂ TP	SET TRAVERSE POINT
	PROPOSED EASEMENT LINE	● SPK	SET PK NAIL
	EX. & PRO. BUILDING SETBACK LINE	● SMG	SET MAG NAIL
	SECTION LINE	● SIP	SET IRON PIPE
		● SBM	SET CONCRETE MONUMENT WITH BRASS DISC
	CONCRETE	● SCM	SET CONCRETE MONUMENT WITH IRON PIPE

ABBREVIATIONS

N	NORTH	PC	POINT OF CURVATURE
S	SOUTH	PCC	POINT OF COMPOUND CURVATURE
E	EAST	PRC	POINT OF REVERSE CURVATURE
W	WEST	PT	POINT OF TANGENCY
CB	CHORD BEARING	(REC)	RECORD DATUM
A	ARC LENGTH	MEAS.	MEASURED DATUM
R	RADIUS	[CALC]	CALCULATED DATUM
U.E.	UTILITY EASEMENT	<DEED>	INFORMATION TAKEN FROM DEED
P.U.E.	PUBLIC UTILITY EASEMENT	ETBE	EXCEPTION TO BLANKET EASEMENT
D.E.	DRAINAGE EASEMENT	M.U.E.	MUNICIPAL UTILITY EASEMENT
EX.	EXISTING	I.E.	INGRESS & EGRESS EASEMENT
PRO.	PROPOSED		

COUNTY RECORDER CERTIFICATE

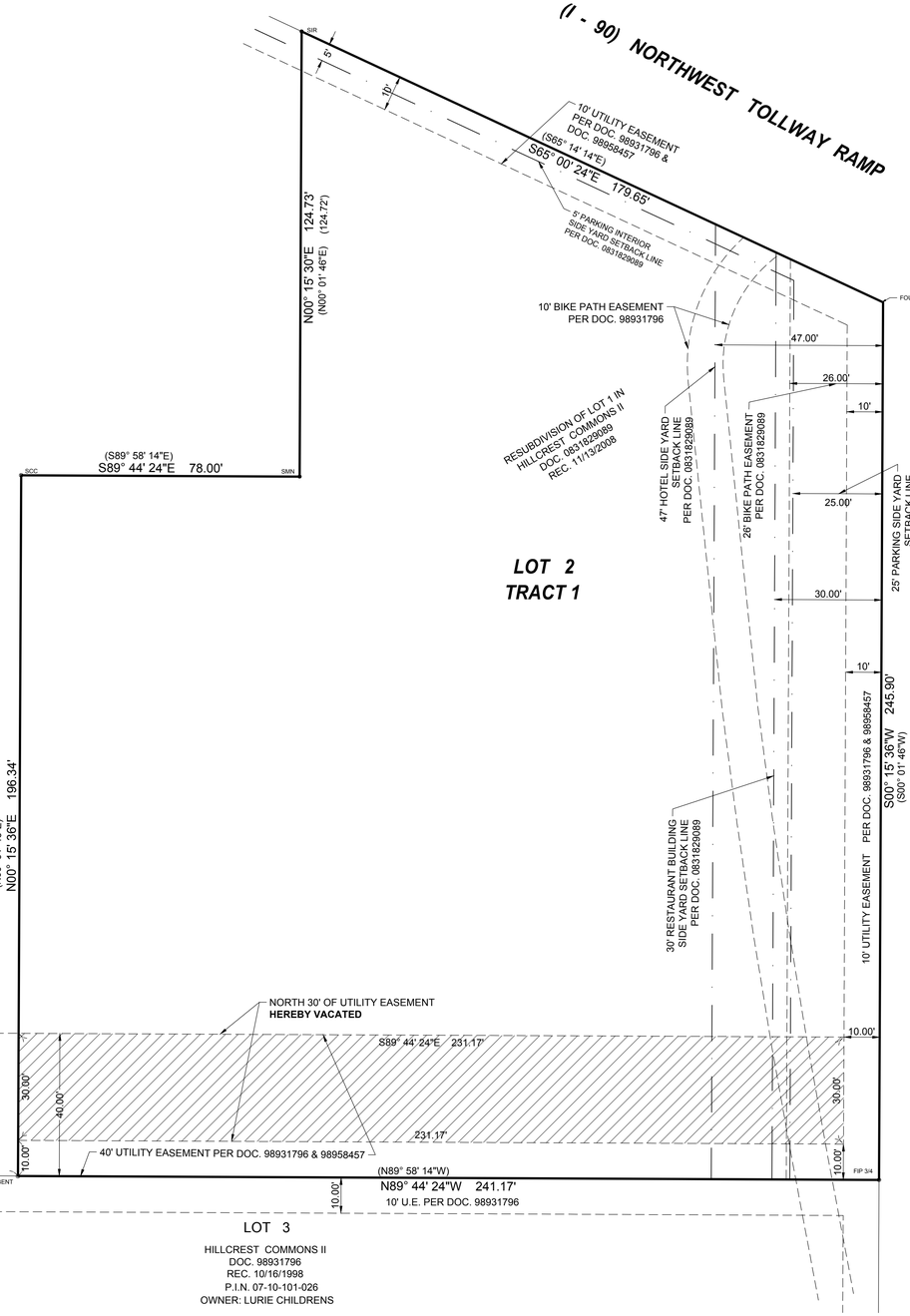
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON

THE _____ DAY OF _____, A.D., 20_____ AT _____ O'CLOCK __M. AS

DOCUMENT NUMBER_____

_____
COUNTY RECORDER



BASIS OF BEARINGS

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

STATE PLANE MERIDIAN

GRAPHIC SCALE

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

EASEMENT VACATION APPROVED AND ACCEPTED

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AT&T, ILLINOIS BELL TELEPHONE COMPANY

BY:_____ DATE:_____

TITLE:_____

VILLAGE OF SCHAUMBURG

BY:_____ DATE:_____

TITLE:_____

COMCAST

BY:_____ DATE:_____

TITLE:_____

NICOR

BY:_____ DATE:_____

TITLE:_____

_____

BY:_____ DATE:_____

TITLE:_____

_____

BY:_____ DATE:_____

TITLE:_____

_____

BY:_____ DATE:_____

TITLE:_____

ROSELLE ROAD
110' R.O.W. HERETOFORE DEDICATED

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF DECEMBER, A.D., 2025.

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

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

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
814 DEVELOPMENT
1695 TWELVE MILE RD., STE. 100
BERKLEY, MI 48072
708.528.8437

REVISIONS

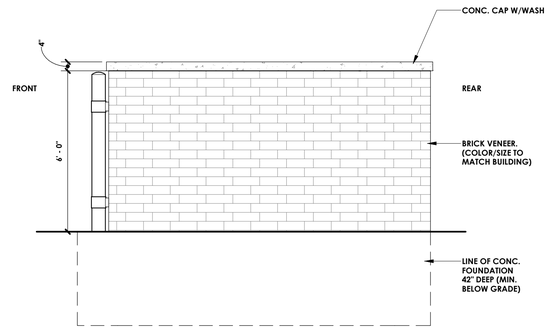
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PLAT OF VACATION
1998 N ROSELLE ROAD - SCHAUMBURG, IL

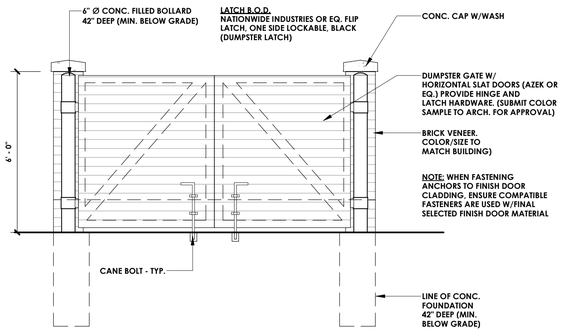
Project No: 250352
Group No: VP10.1

DRAFTING COMPLETED:	12/11/2025	DRAWN BY:	ADS	PROJECT MANAGER:	SAK
FIELD WORK COMPLETED:	N/A	CHECKED BY:	EJM	SCALE:	1" = ABOVE

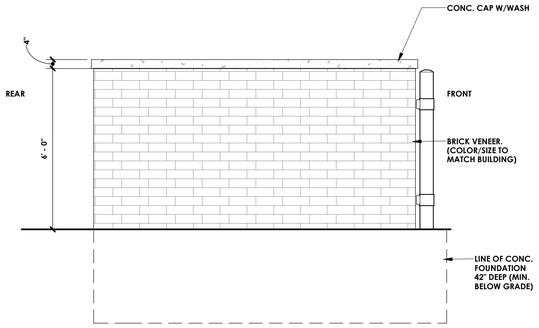
SHEET NO.
1 of 1



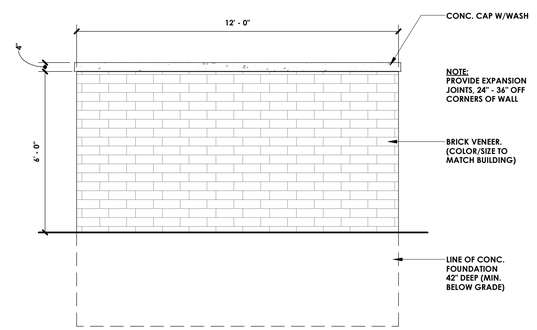
1 Dumpster Side Elevation
3/8" = 1'-0"



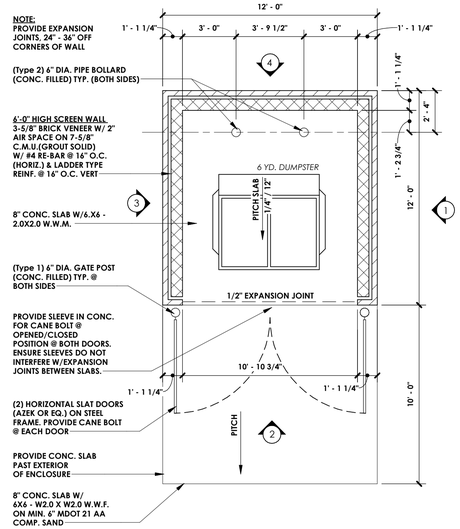
2 Dumpster Front Elevation
3/8" = 1'-0"



3 Dumpster Side Elevation 2
3/8" = 1'-0"



4 Dumpster Rear Elevation
3/8" = 1'-0"



Dumpster Enclosure Plan
1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:
814 Services, LLC
1695 Twelve Mile Rd., Suite 100
Berkley, MI 48072

Project:
N Family School

Schaumburg, IL

Issued	Description	By

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

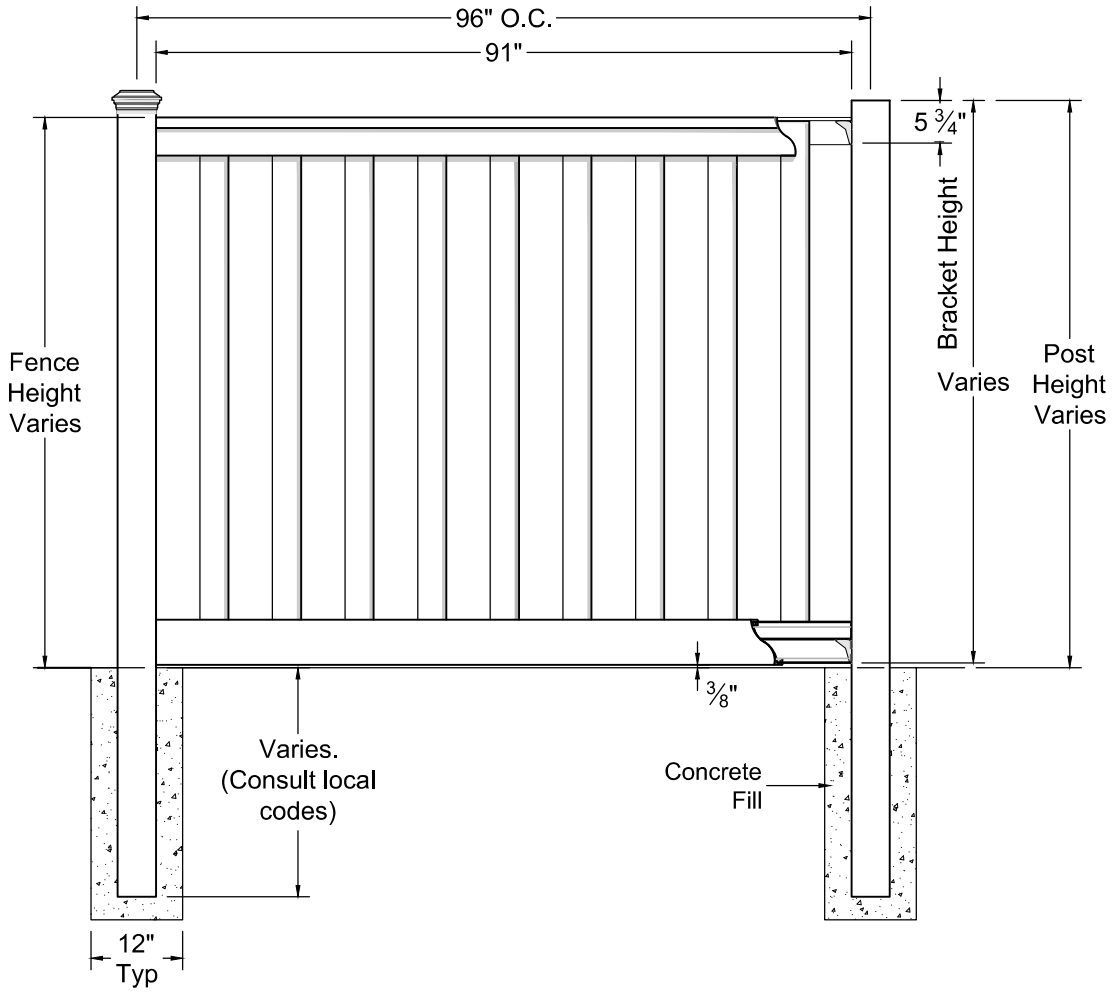
Sheet Title:
Trash Enclosure Details

Project Number:
25-132

Sheet Number:
AS.101

Trex® Seclusions®
COMPOSITE FENCE SYSTEMS

PROFILE VIEW



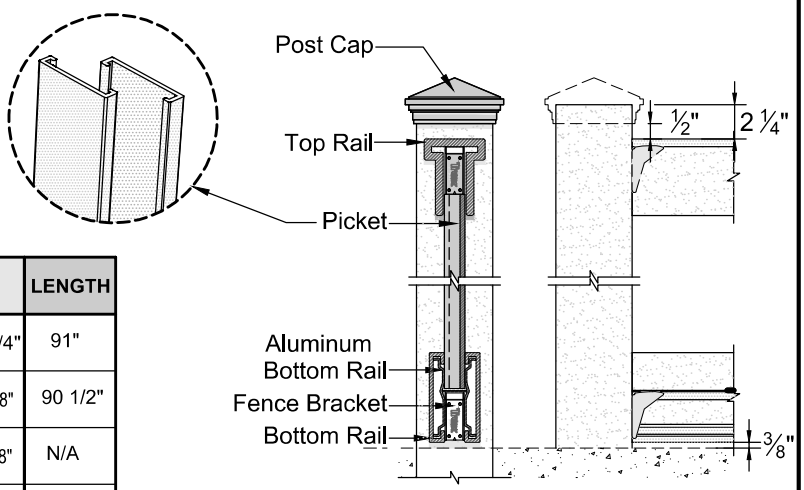
NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. REFER TO TrexFencingFDS.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION
3. DRAWING NOT TO SCALE.

COMPONENT		LENGTH
Post Cap	Pyramid Flat Crown	N/A
Post	5" x 5"	Varies
Top Rail	4" x 5"	91"
Picket	1" x 5 3/4"	Varies

COMPONENT		LENGTH
Bottom Rail / Picket	1" x 5 3/4"	91"
Aluminum Bottom Rail	2 3/4" x 5 1/8"	90 1/2"
Fence Bracket	1 1/4" x 3 1/8"	N/A
Ext. Wood Screw	#7	1 5/8"

Component lengths may vary



CUT VIEWS

010923

Trex® Fencing
COMPOSITE FENCE SYSTEMS

FDS
FENCE DISTRIBUTORS

543 E. 600 S. Provo, UT 84606
1-877-700-8739 - TrexFencingFDS.com

Copyright © 2023. FDS FENCE DISTRIBUTORS. All rights rese
Modification or reproduction is prohibited without written permissi

Record No: DEVR-25-74

Development Review Application

Status: Active

Submitted On: 12/17/2025

Primary Location

1996 N ROSELLE RD
Schaumburg, IL 60194

Owner

UNKNOWN
129 REPUBLIC AVE SAN JOSE, CA 95116

Applicant

Meaghan O'Connor
[redacted]
213 Institute Place, Suite 705
Chicago, IL 60610

Pre-Application Contact

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

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Parth Joshi

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Under Contract to purchase

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name*

CS Hotels, LLC

Property Owner Street Address*

15 W721 82nd St.

Property Owner City*

Burr Ridge

Property Owner State*

IL

Property Owner Zip Code*

60527

Property Owner Phone Number*

[redacted]

Property Owner Email

[redacted]

Site Information

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

Commercial

PIN Number*

07-10-101-041-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

☐

Parking Variation

☐

Landscape Variation

☑

Setback Variation

☐

Shopping Center Signage Plan Approval / Amendment

☐

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

☑

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

☐

Rezoning

☐

Special Use - Commercial

☑

Site Plan Amendment

☐

Plat of Easment

☐

Plat of Vacation

☐

Plat of Subdivision

☐

Plat of Dedication

☐

Plat of Consolidation

☐

PUD Site Plan Approval

☐

PUD Amendment

☐

Valet - Regular

☐

Valet - Special Event

☐

PUD Special Use Amendment

☐

PUD Administrative Amendment

☐

Fence Variation

☐

Variation - Other

☐

Brief description of the request*

Proposed childcare facility with ~5,000 sq ft playground and 48 car stall parking lot. We are requesting a special use for the childcare use and a foundation landscape varance.

Project Staff

Type

Engineer

If Other, Describe

Company Name

V3

Staff Name*

Steve Kranenborg

Staff Mailing Address*

7325 Janes Ave. Woodridge, IL 60617

Staff Phone Number*

6303109803

Staff Email*

skranenborg@v3co.com

Applicants Signature

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

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

Applicant Signature

Meaghan O'Connor
Dec 17, 2025

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-02 / VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall
04/22/26
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

A request for a Special Use for a Banquet Hall for Vanam Indian Vegetarian Restaurant, located at 331 W. Golf Road, was scheduled for review at the April 22, 2026, Zoning Board of Appeals meeting. The Petitioner did not complete the public notice in accordance with the code; therefore, Staff recommends that the case be continued to a date certain of May 13, 2026.

Recommended Action:

Staff recommends that the case be continued to a date certain of May 13, 2026.