AGENDA

Zoning Board of Appeals

Wednesday, July 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 (7/8)

Z2606-02 / Amendment to Municipal Code / Pertaining to Agricultural Land Uses in Residential and Business Districts (7/8)

Z2606-03 / Little Muslims Childcare Center (7/8)

CASES TO BE HEARD

Z2605-06 / PRETTY PAWS PET SPA / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility

Z2605-01 / 390 O'HARE LOGISTICS PARK / 1001 W. Irving Park Road / Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence

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 (7/8)
07/22/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 7-8-26.docx

ZONING BOARD OF APPEALS
GENERAL MINUTES
July 8, 2026

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

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

Member(s) Absent: Patty Errera

A quorum was present.

Also Present: Parth Joshi
Planning Manager

CONSIDERATION OF MINUTES

Mr. Dolbeare made a motion, seconded by Mr. Szurgot, to approve the following minutes, as presented:

Mtg Date	Case Number and Name
6/24	General Minutes
	Z2603-02 / Vanam Indian Vegetarian
	Z2604-01 / Swadeshi Banquet Hall

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)

1) Z2606-02 / AMENDMENT TO MUNICIPAL CODE / Title 15, Chapter 154 (Zoning) Pertaining to Agricultural Land Uses in Residential and Business Districts

2) Z2606-03 / LITTLE MUSLIMS CHILDCARE CENTER / 1035 Woodfield Road / Special Use for a Daycare

ADJOURNAMENT

Mr. Szurgot made a motion, seconded by Mr. Dolbeare, to close the meeting.
All ayes **MOTION CARRIED**

There being no further business, the meeting was adjourned at 7:25pm.

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2606-02 / Amendment to Municipal Code / Pertaining to Agricultural Land Uses in Residential and Business Districts (7/8)
07/22/26
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- FINAL Z2606-02 Amend to MC - Agricultural Uses Res and Bus Districts 7-8-26.docx

Z2606-02 / AMENDMENT TO MUNICIPAL CODE / Title 15, Chapter 154 (Zoning) Pertaining to Agricultural Land Uses in Residential and Business Districts

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:11pm.

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

Member(s) Absent: Patty Errera

A quorum was present.

Also Present:

Sworn in for testimony: Parth Joshi
Planning Manager

Mr. Parth Joshi stated that the purpose of amending this code is to address the Village Board's concerns pertaining to chickens in residential districts. That matter was addressed at the 2/10/26 Village Board meeting where there were two cases before them seeking approval and the Board of Trustees denied both requests and directed Staff to prepare a code amendment to ban chickens in residential districts. Staff presented a conceptual code amendment to the PBD (Planning, Building & Development Committee) on 5/21/26. At that meeting, a detailed analysis of chicken allowance requirements and a comprehensive breakdown of agriculture uses were included in Staff's presentation. PBD recommended approval of the conceptual code amendment and directed Staff to present it to the Zoning Board for a recommendation of approval.

He said there were two cases scheduled for the 1/21/26 Plan Commission public hearing (P2510-01 / Hussain Residence / 501 Plymouth Lane and P2510-02 / Elibal Residence / 816 Apple Drive). The Plan Commission recommended approval of P2510-01 / Hussein. However, they recommended denial of Case P2510-02. They were both scheduled for final consideration at the 2/10/26 Village Board meeting. The Trustees raised concerns about whether or not the Village should continue to allow these kinds of requests given the Village is an established urban municipality, compared to its original rural form. The policy decision that was made at that meeting was to ban the use of chickens on residential properties but to only allow it in agricultural zoning districts. Historically, the Village has approved two requests, and one dates back to 1993 at 235 Wakefield Lane. That resident is no longer keeping chickens on that property. The other one was at 314 Pleasant Drive, which was approved in 2023, and at the time of approval, that Petitioner had been raising chickens for 20+ years. As of right now, there is only one residential property (314 Pleasant Drive) in the Village that has chickens on their lot. The discussion revolves around the allowances of chickens. Chapter 92 of the Village code regulates animals in general, and Section 92.30 of the village code prohibits the harboring or keeping of "any live horse, cattle, swine, sheep or goat or to raise any chickens, rabbits, fowl anywhere in the Village."

A special use permit is required to keep chickens on residentially zoned properties. They are not specifically listed in the zoning code, however, there is a variety of agricultural uses (such as farms) listed as special uses and keeping chickens has been considered a "similar and compatible" use to those uses listed as special uses in residential zoning districts. Farms are currently allowed as a special use in the R-4 through R-7 zoning districts. Staff is proposing to amend the code to modify the "Farms" land use category to read "Farms (including farm animals and fowl)" and only allow them as a permitted use in the village's agricultural zoning district. They

would be prohibited in residential districts. In addition to mentioning farm animals in parenthesis, the proposed addition of fowl in the land use category will provide further clarification that chickens will only be permitted in the village's agricultural zoned properties.

Staff also took this opportunity to review other uses in the agricultural zoning districts in an effort to clean it up by determining whether or not certain uses make sense to be in the zoning code.

1) **Agriculture buildings and structures.** This use is currently allowed as a permitted use in the R-1 district and a special use in the R-4 to R-7 districts. Staff evaluated existing properties and only found one structure that is really being used as a barn, which happens to be in a single-family home off of Roselle Road and commonly known as the "blue-house property" at 32 E. Schaumburg Road. The 231 S. Civic Drive property included a structure that was used as a barn in the past; however, it is now used as a community space. Staff is proposing to eliminate these uses from residential districts and only permit them in the Agricultural-Zoned districts

2) **Cultivational field and garden crops.** This use is currently permitted in agriculture and R-1 zoned properties. It requires a special use in R-4 through R-7 districts. The Village's zoning code accessory structures table already allows "growing of garden crops in the open" on residential-zoned properties. Staff also evaluated existing properties in the Village but did not locate any park, however, there is a park on the west side of Olympic Park at 1675 Olde Schaumburg Road. There are two community gardens there that are being used as an accessory use for that property. The community garden aspect is not a principle use but it is an accessory use. The principle use on that property is athletic fields, which are currently allowed in that zoning district. Staff recommends re-wording the land use cultivational field and garden crops to Community Garden Accessory to Parks as the principle use of a zoning lot. This will allow the two community gardens to continue to operate, and Staff is also proposing to allow parks as a principle use in the B-3 office zoning district because they are currently only allowed in residential and M-P zoning districts. The other three--- green houses, nurseries and roadside farmstands - are all permitted in agricultural and R-1 zoned properties and a special use in R-4 through R-7 districts. While the Village does not have any of these, it is appropriate to keep it in our agricultural zoning districts. We are going to keep that as is, however, we are proposing to remove this use from all residential zoning districts.

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

Chairman Raimondi asked the Board for their comments.

Mr. Riley said it all makes perfect sense.

Referring to the 314 Pleasant Drive property, which is the only approved residence for raising chickens, Mr. Szurgot asked if the approved permit for raising chickens stays with the property after the current resident sells the property someday. Mr. Joshi said the permit will go with the current homeowner and after they sell, there will be a tax transfer stamp hold which will be reviewed by Staff. Staff will ensure that there will no longer be any chickens on that property.

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

Chairman Raimondi stated that he feels chickens in residential neighborhoods are not appropriate and added that the Village is headed in the right direction with this.

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

Mr. Dolbeare made a motion, seconded by Mr. Morreale, to recommend approval of an Amendment to Municipal Code / Title 15, Chapter 154 (Zoning) Pertaining to Agricultural Land Uses in Residential and Business Districts, Case No. Z2606-02 as presented.

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

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Absent
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, 7/28/26.

ADJOURNMENT
The meeting was adjourned at 7:24pm.

Parth Joshi
_____
Parth Joshi, AICP, Planning Manager
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2606-03 / Little Muslims Childcare Center (7/8)
07/22/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2606-03 Little Muslims Childcare Mts 7-8-26.docx

Z2606-03 / LITTLE MUSLIMS CHILDCARE CENTER / 1035 Woodfield Road / Special Use for a Daycare

Village of Schaumburg
Zoning Board of Appeals
July 8, 2026
Page 1 of 3

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:01pm.

ROLL CALL

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

A quorum was present.

Also Present:

Sworn in for testimony:	Parth Joshi Planning Manager	Maryam Bozai 1035 Woodfield Road Schaumburg

Ms. Maryam Bozai, Petitioner, stated that she owns small, faith-based daycare centers. They have received a lot of interest in opening a daycare center in Schaumburg. They cater to kids from 6 weeks to 5 years old. They specialize in "boutique" care which means they limit enrollment to small groups of children. She added that they can accommodate kids with special needs and they provide halal food.

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

Mr. Parth Joshi stated that the proposed use will be located in a building that was previously occupied by the Goddard School. The Petitioner is proposing no changes to the floor plan. Their business model includes hosting up to 39 children at this particular facility. The approximate 4,200 square-foot space will include three classrooms, a gym, offices, kitchen, storage space and restrooms. The State requires an outdoor playground, however, in this case there is an exception where the Petitioner can use an indoor playground. Meals will be catered by licensed meal providers and there will be no cooking onsite. The proposed hours of operation are Monday – Friday, 7am – 6pm. They anticipate hiring two to seven employees, depending on the number of children. Parents will be given a 10-minute drop-off window from 7am – 9:30am and pick-up window from 3pm – 6pm. Parents will be required to escort their children into the building. The required parking is 82 spaces, and they are providing 90 spaces. There is an existing shared access and parking agreement with a couple buildings to the south. Mr. Joshi said that Staff is supportive of the request and recommends approval.

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

Chairman Raimondi asked the Board for their comments.

Mr. Mytych asked if the Petitioner agrees to the conditions in the Staff Report, and Ms. Bozai said yes.

Mr. Baghwakar asked if it's correct that the Goddard School moved from the subject property, which then provided the Little Muslims Childcare Center to occupy the space and Ms. Bozai said yes.

Mr. Dolbeare, Ms. Veatch, Mr. Riley and Mr. Szurgot had no questions.

Mr. Morreale asked if they will be replacing the carpet and repainting. Ms. Bozai said they will only be repainting and currently have no plans to replace the carpeting.

Chairman Raimondi noted that the address on the site plan, reads "1031" instead of "1035." Mr. Joshi said that the generic address for the whole building is 1031. Chairman Raimondi asked if the site plan will have to be corrected. Mr. Joshi said no, adding that this is the site plan which the Petitioner obtained from the property ownership and that it is not an updated version.

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

Mr. Dolbeare made a motion, seconded by Mr. Mytych, to recommend approval of a Special Use for a Daycare for Little Muslims Childcare Center located at 1035 Woodfield Road, Case No. Z2606-03 subject to the following conditions:

1. The Special Use shall be substantially in accord with the Business Description received by the Community Development Department on May 18, 2026.
2. Prior to Occupancy Permit, the petitioner shall submit revised drawings and/or clarifications to the Director of Community Development which illustrate the following:
    a. Provide clarification regarding the classroom age groups. Infants, Toddlers, and Preschool rooms are clearly identified; however, the remaining classroom is not designated. It is assumed to be for Twos/Threes /Fours. Verify and confirm the intended age group for the remaining classroom.
    b. Maneuvering clearances per Illinois Accessibility Code Section 404.2.4 cannot be verified due to drawings not being to scale. The door swing may not overlap the required clear floor space for the toilet.
    c. Infant room & toddler room are required to be equipped with diaper changing tables with accessible handwash sinks for staff.
    d. Provide clarification regarding the required bathing facilities for infants and toddlers in accordance with DCFS Daycare Center Licensing Standards. The plans do not indicate whether a fixed bathing tub is provided or whether a portable unit is proposed.
    e. The toddler classroom appears to have only a single available exit access path. Provide a revised egress analysis demonstrating compliance with 2021 IBC Section 1006.2.1 for common path of egress travel or revise the layout to provide compliant exit access separation and independent means of egress.
    f. Drinking fountains are not shown on the plan. Provide information regarding how potable drinking water will be provided for both children and staff.

g. No differentiation has been provided between child-sized and adult-sized plumbing fixtures. Provide clarification and revise the plans to clearly identify fixture types and distinguish between child-accessible fixtures and adult fixtures where applicable.

h. Demonstrate compliance with applicable Illinois Plumbing Code provisions and ICC A117.1 accessibility requirements as applicable to the facility's age groups and intended use.

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

   a. Floor Plan; Page 1, received by the Community Development Department on May 18, 2026.

   b. Business Narrative; Sheets 1-3, prepared by Maryam Bozai, received by the Community Development Department on May 18, 2026.

   c. Plat of Survey; Page 1, prepared by REM Builders, Inc; dated July 22, 2025, received by the Community Development Department on May 18, 2026.

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

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Absent
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, 7/28/26.

ADJOURNMENT

The meeting was adjourned at 7:10pm.

Parth Joshi

Parth Joshi, AICP, Planning Manager
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2605-06 / PRETTY PAWS PET SPA / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility
07/22/26
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

The petitioner requests approval of a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa to be located at 1120 S. Springinsguth Road.

Recommended Action:

Staff recommends approval of a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa, proposed to be located at 1120 S. Springinsguth Road, Case No. Z2605-02, subject to the conditions stated in the PRG Report.

ATTACHMENTS:

- PRG Report
- Location Map
- Project Narrative
- Floor Plan
- Plat of Survey
- REDACTED Z2605-06 Pretty Paws Application_Redacted.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: July 22, 2026

DATE PREPARED: July 13, 2026 CASE NUMBER: Z2605-06

TITLE: PRETTY PAWS PET SPA / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility

BACKGROUND INFORMATION

Petitioner:	Shin Li Taylor
Address of Petitioner:	1930 Warwick Ln Schaumburg, IL 60193
Status of Petitioner:	Business Owner
Owner of Parcel:	ARMHIT LLC (Hitesh Bhatt)
Address of Owner:	1120 S. Springinsguth Road Schaumburg, IL 60193
Existing Zoning:	B-2 General Business District
Existing Land Use:	General Commercial

Requested Actions:

- Special Use for an Animal Grooming Facility [Title 15, Chapter 154, Section 154.173(B) of the Zoning Ordinance]

ANALYSIS

Staff Discussion:

The petitioner requests approval of a special use for an Animal Grooming Facility for Pretty Paws Pet Spa, to be located at 1120 S. Springinsguth Road, within the 1120-1124 Springinsguth Road Center. The petitioner proposes a dog grooming business to clean, style, and maintain the hygiene and overall health of pets. The property is in the B-2 General Business District where special use approval is required for the proposed type of business. Pretty Paws Pet Spa offers a range of services, from basic baths and brush-outs to full grooming packages that include haircuts, nail

trimming, ear cleaning, and gland expression. No boarding, daycare, or overnight stays are offered at this location.

At the start of operations, the petitioner will be the sole employee of the business. By December 2026, the petitioner anticipates hiring at least two employees to help meet customer demand around the holidays. In the long term, the petitioner plans to expand the team to a total of six (6) employees, including the owner. The business will operate Monday to Friday from 8:30 AM to 4:00 PM. As the business grows, the petitioner plans to expand these hours to include Saturdays to increase availability for customers. At the start of operations, no more than eight (8) pets will be onsite at one time, including pets being groomed and those waiting for pickup, with that number increasing to a maximum of ten to twelve (10-12) pets as the business grows.

The proposed tenant space is approximately 1,309 square feet. The facility will include a front lobby, a bathing area equipped with two elevated tubs, grooming and drying tables, and secure holding kennels for pets during their visit. The petitioner will clean and sanitize the space with veterinary-grade disinfectants and cleaning products every 2-3 days or as needed to maintain a clean and sanitary environment. Any tools that come into contact with pets – including pet enclosures, grooming equipment, tubs, and tabletops – will be cleaned and disinfected after each dog. The tenant space will have three (3) trash bins that will be emptied and cleaned every 2-3 days, or more frequently as needed. The petitioner will dispose of garbage in the large dumpster located behind 1124 S. Springinsguth Road, which is shared with neighboring tenants.

The petitioner plans to add a dog waste station in the grassy area on the north side of the tenant space, which will provide waste disposal bags for customers. The waste receptacle will be emptied as needed to maintain cleanliness of the area. The dog waste station has been included as a condition of approval.

In the past, the Village Board has granted special use approval for similar animal grooming facilities throughout the Village. In October 1994, PetSmart was granted special use approval for a veterinary and grooming clinic (Case No. Z9408-03). In June 2013, Dog Training Now was granted special use approval for a Dog Grooming & Training Facility (Case No. Z1304-02). In July 2012, Groom Pet Grooming was granted special use approval for a dog grooming facility (Case No. Z1206-01). In July 2017, Bentley's Pet Stuff was granted special use approval for a dog grooming facility as an accessory to their retail component (Case No. Z1706-03). In February 2023, Comb & Collar Club was granted special use approval for a dog grooming facility (Case No. Z2301-04, Ordinance No. 23-015). In August 2023, Sobaken Grooming Studio was granted special use approval for a dog grooming facility (Case No. Z2307-01). In May 2025, Coat Care Canine received special use approval for a dog grooming facility (Case No. Z2504-06). Staff is supportive of the special use request.

Standards for Special Use Determination:

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

Staff believes that the proposed animal grooming facility is in keeping with the village's Comprehensive Plan designation and zoning classification. The proposed use at this location is close to residential areas, making it convenient for those neighborhoods. Animal grooming services are desirable to serve household pets in the Schaumburg community.

(b) Such use will not, under the circumstances or the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity:
The proposed animal grooming use is compatible with other surrounding uses and will not be detrimental to the health, safety, morals or general welfare of people residing or working in the vicinity or injurious to property values or improvements in the vicinity.

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

Zoning History:
1120-1124 Springinsguth Road Center was constructed in 1973. In 2018, Buddy's Vape & Smoke was granted a special use for a retail tobacco and smoke store at 1122 S. Springinsguth Road (Case No. Z1712-04). The subject tenant space was formerly a laundromat (Schaumburg Quick Wash), which vacated in 2023.

Surrounding Zoning and Land Uses:
North: R-6 Planned Unit Development (Weathersfield Subdivision, Unit 7)
South: B-2 General Business District / Commercial (BP Gas Station)
East: R-6 Residence (Weathersfield Subdivision, Unit 6)
West: B-2 General Business District / Commercial (Star Foods/India Kitchen, Salwan Trading Inc.)

Compatibility with Surrounding Land Uses:
The proposed dog grooming facility is compatible with the surrounding commercial retail and service uses.

Comprehensive Plan Designation:
The Village Comprehensive Plan designates the subject property for commercial and commercial/service uses. This designation is appropriate for a variety of commercial uses, including animal services.

Parking:
The parking calculation for the proposed and existing businesses in 1120-1124 Springinsguth Road Center is as follows:

USE	PARKING RATE	Required parking
Proposed Pretty Paws Pet Spa 1,309 sq. ft. GFA 1,178 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	5 spaces
Buddy's Schaumburg Place Inc. (DBA Buddy's Vape & Smoke) 1,300 sq. ft. GFA	4 spaces per 1,000 sq. ft. NFA	5 spaces

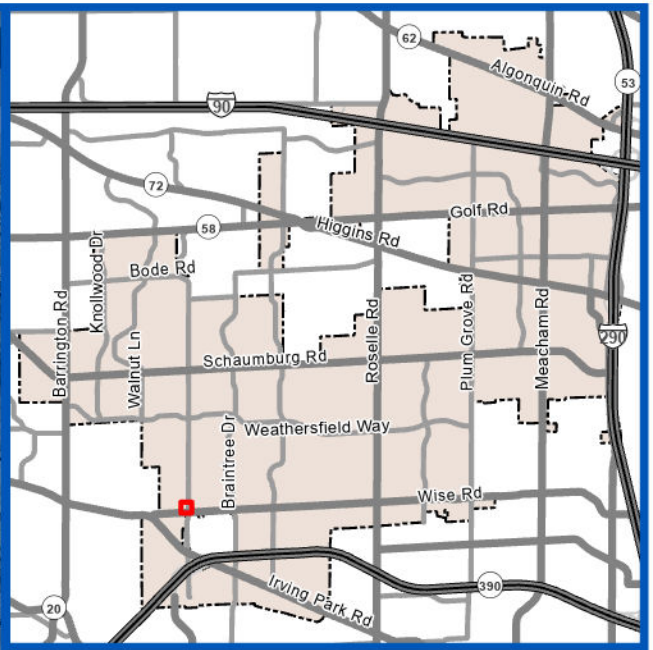
1,170 sq. ft. NFA		
Neighborhood Schaumburg Liquor Inc. Existing Hookah Lounge 2,400 sq. ft. GFA 2,160 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	9 spaces
Parking Required		**19 spaces**
Parking Provided		19 spaces

RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends approval of a Special Use for a Dog Grooming Facility for Pretty Paws Pet Spa, to be located at 1120 S. Springinsguth Road, Case No. Z605-02, subject to the following conditions:

1. 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.
2. Prior to the issuance of a certificate of occupancy, a dog waste station shall be installed near the exterior of the tenant's entrance. Dog waste bags shall be provided at the station.
3. The area around the dog waste station shall be checked at least once per day and any feces shall be removed.
4. The business must stay in substantial conformance with the submitted business narrative. Boarding and overnight stay of animals is not permitted.
5. The following plans shall be adopted as part of the governing ordinance:
    a. Business narrative, received by the Community Development Department on May 21, 2026.
    b. Proposed floor plan, received by the Community Development Department on July 10, 2026.

pc: Petitioner



Subject Property

Z2605-06

PRETTY PAWS PET SPA

Special Use for a Dog Grooming Facility

0 40 80
Feet

VILLAGE OF SCHAUMBURG

1120 S. SPRINGINSGUTH ROAD

Prepared By:
Village of Schaumburg
Community Development Department

Pretty Paws Pet Spa
Project Narravite

My pet grooming spa will provide professional grooming services designed to clean, style, and maintain the hygiene and overall health of pets, primarily dogs and cats. The facility will include a welcoming front lobby, a bathing area equipped with elevated tubs, grooming and drying tables, and secure holding kennels to ensure pets are safe and comfortable during their visit.

Services will range from basic baths and brush-outs to full grooming packages that include haircuts, nail trimming, ear cleaning, and gland expression. The goal of the business is to provide high-quality, affordable grooming services to the neighborhood's four-legged companions while creating a safe, caring, and stress-free environment for pets and their owners.

Initially, the spa will operate five days a week, Monday through Friday, from 8:30 a.m. to 4:00 p.m. As the business grows, operating hours will expand to include Saturdays, increasing availability for customers.

The business will begin as a sole proprietorship operated independently by the owner(myself). By the holiday season, the plan is to hire at least two employees to help meet customer demand. Long-term growth goals include expanding the team to a total of six employees, including the owner, allowing the spa to operate at full capacity and serve a larger client base.

Pretty Paws

25'2"

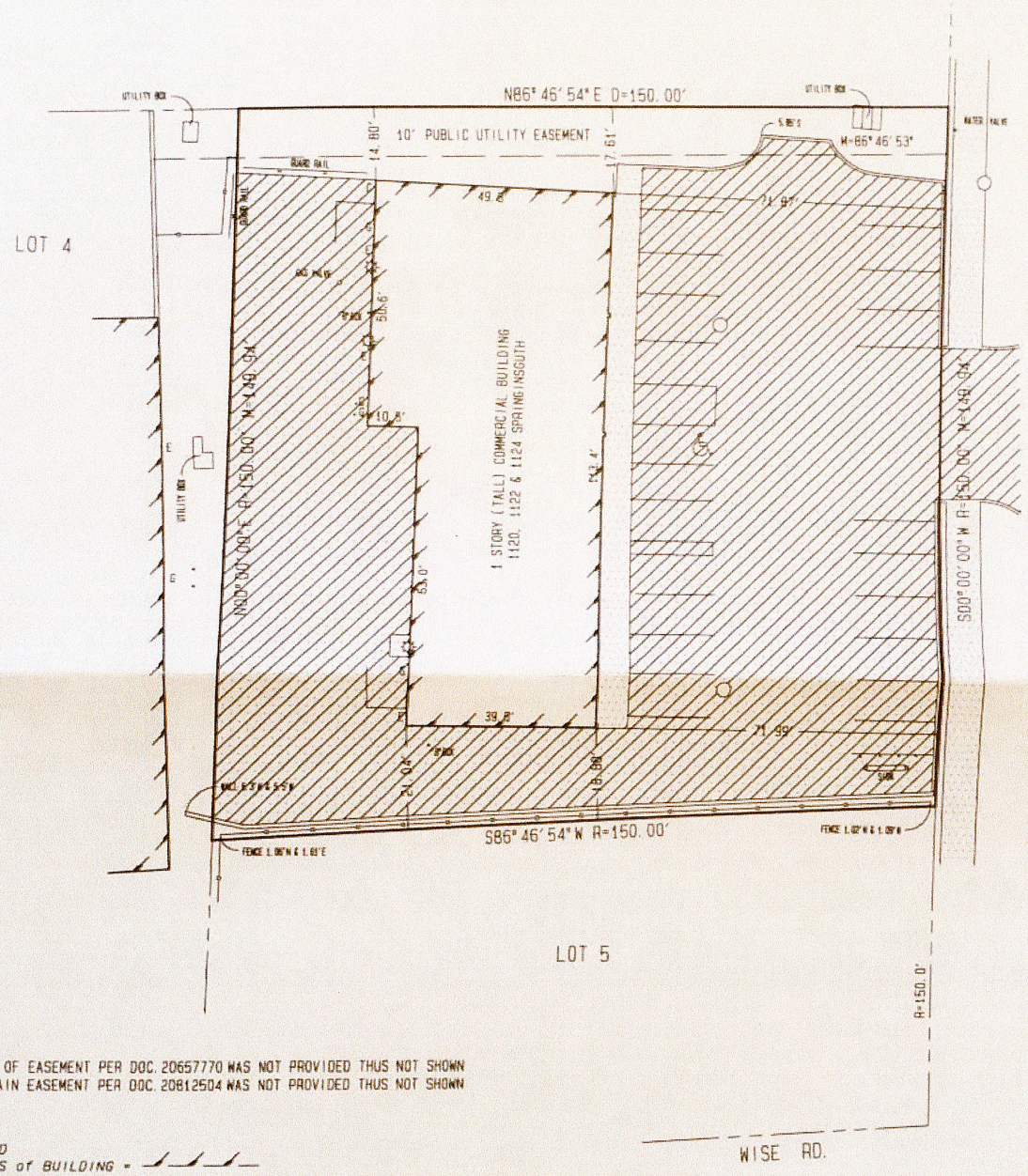
52'0"

Z2605-06 JUL 10 '26

PLAT OF SURVEY

Order No. 1814634

THE EAST 150 FEET OF THE NORTH 150 FEET OF LOT 4 IN WEATHERSFIELD PARK NORTH, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE:
GRANT OF EASEMENT PER DOC. 20657770 WAS NOT PROVIDED THUS NOT SHOWN
GAS MAIN EASEMENT PER DOC. 20812504 WAS NOT PROVIDED THUS NOT SHOWN

LEGEND
LIMITS of BUILDING =
R = RECORD
M = MEASURED
D = DEED
C = CAMERA
E = ELECT. METER
G = GAS METER
● = FOUND IRON PIPE
○ = SET IRON PIPE
☼ = HYDRANT
☼ = LIGHT
CONCRETE =
PAVERS =
ASPHALT =

STATE of ILLINOIS
S. S.
COUNTY of KANE

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDRY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: NOVEMBER 13, 2018.

COURTNEY M. GIBBONS 2783 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WEST DUNDEE

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2018.

THIS PLAT CONFORMES WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDRY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR 1120 SPRINGINSGUTH LLC AND BAYANA PROPERTIES INC.

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 935
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
fax (841) 551-9193

Development Review Application

DEVR-26-35

Submitted On: May 21, 2026

Applicant

Shinli Taylor
[redacted]
[redacted]

Primary Location

1120 S SPRINGINSGUTH RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Ian Salzman

Z2605-06 / PRETTY PAWS PET SPA / 1120 S. Springinsguth Road / Special Use for a Dog Grooming Facility

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

None

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Ravi Patel

Property Owner Street Address

1120 s springinsguth

Property Owner City

Schaumburg

Property Owner State

IL

Property Owner Zip Code

60193

Property Owner Phone Number

[redacted]

Property Owner Email

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07293090110000

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

Pet grooming business

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

Z2605-01 / 390 O'HARE LOGISTICS PARK / 1001 W. Irving Park Road / Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence
07/22/26
Zoning Board of Appeals

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

Executive Summary:

The petitioner is requesting a plat of resubdivision, plat of easement, site plan approval, site plan amendment, special use for a semi-truck and trailer sales and variations including maximum parking, parking setback, landscape, building height, rooftop screening and fence for the subject property located at the southwest corner of Irving Park Road and Rodenburg Road, formerly known as Experior Logistics at 1001 W. Irving Park Road. The name of the proposed subdivision is 390 O'Hare Logistics Park.

Recommended Action:

Staff has reviewed the petitioner's request and is supportive of the development. Therefore, staff recommends approval of a Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence for 390 O'Hare Logistics Park, Case No. Z2605-01, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- REDACTED Z2605-01 390 O'Hare Logistics Application.pdf
- Project Narrative
- Plat of Subdivision
- Architectural Plans
- Engineering Plans
- Landscape Plans
- Revised Lot 5 Site Plan
- Offsite Sewer Easement Exhibit
- Autoturn Exhibit
- Traffic Study Addendum

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: July 22, 2026

CASE NUMBER: Z2605-01

DATE PREPARED: July 10, 2026

TITLE: Z2605-01 / 390 O'HARE LOGISTICS PARK / 1001 W. Irving Park Road / Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence

BACKGROUND INFORMATION

Petitioner:	Charles Smith
Address of Petitioner:	13543 W. 185th St., Mokena, Illinois 60448
Status of Petitioner:	Architect
Owner of Parcel:	Experior Group, LLC
Address of Owner:	12161 S. Central Ave Alsip, IL 60803
Existing Zoning:	M-1 - Manufacturing
Existing Land Use:	Semi-Truck and Trailer Parking Lot

Requested Actions:

- Plat of Resubdvision [Title 15, Chapter 151, Section 151.20 of the Subdivision and Land Development Ordinance]
- Plat of Easement [Title 15, Chapter 151, Section 151.20 of the Subdivision and Land Development Ordinance]
- Lot 3
    - Site Plan Approval to construct a 378,000 square foot Office/Warehouse building [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
    - Parking Variation to Provide 57 additional Parking Spaces from the maximum permitted 294 Spaces [Title 15, Chapter 154, Section 154.122.D of the Zoning Ordinance]
    - Variation to Exceed the Maximum Building Height from 45' to 53' [Title 15, Chapter 154, Section 154.188(D)(5) of the Zoning Ordinance]

- Variation to Reduce Front Yard Parking Setback from 25' to 10' [Title 15, Chapter 154, Section 154.188(D)(6)(a)(1) of the Zoning Ordinance]
- Variation to Reduce Overall Landscaping from 20% to 14.3% [Title 15, Chapter 154, Section 154.136(J)(1) of the Zoning Ordinance]
- Variation to Screening Requirement for Rooftop Mechanical Equipment [Title 15, Chapter 154, Section 154.186(A)(10)(b) of the Zoning Ordinance]
- Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]

- Lot 4
  - Site Plan Amendment for Office/Warehouse Building Expansion from 68,000 square foot to 70,400 square foot [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
  - Variation to Waive the North Bufferyard Requirement Between the Office/Warehouse Parking (Lot 4) and C-Store/Gas Station Site (Lot 6) [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]
  - Variation to Reduce Overall Landscaping from 20% to 13.2% [Title 15, Chapter 154, Section 154.136(J)(1) of the Zoning Ordinance]
  - Variation to Screening Requirement for Rooftop Mechanical Equipment [Title 15, Chapter 154, Section 154.186(A)(10)(b) of the Zoning Ordinance]

- Lot 5
  - Site Plan Approval to construct a 11,200 square foot Semi-truck and Trailer Sales/repair and Office building [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
  - Special Use for Semi-truck and Trailer Sales [Title 15, Chapter 154, Section 154.174(B) Appendix A: Summary of Permitted and Special Uses of the Zoning Ordinance]
  - Variation to Reduce Front Yard Parking Setback from 25' to 16'11" [Title 15, Chapter 154, Section 154.188(D)(6)(a)(1) of the Zoning Ordinance]
  - Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]
  - Variation to Screening Requirement for Rooftop Mechanical Equipment [Title 15, Chapter 154, Section 154.186(A)(10)(b) of the Zoning Ordinance]

- Lot 6
  - Variation to Waive the South Bufferyard Requirement Between the C-Store/Gas Station Site (Lot 6) and Office/Warehouse Parking (Lot 4) [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]

Background

The subject property near the southwest corner of Irving Park and Rodenburg roads is approximately 55 acres and was granted development approvals in 2022 (Case No. Z2108-02 and Z2202-01) for complete redevelopment of the then vacant property. The approvals granted to Experior Transport, a freight logistics company, included construction of multiple uses, including a restaurant/convenience store, gas station, office/warehouse, and semi-truck and trailer sales, repair, and maintenance facility. Additionally, a large truck parking lot located at the southwest quadrant of the property was also granted approval. At the time, the subject property was proposed to be under unified control.

Land development permits were issued in 2022 for improvements associated with building construction, associated grading, utility installation, paving, and detention. The existing truck parking lot was completed in April, 2025.

Subsequently, the village annexed the roughly 22 acres – 20 home single-family subdivision in unincorporated cook county, located on the west side of the subject property, in December 2025 and granted development approvals to Logistics Property Company, LLC (LPC) to construct 2 – 221,580 square foot office/warehouse buildings on the property. The current owner of the subject property, Experior Group, LLC, is proposing to sell the property to LPC, who wishes to amend the original development as discussed in this report.

ANALYSIS

Project Summary

The petitioner is requesting a plat of resubdivision, plat of easement, site plan approval, site plan amendment, special use for a semi-truck and trailer sales and variations including maximum parking, parking setback, landscape, building height, rooftop screening and fence for the subject property located at the southwest corner of Irving Park Road and Rodenburg Road, formerly known as Experior Logistics at 1001 W. Irving Park Road. The name of the proposed subdivision is 390 O'Hare Logistics Park.

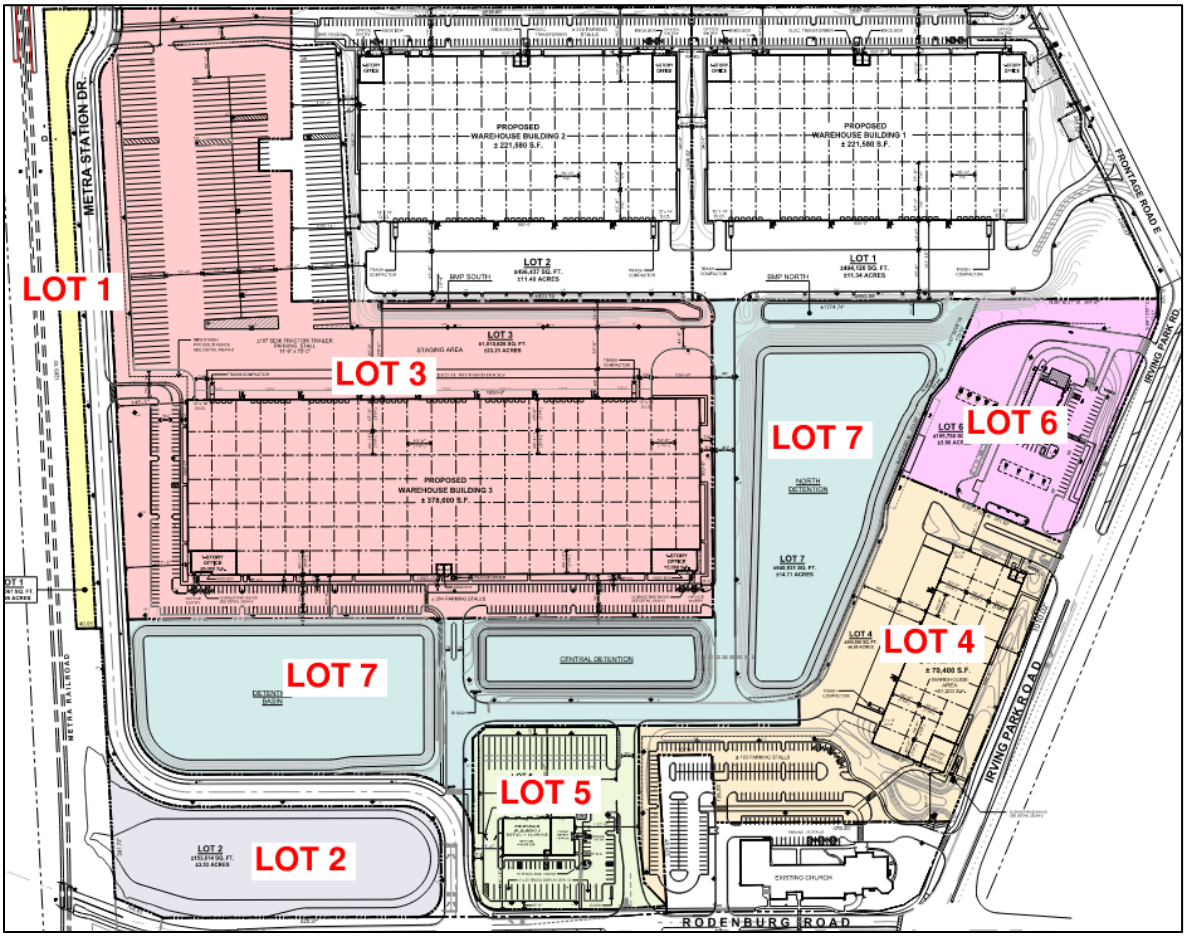
Plats

Resubdivision

The petitioner is proposing to resubdivide the property from 1 lot to 7 separate lots. Below is a summary of the proposed lot configuration and a color-coded exhibit.

Lot	Size	Proposed Use	Ownership
Lot 1 (Yellow)	55,061 sq. ft (1.26 acres)	Right-of-way	Village of Schaumburg

Lot 2 (Purple)	153,614 sq. ft (3.53 acres)	South Depression Pond	Common Area
Lot 3 (Red)	1,010,826 sq. ft (23.21 acres)	Warehouse Building	Petitioner
Lot 4 (Orange)	70,400 sq. ft (6.90 acres)	Warehouse Building	Petitioner
Lot 5 (Green)	128,700 sq. ft (2.95 acres)	Semi-truck and trailer sales and repair	Tenant (spec)
Lot 6 (Pink)	169,760 sq. ft (3.90 acres)	Convenience store with drive-through, and type C gas station	Tenant (spec)
Lot 7 (Blue)	640,931 sq. ft (14.71 acres)	Detention basins	Common Area



As proposed, Lot 1, located on the south side of property, on the other side of Metra Station Drive, will be dedicated to the village as public right-of-way. Lot 2, located at the southeast corner of the property, is a detention pond. Lot 3 will include the proposed warehouse building along with truck parking lot on the west side. Lot 4, located on the north side will be a warehouse building along with shared parking lot with the existing St. John Evangelical Lutheran Church, located at 1800 Rodenburg Road. Lot 5 on the east side of the property will include a new semi-truck and trailer sales and repair facility and lot 6 located at the north side will include a type "C" gas station along with a convenience store and a drive-through.

The existing zoning of the property is M-1. All the proposed lots meet the minimum bulk requirements regarding lot size, width, coverage, and floor area ratio (FAR). Since the proposed resubdivision includes multiple owners, which differs from the original approval, and that the property will have common areas; the petitioner has submitted a draft document of declarations. The covenant document includes cost sharing responsibilities and common area maintenance. A condition of approval has been added to this report which requires the covenants to be recorded against the property prior to the issuance of a land development permit.

Site Plan Approval

Lot 3

The petitioner is proposing to construct a single-story 378,000 square foot office/warehouse building on the proposed lot 3 of subject property, which was previously approved as a truck parking lot. The building will be oriented east/west. Two access points are proposed for the lot/building; one access is provided directly west from Rodenburg Road and a second access is provided via new curb cut on Metra Station Drive. Adjoining drive-aisles as shown on lot 7, connecting other lots, are proposed to remain as-is as they provide routes for truck drivers to maneuver around the proposed logistics park.

Surface parking is proposed on the east and south side of the buildings. 52 loading docks are proposed on the west side of the buildings, including 2 trash compactors. 187 truck parking spaces are proposed to be constructed on the west side of the building.

A pedestrian connection from Rodenburg Road to the building is provided by a proposed sidewalk connection in the shared drive-aisle, north of the detention basin in lot 7. There is an existing multi-use path along one side of Metra Station Drive which is proposed to remain as-is. The petitioner plans to provide a pedestrian connection from the multi-use path to the building on the south side of the lot. A total of 10 bike rack parking spaces are provided at each corner of the buildings on the east side. Lastly, an 8' tall privacy fence is proposed on the south side of the parking lot on lot 3 to provide screening for the truck parking lot.

Lot 5

The petitioner is proposing to construct a single-story 11,193 square foot office/truck & trailer repair building on the proposed lot 5 of the subject property. Approximately 6,693 square feet of space will be dedicated to repair component of the use, and 4,500 square feet will be office. The building will be oriented east/west. Access to the property is provided with an existing curb-cut from Rodenburg Road. An additional access to the site is also provided through the internal shared drive-aisle on lot 7. Both, customer/employee and truck entrances to the site are provided on the north side of the building, however, entrances will be separated with a landscape island. Entrance to the truck parking lot on the west side will be controlled by a sliding gate for security purposes to discourage regular vehicles which might create vehicle conflicts.

Surface parking is proposed on north and east sides of the building. In addition, 14 display stalls for equipment rental/sales are also proposed on the east side of the building. 21 truck parking spaces are proposed on the west side of the building. A trash enclosure for the building will also be located on the west side along with 3 maintenance bays. The lot will have a 6' tall ornamental fence around the east and south sides. Lastly, a sidewalk is proposed on Rodenburg Road and therefore pedestrian connection will be provided with a connection to the building.

Site Plan Amendment

The petitioner is proposing a building expansion for the office/warehouse building on lot 4. The approved footprint of this building from the previous development in 2022 was approximately 68,000 square feet, whereas the petitioner is proposing to increase the footprint by 2,400 square feet which totals to 70,400 square feet. The zoning code includes provisions for staff to approve building expansions of up to 750 square feet, however, since the proposed expansion exceeds the provision, Village Board approval is required.

Special Use

The petitioner is requesting a special use permit approval to allow semi-truck and trailer sales for the building on lot 5. The property is zoned M-1 - Manufacturing, and the proposed use requires a special use permit. The lot will include 19 tractor and 21 trailer display stalls in the parking lot. Part of the building will be used for repair of the trailers. The purpose of M-1 zoning is to provide development opportunities for a range of manufacturing, production, processing, wholesaling, warehousing, and office uses. Truck and trailer sales are not primarily a manufacturing or industrial production activity but instead they are a commercial use that may have impacts exceeding those of the typical clean industrial uses the district is intended to encourage.

The zoning code includes three determination criteria for the Zoning Board of Appeals to make a recommendation to the Village Board to authorize special use permits. They are as follows:

a. **The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community**. The proposed use will provide a service that supports the village's industrial and commercial business community by offering equipment sales in an area designated for industrial-related uses. The subject property is located within the M-1 District with access to major arterial roadways, making it an appropriate location for this type of use.

b. **Such use will not, under the circumstances or the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity**. The proposed use is not expected to be detrimental to the health, safety, or general welfare of surrounding properties. The site's industrial zoning, access to the arterial roadway network, and required screening and site improvements will help minimize potential impacts related to traffic, noise, and visual appearance.

c. The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the village board. The proposed use aligns with all relevant zoning regulations and conditions outlined in the village's municipal code, except for the specific variations requested through this redevelopment.

Variations

Maximum Parking

This variation is discussed in the parking section of the report.

Building Height

The petitioner is requesting an 8' building height variation to construct the proposed building from 45' to 53' on lot 3. The petitioner quotes demand for increased clear heights for larger warehouses facilities has increased for current industry tenants. The petitioner wishes to obtain the requested variation to be able to attract users for the proposed building. Staff is supportive of the request with the justifications provided in the following variation standards listed in the code for Zoning Board consideration.

(a)That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were called out; the subject property will be located within the proposed logistics park where warehouse operations require increased interior clear heights to accommodate current distribution, storage, and logistics needs. Strict

application of the 45-foot height limit would unnecessarily restrict the property's ability to function as an industrial facility, creating a practical hardship rather than a mere inconvenience.

(b)That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district; the requested variation is based on the specific operational needs of the proposed warehouse development and its location.

(c)That the purpose of the variation is not based exclusively upon a desire to make more money out of the property; staff does not believe that the variation is based upon a desire to make more money out of the property. The variation is necessary for the use that is proposed, and the use is consistent with the Comprehensive Plan.

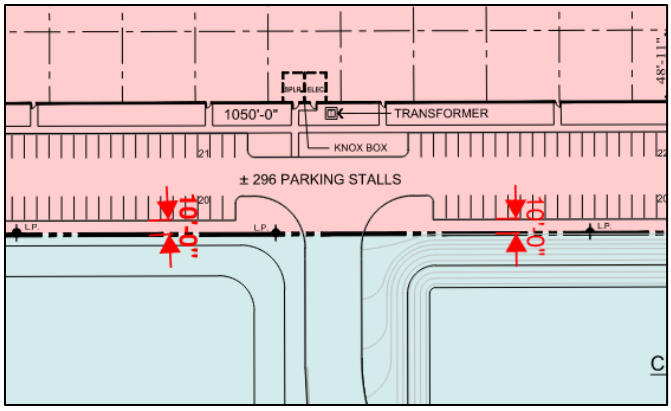
(d)That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; staff does not believe the hardship is self-created by any person presently having an interest in the property. The need for the variation results from evolving industry standards for warehouse design and logistics operations rather than any action taken by the current property owner.

(e)That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; granting the variation will not be detrimental to the public welfare or injurious to neighboring properties. The building will be located within an industrial logistics park, is surrounded by compatible industrial uses, and no properties will be adversely affected by the additional building height.

(f)That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood; The proposed increase in building height will not impair access to light or air for adjacent properties, substantially increase fire hazards, endanger public safety, or negatively affect surrounding property values. The additional height is limited in scope and is compatible with the character and function of the surrounding industrial development.

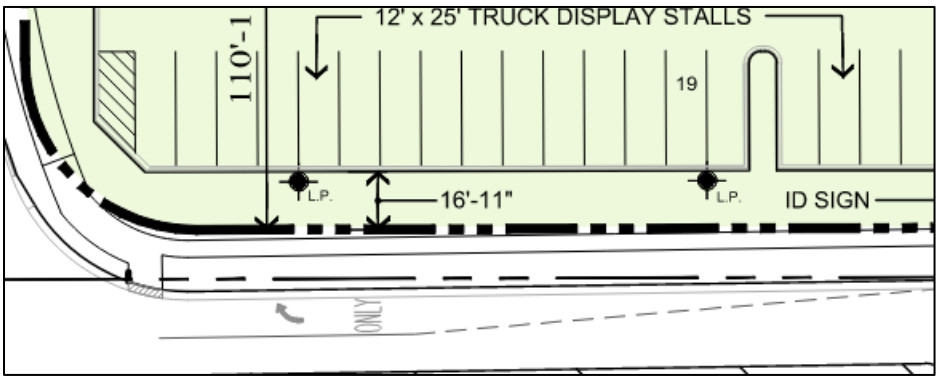
(g)That the granting of the variation will not confer on the applicant any special privilege that is denied by this chapter to the lands, structures, or buildings of the same district. The requested variation will not confer a special privilege upon the applicant.

Parking Setback



Lot 3 - the petitioner is requesting variation to reduce the front yard parking setback from 25' to 10' on the east side of the property. The purpose of this setback is to provide adequate landscaping (i.e. trees) to screen a parking lot from adjacent roadways. However, there are no direct roadways in this instance but instead there are 2 detention basins on lot 7, which are east of the subject property. This variation is the result of proposed resubdivision; therefore, staff is supportive of the request.

Lot 4 - the petitioner is requesting variation to reduce the front yard parking setback from 25' to 16'11' on the east side of the property. This variation is being requested due to the proposed use of this lot. The petitioner intends to provide display stalls for tractors and trailers in the parking lot, which generally measure and require longer (depth) parking spaces. The petitioner is proposing to utilize 15 (12x25) display stalls on the east side of the property and 21 (12x70) display stalls on the west side of the property. Compliance with the 25' setback would result in shifting the display stalls to the west which would have an adverse impact on the required turnaround maneuvering space in the west (rear), decreasing building square footage required for repair purposes, and affect the minimum required 2-way drive aisle. Additionally, the petitioner plans to install 7 shade trees along with other low to mid tall ornamental landscaping and shrubs on the east side facing the roadway to mitigate any adverse and visual impacts. For these reasons, staff is supportive of the request.



Landscape Quantity

The petitioner is requesting to reduce the overall landscaping on-site from 20% to 14.3% for lot 3

and 20% to 13.2% on lot 4. The zoning code requires each zoning lot to contain a minimum of 20% greenspace. This variation is requested due to the proposed resubdivision. The original development was planned as a single development and therefore all the green space was attributed to the project. But because the proposed logistics park by nature of the project, is being subdivided into various lots of which are found to require this variation. The overall greenspace will essentially remain the same as the prior development plan. Staff is supportive of this request.

Screening Requirements

The petitioner is requesting a variation to screening requirements for rooftop mechanical equipment on lots 3, 4, and 5. For new construction, the zoning code requires rooftop structures to be screened and designed as an architectural component of the structure in the form of a parapet wall. HVAC structures depend on specific tenant needs and at this time the petitioner has indicated difficulty anticipating the exact locations and sizes of additional equipment. Therefore, the petitioner is requesting screening of such structures be achieved with a screen around the individual structures. The zoning code requires such screen to be a color compatible with the principal structure. A speculative detail of the proposed screen has been provided with the submittal. Staff is supportive of this request as the proposed screen meets the intent of the code.

Fence Variations

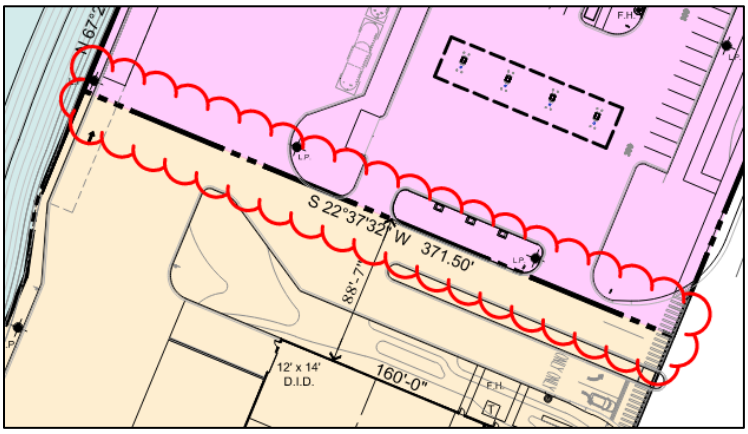
Location

The petitioner is requesting to install a fence outside of the required 6" of the property line on lot 3 and lot 5. The petitioner intends to connect the existing fence on the south side of proposed lot 3 to the building. This is to provide screening and security to the truck parking lot. The fence on lot 3 will be an 8' tall white PVC. On lot 4, the petitioner is requesting this variation to plant trees and additional landscaping outside of the fence to mitigate visual impacts. The proposed fence on lot 5 is a 6' tall black decorative fence. Staff is supportive of this request.

The petitioner is also requesting a variation to install a fence in the front and corner side yard on lot 4. Section 102.06 of the Fence Code states that no fence shall be constructed in a front yard beyond the building at any point. The proposed fence will project into the front and corner side yard. The intent of the fence in this location is to provide additional security measures to protect the tractors and trailers on display. Staff is supportive of this request.

Landscape Bufferyard

The petitioner is requesting a variation to waive the landscape bufferyard requirement along the west lot line and east lot line abutting lots 4 and 6. The original development contemplated one ownership with no landscaping in the subject area. Because the variation request is the result of the resubdivision; staff is supportive of the request.

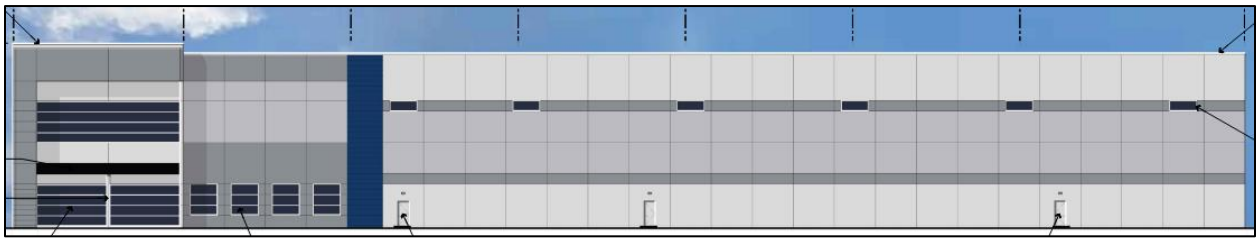


Plat of Easement

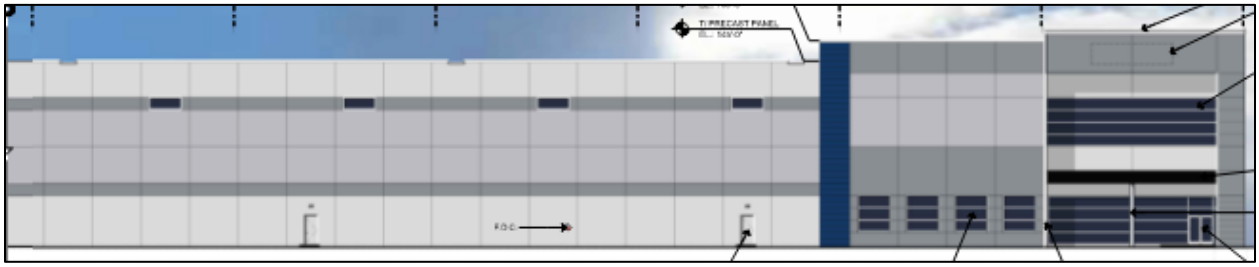
Each of the buildings are to be served by a private sanitary sewer extension. The onsite sewers will connect toward the northeast corner of the site at a new proposed private lift station. The lift station will discharge to a force main under Rodenburg Road, and connect to a village sanitary manhole on the east church parcel. There is an easement with the church to allow this force main route. The force main would continue to connect to an existing sanitary manhole on the adjacent property. A plat of easement is required for the village to maintain these systems. A condition of approval has been added to this staff report that the plat be recorded prior to issuance of a land development permit.

Architecture

The proposed buildings will be primarily constructed of precast concrete wall panels with multiple color tones of white and gray. Various sizes of the panels are proposed in either a square or rectangular shape to add visual interest. Additional royal blue panels are proposed to break up the façade on the proposed warehouse building on lot 3. The east elevation will include tinted glass windows along with a canopy constructed of prefinished aluminum by the customer entrance area. The proposed canopy will wrap around the north and south side. The top of the building, including the parapet wall, will be constructed with prefinished metal coping. Windows are proposed along the top portion of the building to allow for natural light in the proposed tall ceiling buildings.



North Elevation



Partial East Elevation

The proposed building on lot 4 will include similar design elements on the building. The main entrance on the north elevation will include a dedicated customer entry area with a canopy. Windows are proposed on sides of the building. Staff worked closely with the petitioner to include additional fenestration on the east and south sides of the building since they face the roadway. Therefore, the petitioner has provided window-like shapes on these sides with a different color that adds visual interest.

North Elevation

East Elevation

Traffic Impact Study

The petitioner has submitted an addendum to the previous Traffic Impact Study (TIS). The addendum shows a comparison between the original proposal for Experior development adjacent to Long Avenue development and an alternative for the petitioner to construct additional warehouse buildings as well as truck parking facilities.

According to the study, the proposed development is expected to generate fewer daily trips than the previously approved Experior project. The proposed development is expected to generate between 50-60 fewer peak hour trips and approximately 475 fewer trips daily.

Based on the findings of the TIS, the proposed development is not anticipated to result in any adverse impacts on traffic operations or safety within the study area.

Zoning History

In April 2022, the village board granted approval for a plat of consolidation, rezone from A (Agricultural) to M-1 (Manufacturing), plat of dedication, plat of easement, site plan approval, special use for a type "C" gas station, type "C" restaurant, drive through, motor freight terminal, semi-truck and trailer sales and repair facility, variations for landscape, parking setback, sign and fence for the subject property to Experior Transport (Case No Z2108-02, Ordinance No. 22-030). In April 2022, the village board also granted approval to Experior for a plat of annexation and rezone from A (Agricultural) to M-1 (Manufacturing) for the Coltrin property, which was comprised of 2 lots located at 116 Long Avenue (Case No. Z2202-01, Ordinance No. 22-029).

Surrounding Zoning and Land Uses

North: M-1 – Manufacturing (Public Storage)
South: Metra train tracks/Village of Roselle Multifamily Residential
East: R-6 (St. John Evangelical Lutheran Church), M-1 (Schaumburg Park District Sport Center & Schaumburg Regional Airport)
West: M-1 – Manufacturing (Long Avenue Industrial Development)

Compatibility with Surrounding Land Uses

The subject property currently operates as a truck parking lot. The parcels to the north and east of the subject property are zoned M-1. There is multifamily residential south of the subject property, on the south side of the train tracks. Property on the west side is already approved for industrial development. Various other uses such as office/warehouse, maintenance building, and a gas station are approved but not yet constructed. The proposed development will complement the existing land use on the west and north side. In addition, the location provides easy access from I-390 making it seamless for truck drivers to navigate the site for the proposed land use.

Comprehensive Plan Designation

The Future Land Use Map in the Village's Comprehensive Plan designates the subject property for industrial use. This designation is consistent with the proposed development.

Parking

Parking calculations for the proposed development are as follows. Please note, no changes to parking are being proposed for buildings on lots 4 and 6.

Use	Parking Rate	Required Parking
Lot 3 Proposed office/warehouse building Office 10,000 sq ft GFA 9,000 sq ft NFA Warehouse 378,000 sq ft GFA 340,200 sq ft NFA	 5 spaces / 1,000 sq ft NFA 1/1,000 NFA + 1/2,000 NFA above 10,000	 45 spaces 176 spaces
Total Parking Required		**221 spaces**
Total Parking Provided		**294 spaces**
Parking Surplus		**73 spaces**
Lot 5 Proposed office/repair building Office 4,500 sq ft GFA 4,050 sq ft NFA Repair 6,693 sq ft GFA 6,024 sq ft NFA	 5 spaces / 1,000 sq ft NFA 3.5 spaces / 1,000 sq ft NFA	 20 spaces 21 spaces
Total Parking Required		**41 spaces**
Total Parking Provided		**46 spaces**
Parking Surplus		**5 spaces**
Parking Surplus (Lot 3 and Lot 5)		**78 spaces**

The petitioner is requesting a parking variation to allow 73 additional parking spaces over the maximum permitted 294 spaces on lot 3 and 5 additional spaces over the maximum permitted 46 spaces on lot 5. The 2021 parking code amendment included a stipulation on maximum parking spaces for developments requiring site plan approval. Sec. 154.122.D of the zoning code includes

a provision that parking shall not exceed ten percent (10%) of the minimum number of parking spaces required or three (3) plus the number of parking spaces required, whichever is greater, unless otherwise approved by the village board. The required number of parking spaces for the proposed use on lot 3 is 221 spaces and 41 spaces on lot 5. Since 10% of the required parking would be less, the proposed lots would be allowed to have three (3) additional spaces, which would permit a total of 224 and 44 parking spaces on each individual lot.

Staff has reviewed the proposed parking variation and is supportive of the request. The additional spaces could be beneficial to the future tenants of the buildings to maximize potential additional visitors or customers.

Developer Contributions

1. Prior to the issuance of a land development permit, the petitioner shall make a cash contribution to the Village Police and Fire Fund in the amount of $37,800, which is $0.10 per gross square foot of the proposed warehouse building on lot 3. Developer contributions for the other buildings were included in the original submittal (Case No. 2108-02, Ordinance No. 22-030.

PLANNING

1. Prior to the issuance of a land development permit, provide a separate plat of dedication as village right-of-way for proposed lot 1.
2. Prior to the issuance of a land development permit, the plat of dedication must be recorded.
3. Prior to the issuance of a land development permit, the plat of subdivision must be revised to include signature blocks.
4. Prior to the issuance of a land development permit, the Plat of Subdivison must be recorded.
5. Prior to the issuance of a land development permit, the Plat of Easement must be recorded.
6. Prior to the issuance of a land development permit, the Declaration of Covenants, Reciprocal Easements and Operating Agreement must be recorded.
7. An amendment to the previous dormant special service area (SSA) will be required so that the Village has the right, but not the obligation, to perform maintenance work relative to the following areas (site storm sewers, retaining walls, wetland areas, detention basins, monument signage and other open spaces), in the event that the property owner fails to do so, and can recoup the costs of doing so through a SSA tax levy. The dormant SSA must be established prior to the issuance of a building permit.
8. Separate sign permits will be required.
9. All roof top mechanical units shall be screened from view.

FIRE

1. Utilize Schaumburg fire truck dimensions for truck turning template.

2. Access gates to Building 5 shall provide a minimum clear opening of twenty feet. The gates shall be provided with Knox Boxes for fire department access.

ENGINEERING

1. The private sanitary lift station will need to be upgraded to meet Village of Schaumburg requirements. This can be included with the land development permit submittal.
2. The sanitary sewer that is proposed to serve the property to the west will need to be added to the plans, and the easement and EOPC will need to be updated accordingly. This can be included with the land development permit submittal.
3. The existing conditions plans should reflect that the area in the southwest of the site labeled "existing Experior truck parking" has not been paved yet, is currently a stockpile.
4. Nothing in the proposed covenants relieves the Owner of their responsibilities for maintenance and monitoring requirements as described in the following Metropolitan Water Reclamation District permit documents associated with the Development: WMO Schedule R Recording and Maintenance, MWRD Exhibit R Recording Exhibit, WMO Schedule W Wetlands and Wetland Buffer Area

TRANSPORTION

1. As noted in the FAA determination letter, Building 5 may impact the Airport's Automated Weather Observing Station (AWOS). While the FAA issued a "No Objection with Provision," the proposed structure does not comply with the AWOS siting criteria established in FAA Order 6560.20. Specifically, AWOS Code 2-5 requires obstructions within 500 feet of the wind sensor to be at least 15 feet below the sensor elevation and obstructions between 500 and 1,000 feet to be at least 10 feet below the sensor elevation. Where these clearances cannot be achieved, potential sheltering obstructions must be evaluated and avoided or mitigated where feasible. Prior to issuance of a land development permit, the applicant shall provide documentation of coordination with the Airport and FAA Network Enterprise Management Center System Operations Center (NEMC SOC) addressing potential impacts to the AWOS, required service outages, and any necessary mitigation measures.
2. The FAA aeronautical study determined that the proposed structures do not exceed obstruction standards and would not be a hazard to air navigation. While hazard lighting is not required by the FAA, the village will require its installation as a condition of land development permit approval to enhance structure visibility and safety. All hazard lighting shall comply with FAA Advisory Circular 70/7460-1M, Change 1.
3. In regard to the TIS, provide an updated TIS analysis to include level of service (LOS) evaluation to reflect the net volume decrease of 472 trips. Provide the missing headers for Table 3 on Page 4, prior to the issuance of a land development permit.
4. The applicant shall ensure that construction equipment, including cranes and other temporary structures, does not create an obstruction to protected airspace during the construction phase.
5. Provide a detail or cut sheet of the proposed bike racks as previously requested.

6. Show the entire length of the existing bike path on the plans for reference as previously requested.
7. Update truck turning template to include the 47' Schaumburg Fire Truck and provide a complete turning template for WB-67 trucks.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the development. Therefore, staff recommends **approval** of a Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence for 390 O'Hare Logistics Park, Case No. Z2605-01, subject to the following conditions:

1. The terms and conditions of Ordinance No. 22-030, 22-029, or other ordinances not specifically revised herein are hereby reaffirmed by reference.
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 percent of the approved construction cost estimate, which includes 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.
3. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
4. Prior to the issuance of a land development permit, the petitioner shall make a cash contribution to the Village Police and Fire Fund in the amount of $37,800, which is $0.10 per gross square foot of the proposed warehouse building on lot 3.
5. Provide an itemized landscape cost estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, site furnishings, etc.
6. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
7. At minimum permits from the following external agencies will be required: MWRD, IEPA.
8. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance with all applicable codes and standards as adopted by the village of Schaumburg with submittal of building permit applications.

9. Prior to the issuance of a land development permit, provide a separate plat of dedication as village right-of-way for proposed lot 1.
10. Prior to the issuance of a land development permit, the plat of subdivision must be revised to include signature blocks.
11. An amendment to the previous dormant special service area (SSA) will be required so that the Village has the right, but not the obligation, to perform maintenance work relative to the following areas (site storm sewers, retaining walls, wetland areas, detention basins, monument signage and other open spaces), in the event that the property owner fails to do so, and can recoup the costs of doing so through a SSA tax levy. The dormant SSA must be established prior to the issuance of a building permit.
12. Separate sign permits will be required.
13. All roof top mechanical units shall be screened from view.

14. Nothing in the proposed covenants relieves the Owner of their responsibilities for maintenance and monitoring requirements as described in the following Metropolitan Water Reclamation District permit documents associated with the Development: WMO Schedule R Recording and Maintenance, MWRD Exhibit R Recording Exhibit, WMO Schedule W Wetlands and Wetland Buffer Area.
15. As noted in the FAA determination letter, Building 5 may impact the Airport's Automated Weather Observing Station (AWOS). While the FAA issued a "No Objection with Provision," the proposed structure does not comply with the AWOS siting criteria established in FAA Order 6560.20. Specifically, AWOS Code 2-5 requires obstructions within 500 feet of the wind sensor to be at least 15 feet below the sensor elevation and obstructions between 500 and 1,000 feet to be at least 10 feet below the sensor elevation. Where these clearances cannot be achieved, potential sheltering obstructions must be evaluated and avoided or mitigated where feasible. Prior to issuance of a land development permit, the applicant shall provide documentation of coordination with the Airport and FAA Network Enterprise Management Center System Operations Center (NEMC SOC) addressing potential impacts to the AWOS, required service outages, and any necessary mitigation measures.
16. The FAA aeronautical study determined that the proposed structures do not exceed obstruction standards and would not be a hazard to air navigation. While hazard lighting is not required by the FAA, the village will require its installation as a condition of land development permit approval to enhance structure visibility and safety. All hazard lighting shall comply with FAA Advisory Circular 70/7460-1M, Change 1.
17. In regard to the TIS, provide an updated TIS analysis to include level of service (LOS) evaluation to reflect the net volume decrease of 472 trips. Provide the missing headers for Table 3 on Page 4, prior to the issuance of a land development permit.
18. The applicant shall ensure that construction equipment, including cranes and other temporary structures, does not create an obstruction to protected airspace during the construction phase.

19. Prior to the issuance of a land development permit, the petitioner must record the following plats/agreements with the county:
    a. Plat of subdivision
    b. Plat of dedication
    c. Plat of easement
    d. Declaration of Covenants, Reciprocal Easements and Operating Agreement must be recorded.
20. Prior to the issuance of a land development permit, the engineering plans must be revised to address the following:
    a. It was previously requested that due to the revised circuitous internal truck routing caused by Warehouse Building 3, provide an auto turn truck turning analysis which shows inbound and outbound trucks can be accommodated on the internal roadways simultaneously. Page 3 of the auto-turn templates does not adequately illustrate this for the roadways in that area. Please furnish complete truck turning templates.
    b. The radius of the drive aisle behind buildings 1 & 2, the 40 east-west access drive and the entrance to the rear of Warehouse Building 3, does not appear to be big enough to accommodate the truck movement. Increase the radii and it is suggested to add a concrete strip behind the curb to prevent rutting behind the curb.
    c. The access drive to Warehouse Building 3 off of the Metra Road have radii that are very tight. Provide passenger vehicle turning templates to show inbound and outbound vehicles can negotiate that entrance simultaneously without encroachment.
    d. For the revised site plan of Lot 5, provide truck turning templates for maneuvers into and out of the truck entrance in all directions.
    e. For the revised site plan of Lot 5, label the curb radii for the passenger parking lot at the access road. They don't appear to be large enough.
    f. There is a valve vault placed in the middle of the entrance drive at the northwest corner of Building 3. Investigate if the valve vault can be moved out of the pavement to prevent maintenance issues since trucks will be driving over it constantly.
    g. The following items should be added to the cover page of the plans:
        i. It should be signed and stamped by a registered Professional Engineer of the State of Illinois.
        ii. Add drainage certification.
        iii. Add the *MWRD Job Start Stamp*.
        iv. Add the storm/sanitary sewer routing exhibit

h. Provide MWRD General Notes on the engineering plans.
i. MWRD requires that a *Drainage Exhibit* and *Maintenance & Monitoring Exhibit* be included as their own plan sheets.
j. 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. Since the design involves underground detention, the storm sewer shall be sized for a 100-year capacity.
k. 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.

l. Based on review of the proposed development, the following MWRD permit documents will be required:
    i. MWRD WMO permit application (Schedules A, B, and C)
    ii. Schedule D-Legacy
    iii. Schedule P
    iv. Schedule R
    v. Fee Payment Voucher Form
m. The private sanitary lift station will need to be upgraded to meet Village of Schaumburg requirements. This can be included with the land development permit submittal.
n. The sanitary sewer that is proposed to serve the property to the west will need to be added to the plans, and the easement and EOPC will need to be updated accordingly. This can be included with the land development permit submittal.
o. The existing conditions plans should reflect that the area in the southwest of the site labeled "existing Experior truck parking" has not been paved yet, is currently a stockpile.
p. Provide a detail or cut sheet of the proposed bike racks as previously requested.
q. Show the entire length of the existing bike path on the plans for reference as previously requested.
r. Update truck turning template to include the 47' Schaumburg Fire Truck and provide a complete turning template for WB-67 trucks.
s. Prior to the issuance of a land development permit, the photometric plan must be revised to address the following comments:
t. Show the proposed light poles at the NE and NW corners of building 3 on the utility plans to verify that there are no conflicts.
u. 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.

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

a. Title Sheet, Sheet No. 1, prepared by ATWELL, dated May 4, 2026, and received by the Community Development Department on June 15, 2026
b. Existing Conditions and Demolition Plan, Sheet No. 2, prepared by ATWELL, dated May 4, 2026, and received by the Community Development Department on June 15, 2026
c. Overall Site Plan, Sheet No. 3, prepared by ATWELL, dated May 4, 2026, and received by the Community Development Department on June 15, 2026
d. Grading and Drainage Plan – North, Sheet No. 4, prepared by ATWELL, dated May 4, 2026, and received by the Community Development Department on June 15, 2026
e. Grading and Drainage Plan – South, Sheet No. 5, prepared by ATWELL, dated May 4, 2026, and received by the Community Development Department on June 15, 2026
f. Overall Utility Plan, Sheet No. 6, prepared by ATWELL, dated May 4, 2026, and received by the Community Development Department on June 15, 2026
g. Cover Sheet, Sheet CS, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
h. Proposed Site Plan, Sheet SP-1, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
i. Proposed Lot Configuration Exhibit, Sheet EXH-1, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
j. Site Character Area and Details, Sheet EXH-2, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
k. Proposed Floor Plan Bldg. 3, Sheet FP-1, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
l. Building Elevations Bldg. 3, Sheet EL-1, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
m. Building Elevations Bldg. 3, Sheet EL-2, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
n. Building Elevations Bldg. 3, Sheet EL-3, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
o. Building Render Elevation Bldg. 3, Sheet EL-1R, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.

p. Building Render Elevation Bldg. 3, Sheet EL-2R, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
q. Building Render Elevation Bldg. 3, Sheet EL-3R, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
r. Proposed Floor Plan Bldg. 4, Sheet FP-1, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
s. Building Elevations Bldg. 4, Sheet EL-1, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
t. Building Render Elevations Bldg. 4, Sheet EL-1R, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
u. Proposed Floor Plan Bldg. 5, Sheet FP-1, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
v. Building Elevations Bldg. 5, Sheet EL-1, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
w. Building Render Elevation Bldg. 5, Sheet EL-1R, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
x. Photometric Plan - Lot 3, Sheet E-10, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
y. Photometric Plan - Lot 5, Sheet E-11, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
z. Electrical Light Fixtures, Sheet E-12, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
aa. Electrical Light Fixtures, Sheet E-13, prepared by Arete Design Studio, dated May 1, 2026, revised date June 12, 2026, and received by the Community Development Department on June 15, 2026.
bb. Autoturn exhibit, Sheets 1 through 4, prepared by ATWELL, dated June 10, 2026, and received by the Community Development Department on June 15, 2026
cc. Landscape Key Plan, Sheet L0.0, prepared by uplandDesign LTD, dated June 12, 2026, and received by the Community Development Department on June 15, 2026.
dd. Landscape Plan, Sheets L1.1 through L1.19 , prepared by uplandDesign LTD, dated June 12, 2026, and received by the Community Development Department on June 15, 2026.

ee. Landscape Plan – Building 3 South Enlargement, Sheet L1.10, prepared by uplandDesign LTD, dated June 12, 2026, and received by the Community Development Department on June 15, 2026.

ff. Landscape Plan – Building 3 North Enlargement, Sheet L1.11, prepared by uplandDesign LTD, dated June 12, 2026, and received by the Community Development Department on June 15, 2026.

gg. Landscape Plan – Building 4 West Enlargement, Sheet L1.12, prepared by uplandDesign LTD, dated June 12, 2026, and received by the Community Development Department on June 15, 2026.

hh. Landscape Plan – Building 4 East Enlargement, Sheet L1.13, prepared by uplandDesign LTD, dated June 12, 2026, and received by the Community Development Department on June 15, 2026.

ii. Landscape Plan – Building 5 Enlargement, Sheet L1.14, prepared by uplandDesign LTD, dated June 12, 2026, and received by the Community Development Department on June 15, 2026.

jj. Landscape Plan, Sheets L1.15 and L1.16, prepared by uplandDesign LTD, dated June 12, 2026, and received by the Community Development Department on June 15, 2026.

kk. Revised Lot 5 Site Plan, Sheet SP-1, prepared by Arete Design Studio, dated April 7, 2026, and received by the Community Development Department on July 1, 2026.

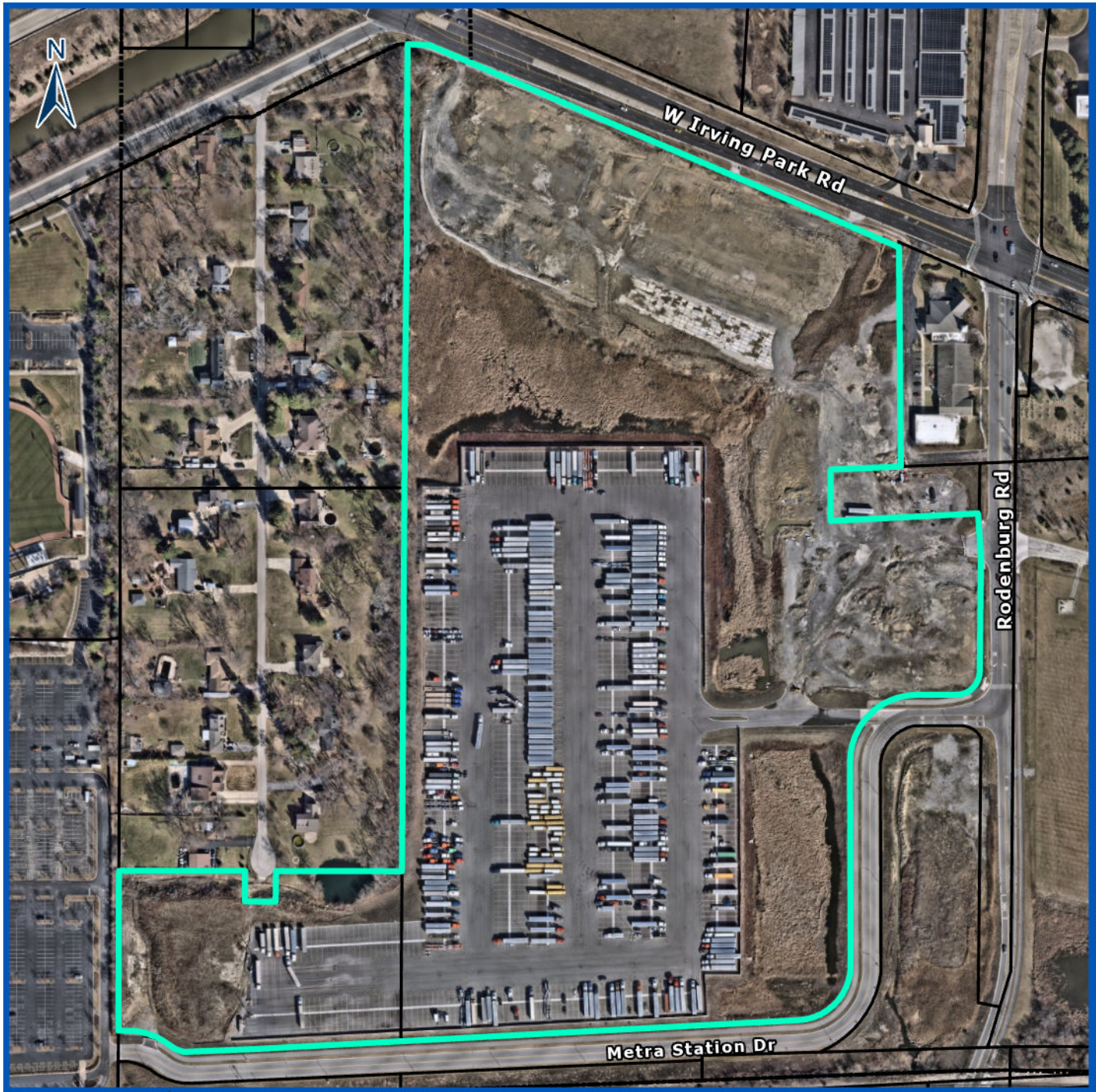
ll. Plat of Subdivision, Sheets 1 through 4, prepared by ATWELL, dated May 1, 2026, and received by the Community Development Department on June 15, 2026.

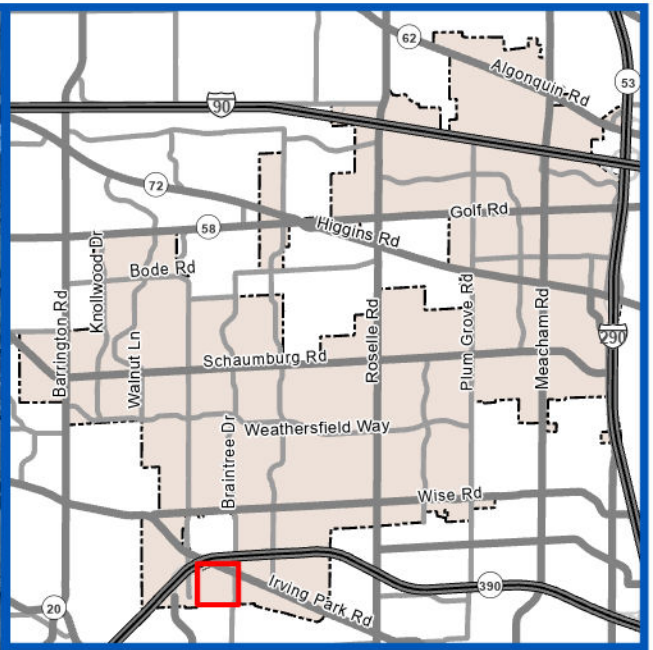
mm. Offsite Sanitary Sewer Easement, Sheet 1 of 1, prepared by ATWELL, dated May 28, 2026, and received by the Community Development Department on June 23, 2026.

nn. Project narrative, prepared by Logistics Property Company, dated May 4, 2026, and received by the Community Development Department on May 5, 2026.

oo. Traffic Study Addendum, prepared by Gewalt Hamilton Associates, dated June 2, 2026, and received by the Community Development Department on June 15, 2026.

pp. Declaration of Covenants, Reciprocal Easements and Operating Agreement for 390 O'Hare Logistics Park, prepared by Elizabeth O'Brien, Esq, Levenfeld Pearlstein, LLC, and received by the Community Development Department on July 7, 2026.





Subject Property

Z2605-01

390 O'HARE LOGISTICS PARK

Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence

0 150 300
Feet

VILLAGE OF SCHAUMBURG

1001 W. IRVING PARK ROAD

Prepared By:
Village of Schaumburg
Community Development Department

Development Review Application

DEVR-26-28

Submitted On: May 5, 2026

Applicant

Charles Smith
[redacted]

Primary Location

1001 W IRVING PARK RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2605-01 / 390 O'HARE LOGISTICS PARK / 1001 W. Irving Park Road / Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Architect /Planner- Owner's Agent

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

EXPERIOR GROUP, LLC

Property Owner Street Address

12161 S CENTRAL

Property Owner City

Alsip

Property Owner State

IL

Property Owner Zip Code

60803

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-32-404-006-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

true

Shopping Center Signage Plan Approval / Amendment

--

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

true

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

true

Special Use - Commercial

--

-

Site Plan Amendment

true

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

true

Plat of Dedication

--

Plat of Consolidation

true

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

Redevelopment of the formal Experior Logistics site.

Plat Information

Acreage - Plat

67.855

Project Staff

Type

Architect

If Other, Describe

--

Company Name

Arete Design Studio Ltd.

Staff Name

Charles E Smith

Staff Mailing Address

13543 185th St, Mokena, IL 60448

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

If Other, Describe

Architect

Company Name

Arete Design Studio Ltd.

Staff Mailing Address

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Staff Email

[redacted]

--

Staff Name

Nathaly Brunner

Staff Phone Number

[redacted]

Type

Architect

Company Name

Arete Design Studio Ltd.

Staff Mailing Address

13543 185th St, Mokena, IL 60448

Staff Email

[redacted]

If Other, Describe

--

Staff Name

Michal Boloz

Staff Phone Number

[redacted]

Type

Developer

Company Name

Logistics Property Company, LLC

Staff Mailing Address

191 North Wacker Drive, Suite 1700 Chicago, IL 60606

Staff Email

[redacted]

If Other, Describe

--

Staff Name

Ben Fish

Staff Phone Number

[redacted]

Type

Developer

Company Name

Logistics Property Company, LLC

Staff Mailing Address

191 North Wacker Drive, Suite 1700 Chicago, IL 60606

Staff Email

[redacted]

If Other, Describe

--

Staff Name

Vince Pergande

Staff Phone Number

[redacted]

Type

Developer

If Other, Describe

--

Company Name
Logistics Property Company, LLC

Staff Name
Laura Stark

Staff Mailing Address
191 North Wacker Drive, Suite 1700 Chicago, IL 60606

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Engineer

If Other, Describe
--

Company Name
ATWELL, LLC

Staff Name
Quinten Hoogenboom

Staff Mailing Address
333 E. Butterfield Road | Suite 600 | Lombard, IL 60148

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Engineer

If Other, Describe
--

Company Name
ATWELL, LLC

Staff Name
Mike Moore

Staff Mailing Address
333 E. Butterfield Road | Suite 600 | Lombard, IL 60148

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Engineer

If Other, Describe
--

Company Name
ATWELL, LLC

Staff Name
Nora Harrington

Staff Mailing Address
333 E. Butterfield Road | Suite 600 | Lombard, IL 60148

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Landscape Architect

If Other, Describe
--

Company Name

Staff Name

Upland Design Ltd

Michelle Kelly

Staff Mailing Address

24042 W. Lockport St., Suite 200 PLAINFIELD, IL 60544

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

Landscape Architect

If Other, Describe

--

Company Name

Upland Design Ltd

Staff Name

Mia Ochoa

Staff Mailing Address

24042 W. Lockport St., Suite 200 PLAINFIELD, IL 60544

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

LOGISTICS PROPERTY CO

390 O'Hare Logistics Park
Project Description
05-04-2026

The proposed development is the re-design and planning of the previous Experior Logistics site.

This location is along the recently constructed I-390 representing a strategic location for logistics, E-Commerce, and manufacturing users who prioritize speed, efficiency, and reliability with convenient access to I-290 (6-minute drive), I-355 (8-minute drive), I-90 (13-minute drive), and O'Hare (15-minute drive), I-390 provides a direct corridor for logistics transportation.

The project takes advantage of synergies with the proposed fueling station and track sales facility within the proposed development.

The development consists of the following:

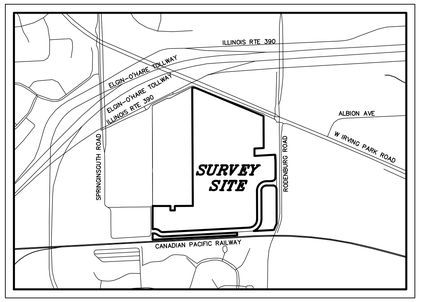
- Construction of building 3, a 378,000 S.F. 2 two tenant speculative warehouse building with 52 recessed truck docks, 296 car parking and approx. 187 truck parking stalls.
- Construction of building 4, a 70,400 S.F. single tenant speculative office/ warehouse building w 19 recessed truck docks and 55 provided car parking stalls.
- Construction of building 5, a single tenant truck sales and leasing facility with 3 maintenance bays, approx. 4,500 S.F. of office, 46 provided car parking stalls, 19 tractor display stalls and 21 trailer display stalls.
- Previously approved fueling station.

The developer is an affiliate of Logistics Property Company, LLC.

Logistics Property Company, LLC (LPCCO) was founded in January 2018. The company is owned by the management team of LPCCO and Macquarie Real Estate Investments Holdings (North America), Inc., an entity in the Real Estate division of Macquarie Asset Management (MAM). LPCCO is an industrial real estate company focused on acquiring, developing, and managing modern logistics properties. The group is led by a management team that averages more than 25 years of experience and has developed more than 61 million square feet of logistics buildings since 1995. LPCCO is headquartered in Chicago with more than 90 employees strategically located across nine offices. The portfolio comprises 61 buildings across 25.5 million square feet in key logistics markets across North America, with an estimated end value of more than $4.3 billion.

PRELIMINARY PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE

SUBMITTED BY/RETURN TO

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

OWNER/DEVELOPER

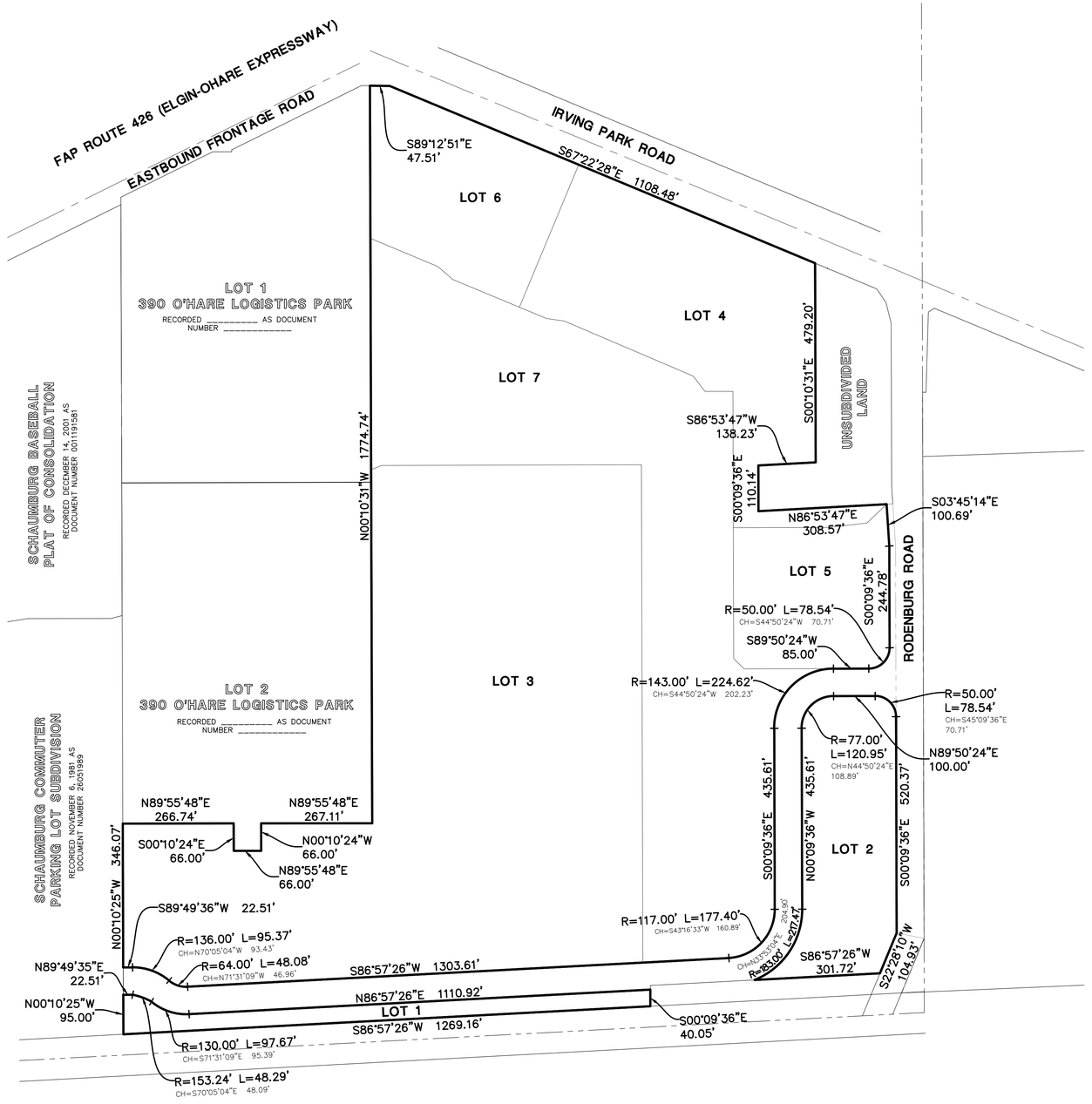
LPC SCHAUMBURG I, LP
191 NORTH WACKER DRIVE, SUITE 1700
CHICAGO, ILLINOIS 60606

ENGINEER

QUINTEN HOOGENBOOM, PE
MANHARD CONSULTING
333 E BUTTERFIELD ROAD, SUITE 600
LOMBARD, ILLINOIS 60148
630-691-8500

LAND SURVEYOR

JAMES D. BAKER, PLS
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069
847-634-5550



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF, NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. AS PART OF THE REDEVELOPMENT THERE ARE EASEMENTS THAT ARE TO BE VACATED VIA SEPARATE DOCUMENT. SAID EASEMENTS HAVE BEEN SHOWN AND NOTED HEREON ON SHEET 2 AND NOT SHOWN ON SHEETS 3 AND 4.
4.
5. THIS PLAT OF SUBDIVISION SHALL BE FURTHER SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).
6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ATWELL, LLC IS A ILLINOIS PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184005876, EXPIRES APRIL 30, 2027.

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

GRANTOR'S LEGAL DESCRIPTION

LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2306722044 IN COOK COUNTY, ILLINOIS.

EXISTING PIN'S

07-32-404-006
07-32-404-008
07-32-404-009

EXISTING PROPERTY AREA

LOT 1 = 2,250,755 SQUARE FEET (51.670 ACRES)
OUTLOT A = 153,614 SQUARE FEET (3.526 ACRES)
OUTLOT B = 55,062 SQUARE FEET (1.264 ACRES)
TOTAL AREA = 2,459,431 SQUARE FEET (56.460 ACRES)

PROPOSED PROPERTY AREA

LOT 1 = 55,062 SQUARE FEET (1.264 ACRES)
LOT 2 = 153,614 SQUARE FEET (3.526 ACRES)
LOT 3 = 1,010,827 SQUARE FEET (23.205 ACRES)
LOT 4 = 300,560 SQUARE FEET (6.900 ACRES)
LOT 5 = 128,700 SQUARE FEET (2.955 ACRES)
LOT 6 = 169,760 SQUARE FEET (3.897 ACRES)
LOT 7 = 640,908 SQUARE FEET (14.713 ACRES)
TOTAL AREA = 2,459,431 SQUARE FEET (56.460 ACRES)

SHEET INDEX

SHEET 1:	OVERALL SITE AND SITE DATA
SHEETS 2:	EXISTING LOTS AND EASEMENT DETAILS
SHEET 3-4:	PROPOSED LOT AND EASEMENT DETAILS

DATE	REVISIONS	DRAWN BY
06/10/26	REVISED PROPOSED EASEMENTS	AAS
05/14/26	REVISED PER CLIENT REVIEW	AAS

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
847.634.5550

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: QH
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 05/01/26
SCALE: 1"=150'

SHEET 1 OF 4
LOPSCIL01

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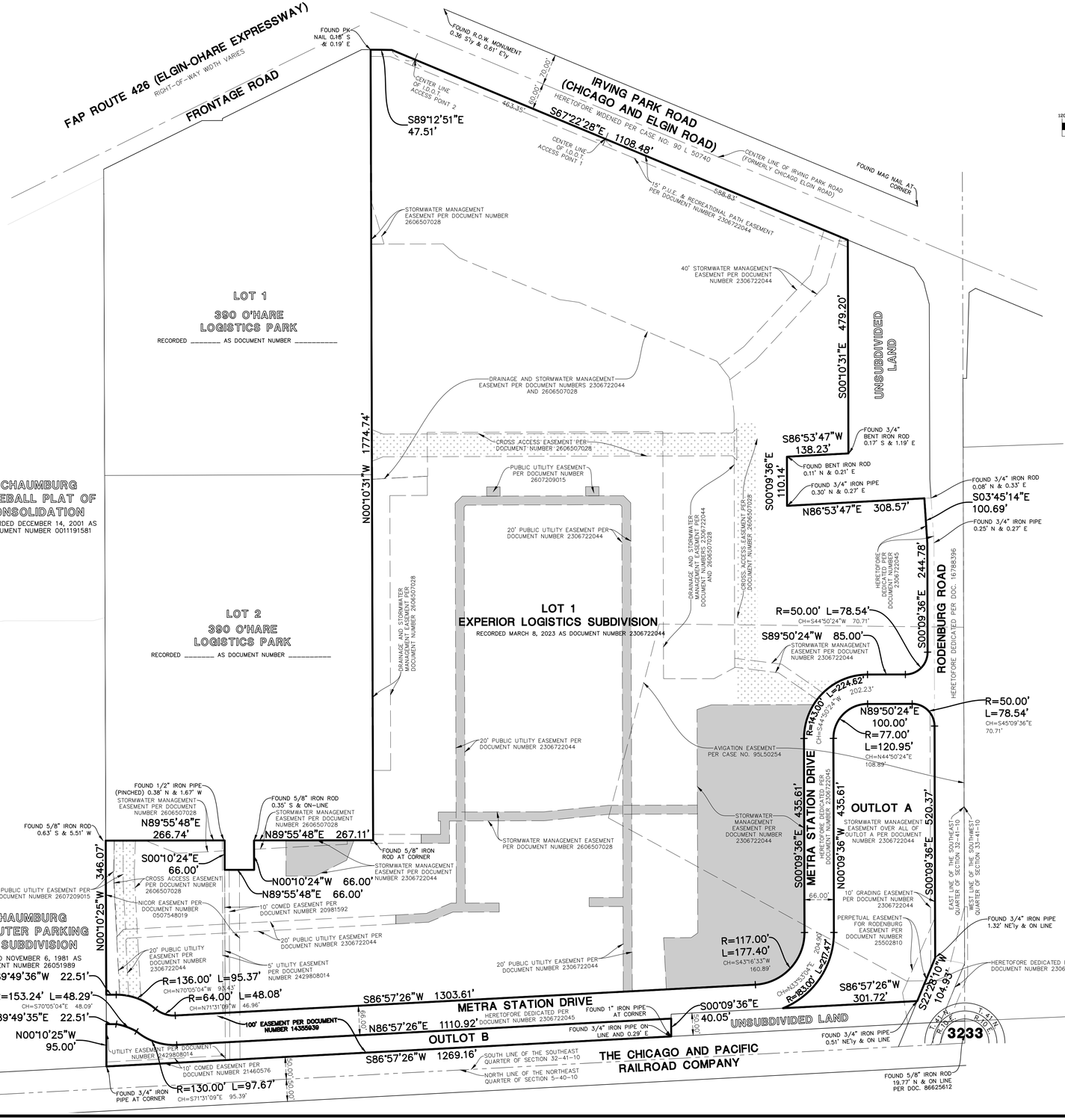
June 15, 2026 - 11:53 Dwg Name: P:\Projects\Work\Civil\Plan\ Drawings\Plat of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\01-LOPSCIL01-PS.dwg Updated By: AShaver

PRELIMINARY PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

EASEMENT LEGEND

= EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT

DATE	REVISIONS	DRAWN BY
06/10/26	REVISED PROPOSED EASEMENTS	AAS
05/14/26	REVISED PER CLIENT REVIEW	AAS

ATWELL
866.850.4200 www.atwell.com
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LINCOLNSHIRE, IL 60069
(847.634.3550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/01/26
SCALE:	1"=120'

SHEET 2 OF 4

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May 18, 2026 – 14:29 Data Name: P:\Projects\Data\Sara\Plat Drawings\Plat of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\02-LOPSCIL01-PS.dwg Updated By: AShaver

PRELIMINARY PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED EASEMENT LEGEND

= VILLAGE UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PROPOSED BLANKET EASEMENT

1. A BLANKET CROSS ACCESS EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN ALL LOTS OF THIS SUBDIVISION.

2. A PARKING EASEMENT IS **HEREBY GRANTED** OVER LOTS 6 AND 7 FOR THE BENEFIT OF LOTS 6 AND 7 ONLY.

N

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

FAP ROUTE 426 (ELGIN-OHARE EXPRESSWAY)
RIGHT-OF-WAY WIDTH VARIES

FRONTAGE ROAD

IRVING PARK ROAD
(CHICAGO AND ELGIN ROAD)
HERETOFORE WIDENED PER CASE NO. 90 L 50740

FOUND PK-NAIL 0.18' S & 0.19' E

S89°12'51"E 47.51'

FOUND R.O.W. MONUMENT 0.36' S'ly & 0.61' E'ly

CENTER LINE OF I.D.O.T. ACCESS POINT 2

492.65'

463.35'

60.00'

70.06'

367.47'

S67°22'28"E 1108.48'

615.83'

586.83'

CENTER LINE OF I.D.O.T. ACCESS POINT 1

15' P.U.E. & RECREATIONAL PATH EASEMENT PER DOCUMENT NUMBER 2306722044

CENTER LINE OF IRVING PARK ROAD (FORMERLY CHICAGO ELGIN ROAD)

FOUND MAG NAIL AT CORNER

LOT 6

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

N22°37'32"E 371.55'

S67°22'28"E 175.59'

S48°38'27"E 47.68'

173.55'

S67°22'28"E 243.71'

70.16'

S81°54'39"E 43.83'

S66°52'14"E 337.28'

S71°15'42"E 164.17'

N89°50'24"E 67.36'

LOT 4

SET CONCRETE MONUMENT AT CORNER

VILLAGE UTILITY EASEMENT HEREBY GRANTED

40' STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2306722044

VILLAGE UTILITY EASEMENT HEREBY GRANTED

S00°10'31"E 479.20'

UNSUBDIVIDED LAND

LOT 7

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBERS 2306722044 AND 2606507028

VILLAGE UTILITY EASEMENT HEREBY GRANTED

328.03'

S68°01'24"W 26.93'

CROSS ACCESS EASEMENT PER DOCUMENT NUMBER 2606507028

S89°49'29"W 625.00'

VILLAGE UTILITY EASEMENT HEREBY GRANTED

N00°10'31"W 1774.74'

S86°53'47"W 138.23'

FOUND 3/4" BENT IRON ROD 0.17' S & 1.19' E

FOUND BENT IRON ROD 0.11' N & 0.21' E

S00°09'36"E 110.14'

FOUND 3/4" IRON PIPE 0.30' N & 0.27' E

N 86°53'47" E 15.00'

N86°53'47"E 308.57'

FOUND 3/4" IRON ROD 0.08' N & 0.33' E

S03°45'14"E 100.69'

FOUND 3/4" IRON PIPE 0.25' N & 0.27' E

S46°14'46"W 6.18'

S83°22'09"W 91.56'

S89°50'24"W 230.50'

LOT 4

VILLAGE UTILITY EASEMENT HEREBY GRANTED

S 03°45'14" E 100.99'

S 00°09'36" E 411.25'

HERETOFORE DEDICATED PER DOCUMENT NUMBER 2306722045

RODENBURG ROAD
HERETOFORE DEDICATED PER DOC. 16788396

S00°09'36"E 244.78'

LOT 3

VILLAGE UTILITY EASEMENT HEREBY GRANTED

STORMWATER MANAGEMENT HEREBY GRANTED

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBERS 2306722044 AND 2606507028

CROSS ACCESS EASEMENT PER DOCUMENT NUMBER 2606507028

N00°09'36"W 643.03'

315.00'

LOT 5

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER

R=50.00' L=78.54'

DRAINAGE AND STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NUMBER 2606507028

HWL=795.8

50.71'

LOT 1
390 O'HARE LOGISTICS PARK PHASE 1
RECORDED _____ AS DOCUMENT NUMBER _____

LOT 2
390 O'HARE LOGISTICS PARK PHASE 1
RECORDED _____ AS DOCUMENT NUMBER _____

SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION
RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 0011191581

SEE SHEET 4

DATE	REVISIONS	DRAWN BY
05/14/26	REVISED PER CLIENT REVIEW	AAS

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.5550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/01/26
SCALE:	1"=80'

SHEET 3 OF 4

LOPSCIL01

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June 15, 2026 – 11:59 Dwg Name: P:\Projects\01\Data\Survey\Final Drawings\Plats of Subdivision\390 O'HARE LOGISTICS PARK PHASE 2\03-04-LOPSCIL01-PS.dwg Updated By: AShaver

PRELIMINARY PLAT OF SUBDIVISION
OF
390 O'HARE LOGISTICS PARK PHASE 2

BEING A RESUBDIVISION OF LOT 1, OUTLOT A, AND OUTLOT B IN EXPERIOR LOGISTICS SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED EASEMENT LEGEND

= VILLAGE UTILITY EASEMENT **HEREBY GRANTED**

= STORMWATER MANAGEMENT EASEMENT **HEREBY GRANTED**

PROPOSED BLANKET EASEMENT

1. A BLANKET CROSS ACCESS EASEMENT IS **HEREBY GRANTED** OVER ALL PAVED SURFACES WITHIN ALL LOTS OF THIS SUBDIVISION.

2. A PARKING EASEMENT IS **HEREBY GRANTED** OVER LOTS 6 AND 7 FOR THE BENEFIT OF LOTS 6 AND 7 ONLY.

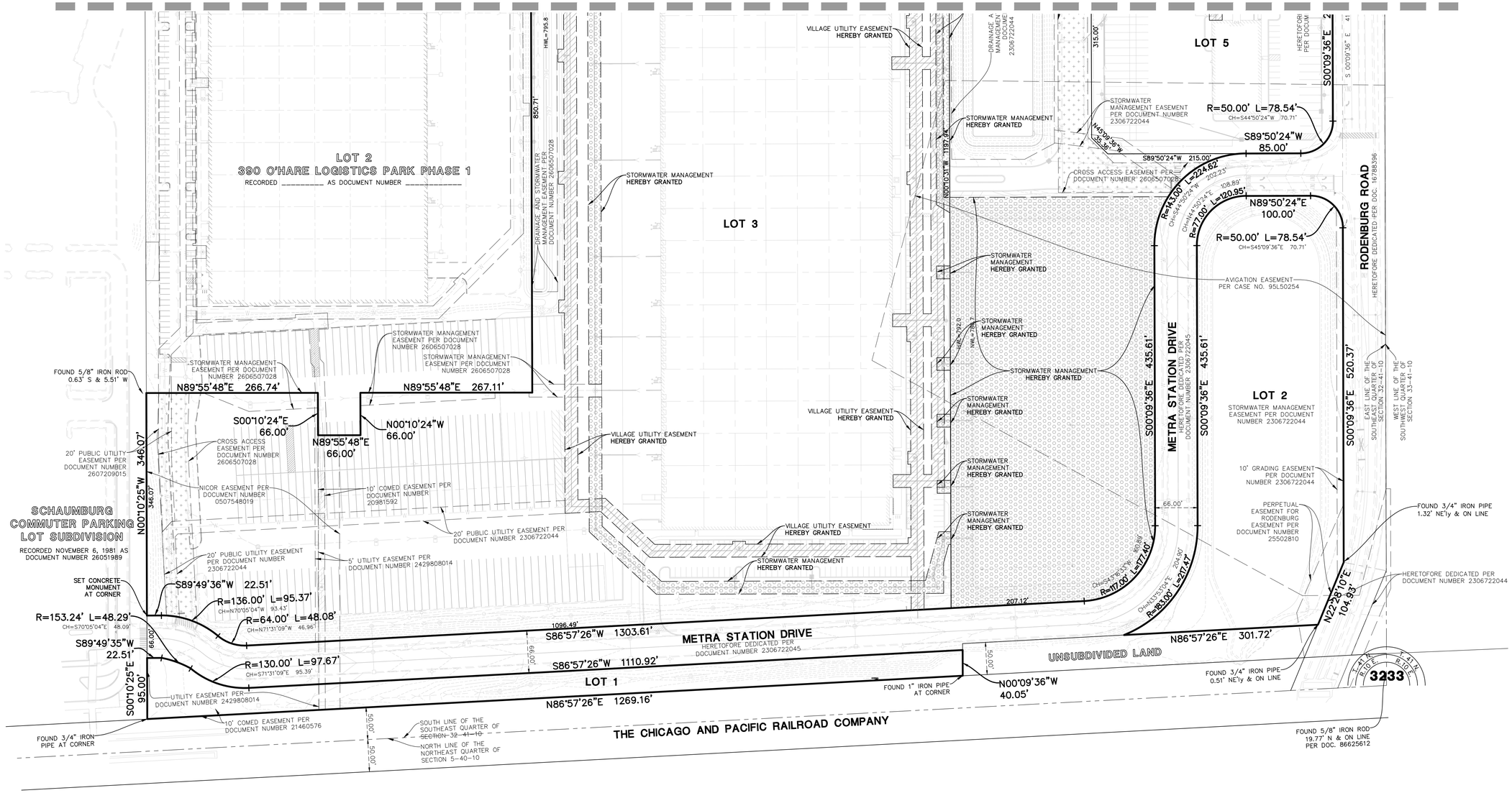
N

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SEE SHEET 3



DRAWN BY	REVISIONS	DATE
AAS	REVISED PER CLIENT REVIEW	05/14/26

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
(847.634.5550)

O'HARE LOGISTICS PARK PHASE 2
SCHAUMBURG, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.:	QH
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	05/01/26
SCALE:	1"=80'

SHEET **4** OF **4**

LOPSCIL01

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390 O'HARE LOGISTICS PARK DEVELOPMENT
PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193
RE-SUBMITTAL FOR SITE PLAN APPROVAL
6-15-2026

DEVELOPER

LOGISTICS PROPERTY COMPANY, LLC.

LOGISTICS® PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

ARCHITECT & PLANNER:

arete design studio ltd
architecture • planning • design

13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

DRAWING SHEET INDEX

CS	COVER SHEET
SP-1	PROPOSED SITE PLAN
EXH-1	PROPOSED LOT CONFIGURATION EXHIBIT
EXH-2	SITE CHARACTER AREA AND DETAILS
FP-1	PROPOSED FLOOR PLAN BDLG. 3
EL-1	BUILDING ELEVATIONS BDLG. 3
EL-2	BUILDING ELEVATIONS BDLG. 3
EL-3	BUILDING ELEVATIONS BDLG. 3
EL-1R	BUILDING RENDER ELEVATION BDLG. 3
EL-2R	BUILDING RENDER ELEVATION BDLG. 3
EL-3R	BUILDING RENDER ELEVATION BDLG. 3
FP-1	PROPOSED FLOOR PLAN BDLG. 4
EL-1	BUILDING ELEVATIONS BDLG. 4
EL-1R	BUILDING RENDER ELEVATIONS BLDG. 4
FP-1	PROPOSED FLOOR PLAN BDLG. 5
EL-1	BUILDING ELEVATIONS BDLG. 5
EL-1R	BUILDING RENDER ELEVATION BDLG. 5
E-1.0	PHOTOMETRIC PLAN - LOT 3
E-1.1	PHOTOMETRIC PLAN - LOT 5
E-1.2	ELECTRICAL LIGHT FIXTURES
E-1.3	ELECTRICAL LIGHT FIXTURES

CIVIL ENGINEER:

ATWELL

DRAWING SHEET INDEX

1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	OVERALL SITE PLAN
4	GRADING AND DRAINAGE PLAN - NORTH
5	GRADING AND DRAINAGE PLAN - SOUTH
6	OVERALL UTILITY PLAN

PLAT OF SUBDIVISION:

1 OF 4	OVERALL SITE AND SITE DATA
2 OF 4	EXISTING LOTS AND EASEMENT DETAILS
3 OF 4	PROPOSED LOT AND EASEMENT DETAILS
4 OF 4	PROPOSED LOT AND EASEMENT DETAILS

AUTOTURN EXHIBIT :

1 OF 4	AUTOTURN EXHIBIT
2 OF 4	AUTOTURN EXHIBIT
3 OF 4	AUTOTURN EXHIBIT
4 OF 4	AUTOTURN EXHIBIT

LANDSCAPE ARCHITECT:

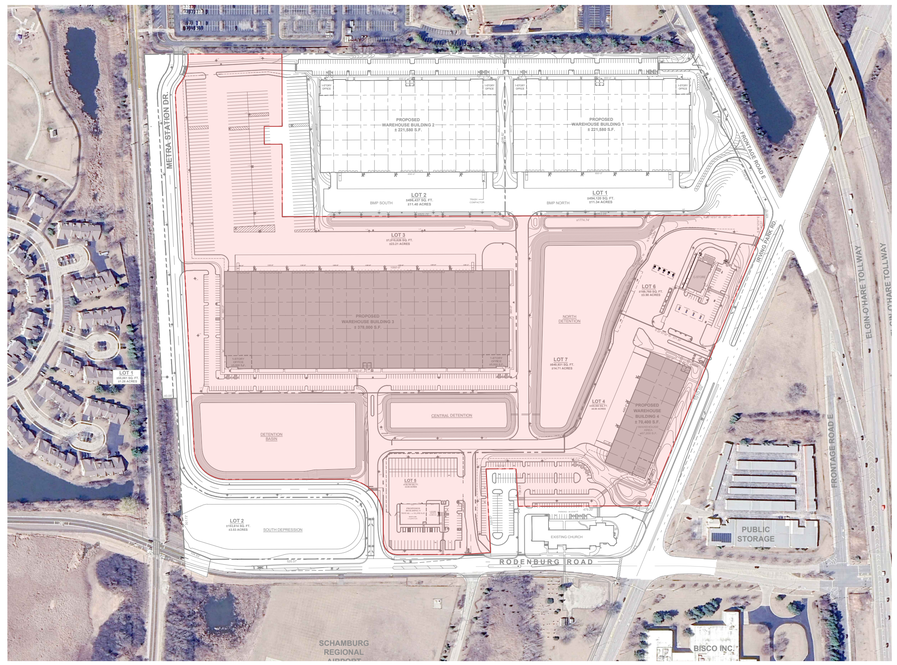
uplandDesign ltd
Landscape Architecture & Park Planning
1250 W 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

DRAWING SHEET INDEX

LANDSCAPE PLAN:

L0.0	LANDSCAPE KEY PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE PLAN
L1.8	LANDSCAPE PLAN
L1.9	LANDSCAPE PLAN
L1.10	LANDSCAPE PLAN - BUILDING 3 SOUTH ENLARGEMENT
L1.11	LANDSCAPE PLAN - BUILDING 3 NORTH ENLARGEMENT
L1.12	LANDSCAPE PLAN - BUILDING 4 WEST ENLARGEMENT
L1.13	LANDSCAPE PLAN - BUILDING 4 EAST ENLARGEMENT
L1.14	LANDSCAPE PLAN - BUILDING 5 ENLARGEMENT
L1.15	LANDSCAPE PLAN
L1.16	LANDSCAPE PLAN

MATERIAL AND INSTALLATION COST ESTIMATE:
MATERIAL AND INSTALLATION COST ESTIMATE: APRIL 30, 2026



LOCATION MAP

SCALE: NTS

NORTH

PROJECT DATA:

LOT 3 AREA: ±1,010,826 SQ. FT. ±23.21 ACRES

WAREHOUSE BUILDING 3:

ALLOCATED OFFICE:	10,000 S.F.	(GROSS AREA)
WAREHOUSE:	368,000 S.F.	(GROSS AREA)
TOTAL AREA:	378,000 S.F.	(GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA 5/1000 <10,000 S.F.	50 STALLS	50 STALLS
WAREHOUSE 1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <358,000 S.F.	179 STALLS	234 STALLS
TOTAL :	239 STALLS	294 STALLS
BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	89'-6"
SIDE YARDS (SOUTH)	15'-0"	127'-3" 145'-3"
SIDE YARDS (NORTH)	15'-0"	25'-0"
REAR YARDS	15'-0"	200'-6"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	10'-0"
DEVIATION REQUIRED 15'-0" (VERIFY)		
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	54'-6"

PROPOSED BLDG. 3 HEIGHT :	53'-0"
ALLOWED BLDG. HEIGHT	45'-0"

DEVIATION REQUIRED FOR 53'-0"

POTENTIAL LOADING DOCKS	52
SEMI TRACTOR/ TRAILER PARKING 11'-6" x 75'-0" STALLS	187

FLOOR AREA RATIO:

WAREHOUSE BUILDING 3	±378,000 SQ.FT.
LOT 3 AREA	±1,010,826 SQ. FT.
ACTUAL FLOOR AREA RATIO:	37.4%
ALLOWED MAX. FAR:	45.0%

LOT COVERAGE:

WAREHOUSE BUILDING 3	±378,000 SQ.FT.
LOT 3 AREA	±1,010,826 SQ. FT.
LOT COVERAGE:	37.4%
ALLOWED LOT COVERAGE:	45.0%

LOT 4 AREA: ±300,560 SQ. FT. ±6.90 ACRES

WAREHOUSE BUILDING 4:

ALLOCATED OFFICE:	3,200 S.F.	(GROSS AREA)
WAREHOUSE:	67,200 S.F.	(GROSS AREA)
TOTAL AREA:	70,400 S.F.	(GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA 5/1000 <3,200 S.F.	16 STALLS	16 STALLS
WAREHOUSE 1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <57,200 S.F.	29 STALLS	167 STALLS
TOTAL :	55 STALLS	193 STALLS
BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. WAREHOUSE	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	50'-0"
SIDE YARDS (WEST)	15'-0"	88'-7"
SIDE YARDS (EAST)	15'-0"	99'-9"
REAR YARDS	15'-0"	152'-0"

PROPOSED BLDG. 4 HEIGHT :	38'-0"
ALLOWED BLDG. HEIGHT	45'-0"

FLOOR AREA RATIO:

WAREHOUSE BUILDING 4	±70,400 SQ.FT.
LOT 3 AREA	±300,560 SQ. FT.
ACTUAL FLOOR AREA RATIO:	23.4%
ALLOWED MAX. FAR:	45.0%

LOT COVERAGE:

WAREHOUSE BUILDING 4	±70,400 SQ.FT.
LOT 3 AREA	±300,560 SQ. FT.
LOT COVERAGE:	23.4%
ALLOWED LOT COVERAGE:	45.0%

LOT 5 AREA: ±128,700 SQ. FT. ±2.95 ACRES

SALES AND MAINTENANCE BLDG. 5:

ALLOCATED OFFICE:	4,500 S.F.	(GROSS AREA)
REPAIR:	6,693 S.F.	(GROSS AREA)
TOTAL AREA:	11,193 S.F.	(GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PROJECTED OFFICE AREA 5/1000 < 4,500 S.F.	23 STALLS	23 STALLS
REPAIR 3.5/1000 <6,693 S.F.	23 STALLS	14 STALLS
PROVIDED ON SITE		9 STALLS
TOTAL :	46 STALLS	46 STALLS
BICYCLE PRKG. OFFICE	5 SPACES	5 SPACES
BICYCLE PRKG. REPAIR	5 SPACES	5 SPACES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	30'-0"	110'-11"
SIDE YARDS (SOUTH)	15'-0"	61'- 4"
SIDE YARDS (NORTH)	15'-0"	132'-8"
REAR YARDS	15'-0"	188'-0"

PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT AND CORNER YARDS	25'-0"	16'-11"
DEVIATION REQUIRED 8'-1"		
SIDE YARDS	NOT REQD.	----
REAR YARDS	5'-0"	19'-0"

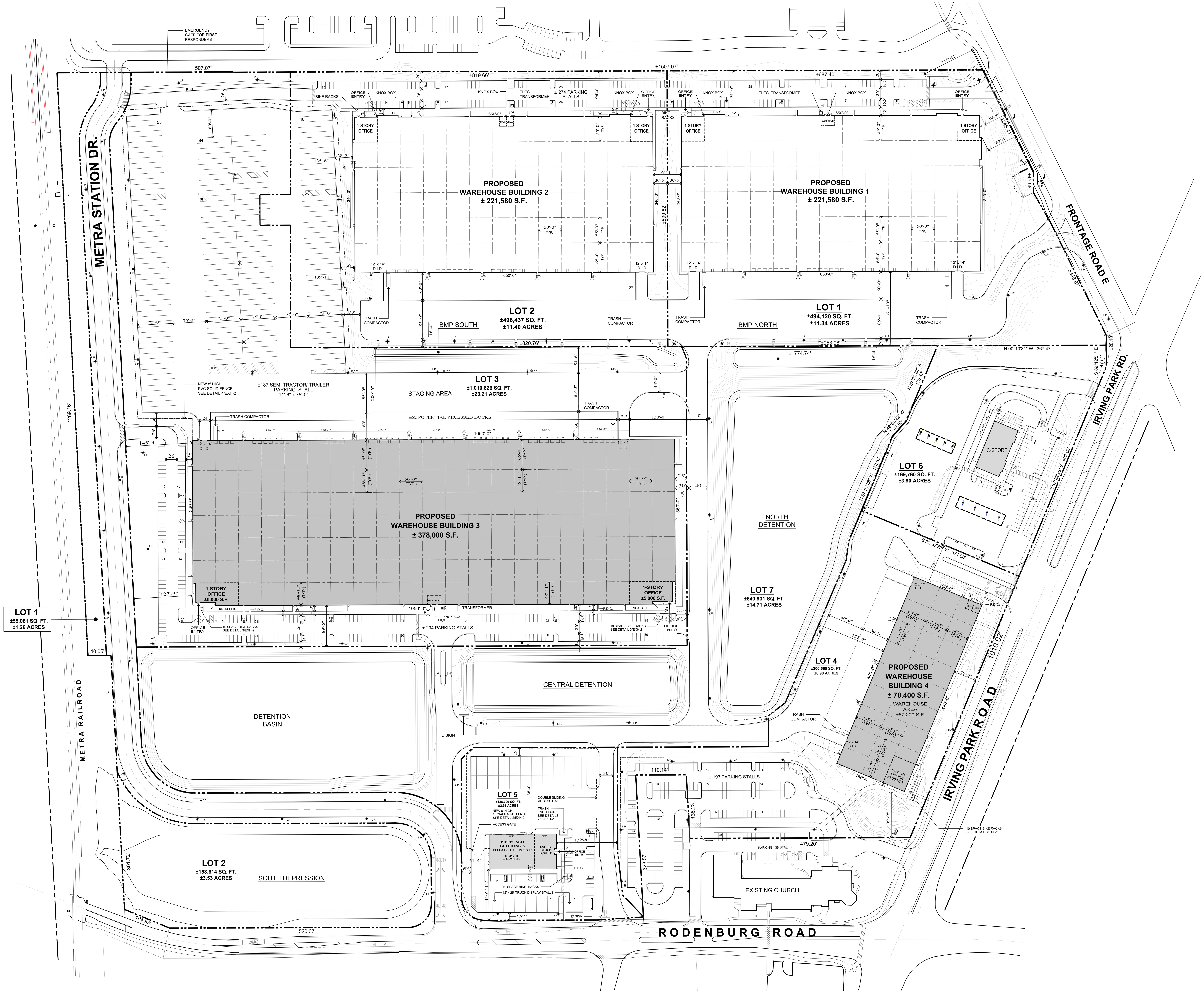
PROPOSED BLDG. 5 HEIGHT :	22'-0"
ALLOWED BLDG. HEIGHT	45'-0"

FLOOR AREA RATIO:

PROPOSED BUILDING 5	±11,193 SQ.FT.
LOT 5 AREA	±128,700 SQ. FT.
ACTUAL FLOOR AREA RATIO:	8.7%
ALLOWED MAX. FAR:	45.0%

LOT COVERAGE:

PROPOSED BUILDING 5	±11,193 SQ.FT.
LOT 5 AREA	±128,700 SQ. FT.
LOT COVERAGE:	8.7%
ALLOWED LOT COVERAGE:	45.0%



SITE PLAN

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

ARCHITECT/ PLANNER:

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CIVIL ENGINEER:

ATWELL
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SUITE 600
LOMBARD, IL 60148

PROPOSED SITE PLAN

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS® PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES

NAI Hiffman
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CELL: 630-525-0649

SP-1

PROJECT #:	25061
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REVISIONS:	06/12/26
SCALE:	AS NOTED

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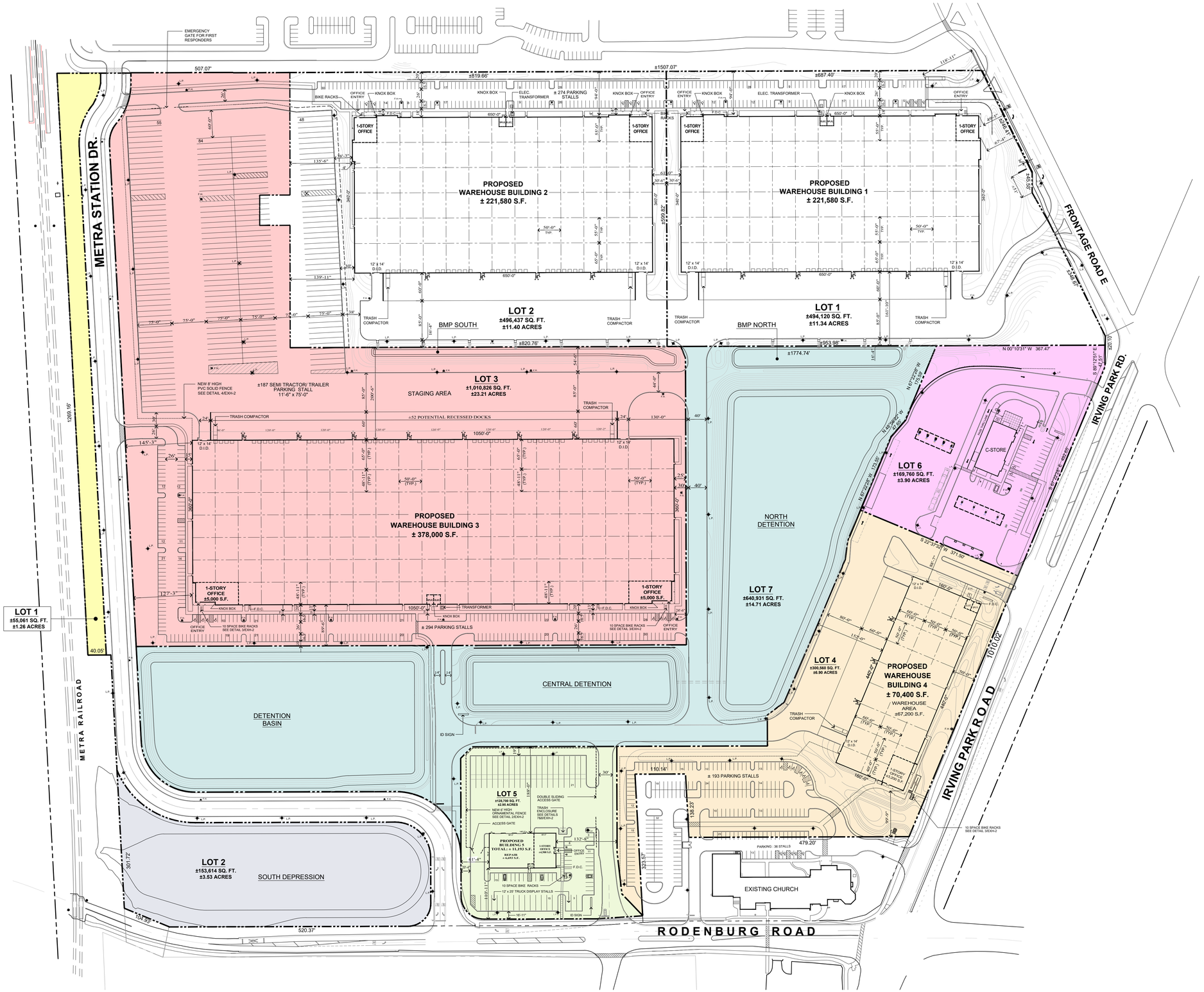

PROPOSED LOT CONFIGURATION EXHIBIT

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

ARCHITECT/ PLANNER:

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PROPOSED LOT CONFIGURATION EXHIBIT

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

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PROJECT #: 25061
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REVISIONS: 06/12/26
SCALE: AS NOTED

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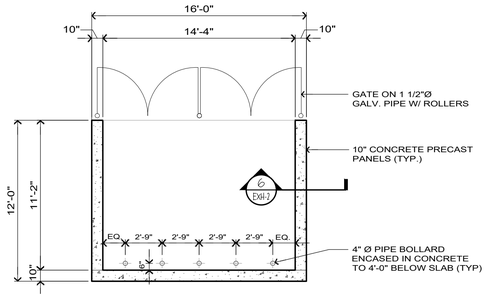
9 REPRESENTATIVE RTU SCREEN IMAGE

SCALE: N.T.S.

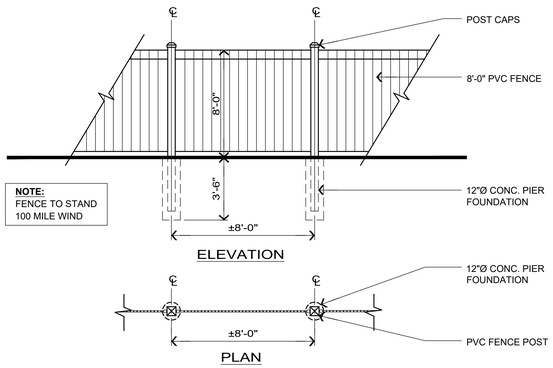


7 TRASH ENCLOSURE DETAILS

SCALE: 3/16"=1'-0"

0' 4' 8' 12'

NOTE:
LOCATION OF SCREEN FENCE ILLUSTRATED ON SITE PLAN IS APPROXIMATE, FINAL LOCATION WILL BE DETERMINE ACCORDING TO CIVIL ENGINEERING DESIGN



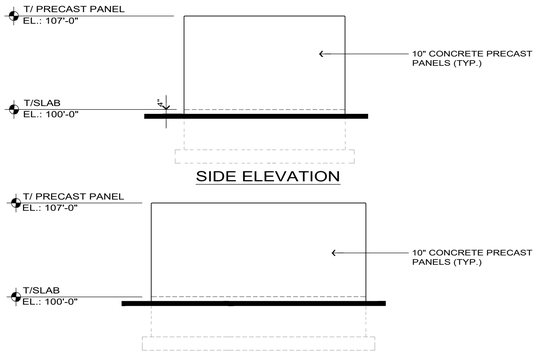
5 PROPOSED FENCE DETAIL

SCALE: 1/4"=1'-0"

0' 8' 16'

3 BIKE RACK EXAMPLE

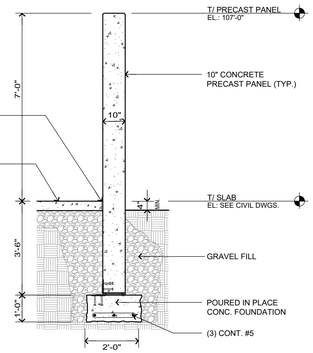
SCALE: N.T.S.



8 TRASH ENCLOSURE DETAILS

SCALE: 3/16"=1'-0"

0' 4' 8' 12'



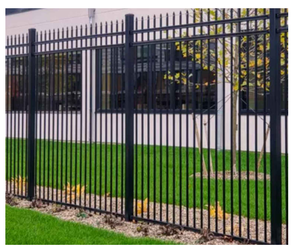
6 WALL SECTION

SCALE: 3/8"=1'-0"

0' 2' 4' 6'

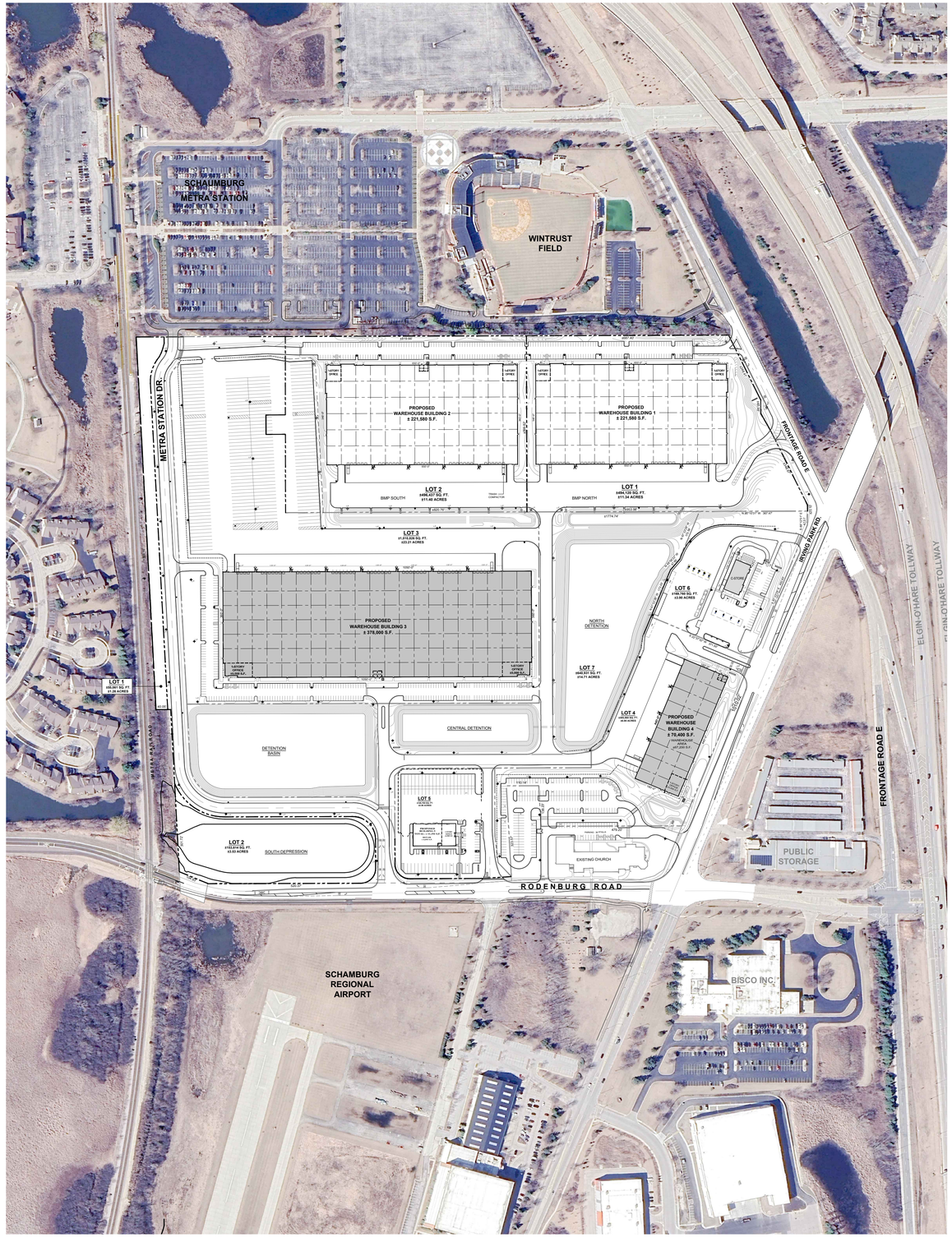
4 REPRESENTATIVE FENCE IMAGE

SCALE: N.T.S.



2 REPRESENTATIVE FENCE IMAGE

SCALE: N.T.S.



SITE CHARACTER AERIAL

SCALE: 1" = 200'-0"

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SITE CHARACTER AERIAL AND DETAILS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
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FOR:

LOGISTICS PROPERTY COMPANY, LLC

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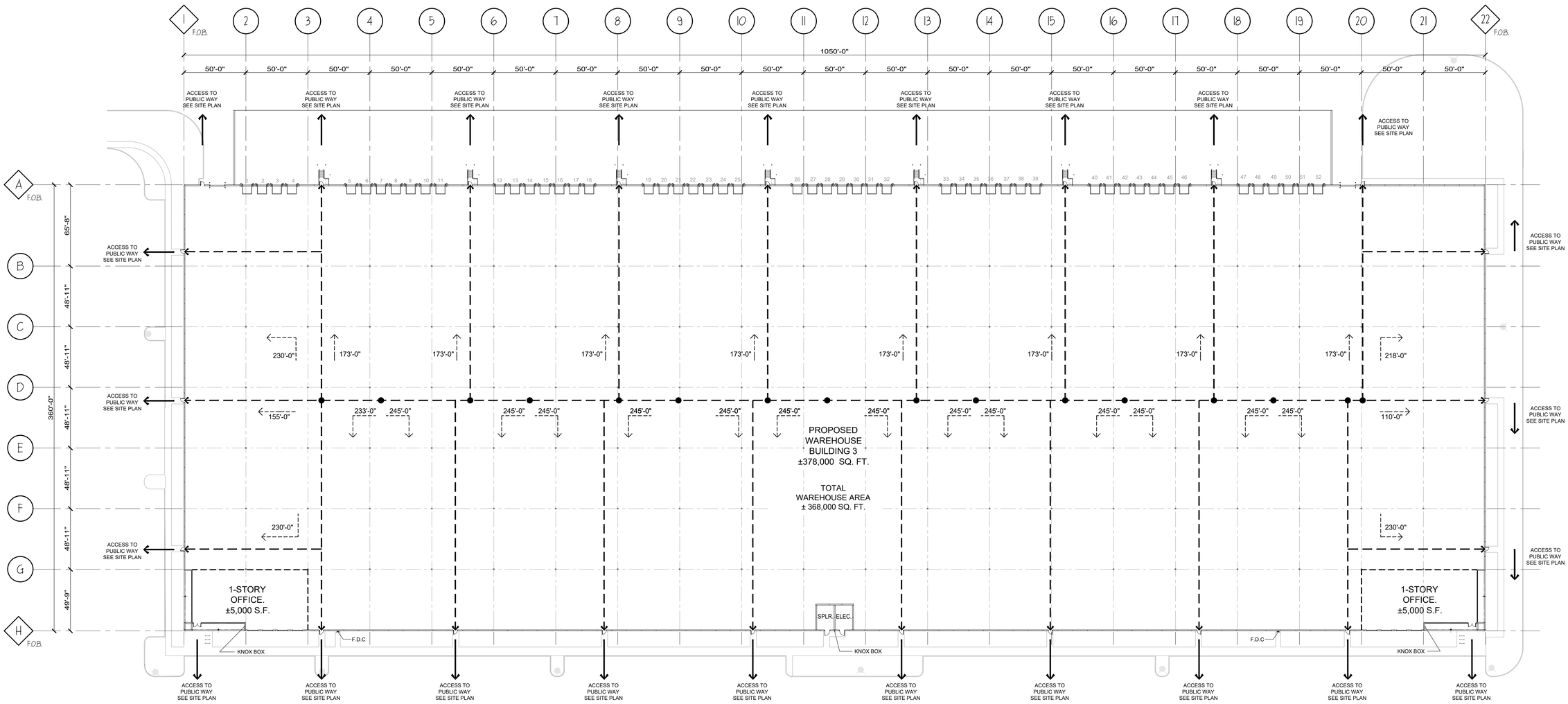

(2021 INTERNATIONAL BUILDING CODE)

OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
S	SPRINKLER ESFR SYSTEM	II-B	75

MEANS OF EGRESS (CHAPTER 10)

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	AREA (S.F.)		OCCUPANT LOAD FACTOR		OCCUPANT LOAD
BUSINESS AREAS	10,000 S.F.	÷	150 GROSS	=	67
WAREHOUSE AREAS	368,000 S.F.	÷	500 GROSS	=	736
SUM TOTALS:	378,000 S.F.				803 MAX

SECTION 1005 MEANS OF EGRESS SIZING

OCCUPANT LOAD		MEANS OF EGRESS CAPACITY FACTOR OF 0.15" (1005.3.2)		TOTAL OPENING WIDTH REQUIRED
803	x	.15	=	120.45"

NUMBER OF DOORS PROVIDED		OPENING WIDTH PER DOOR		TOTAL OPENING WIDTH PROVIDED
25	x	36"	=	900"

36" WIDE EXIT DOOR / .15 = 240 OCCUPANTS / DOOR

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
S-1 OCCUPANCY 250'-0"

FLOOR PLAN

SCALE: 1" = 40'-0"

NORTH

PLAN KEY
EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(36" DOOR WIDTH / 0.15 = 240 PERSONS)

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WAREHOUSE BUILDING 3

PROPOSED FLOOR PLAN

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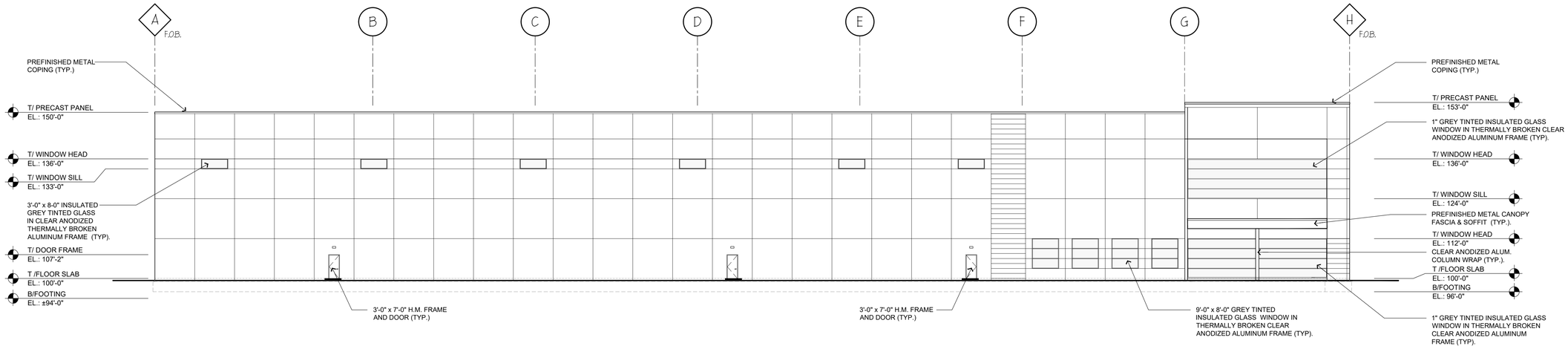
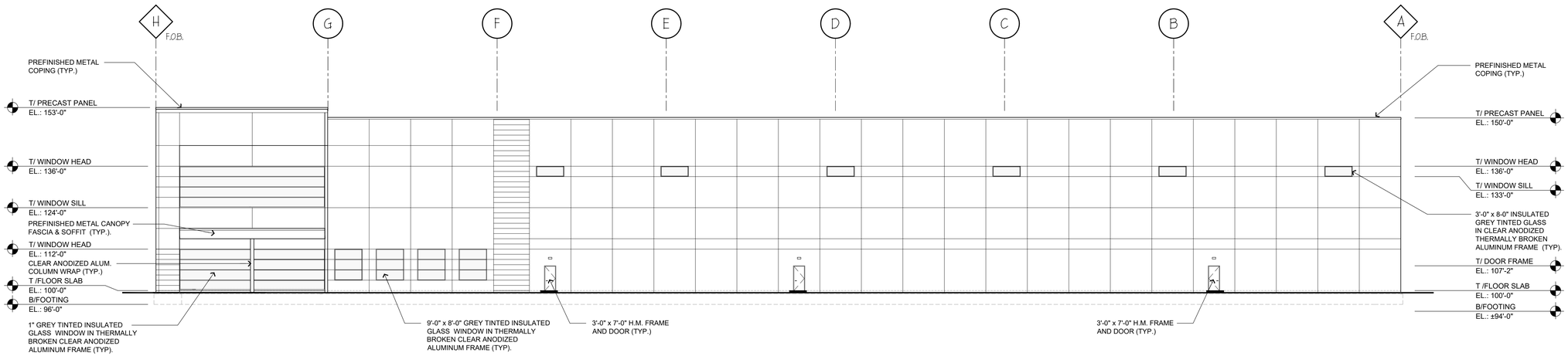


2 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

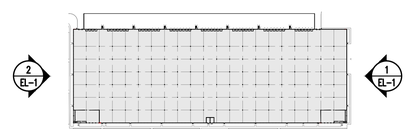
0 16' 32'



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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WAREHOUSE BUILDING 3

BUILDING ELEVATIONS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

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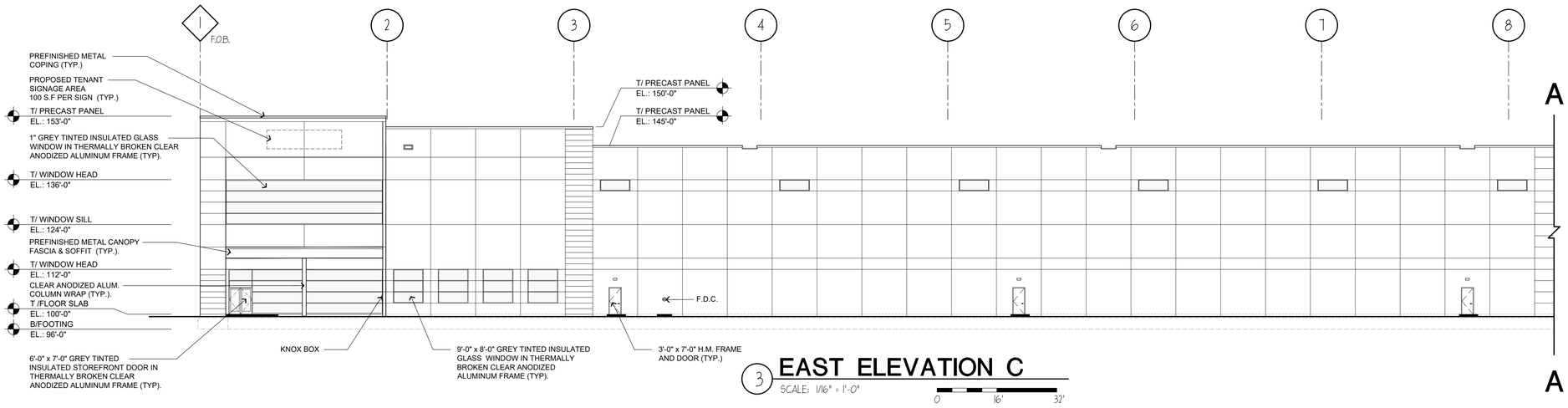
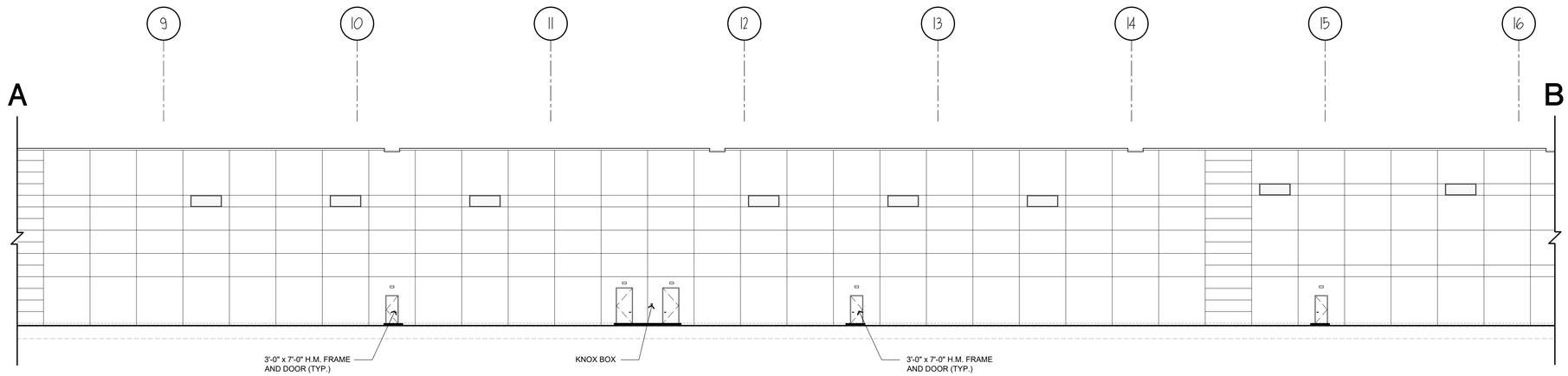


3 EAST ELEVATION C

SCALE: 1/16" = 1'-0"

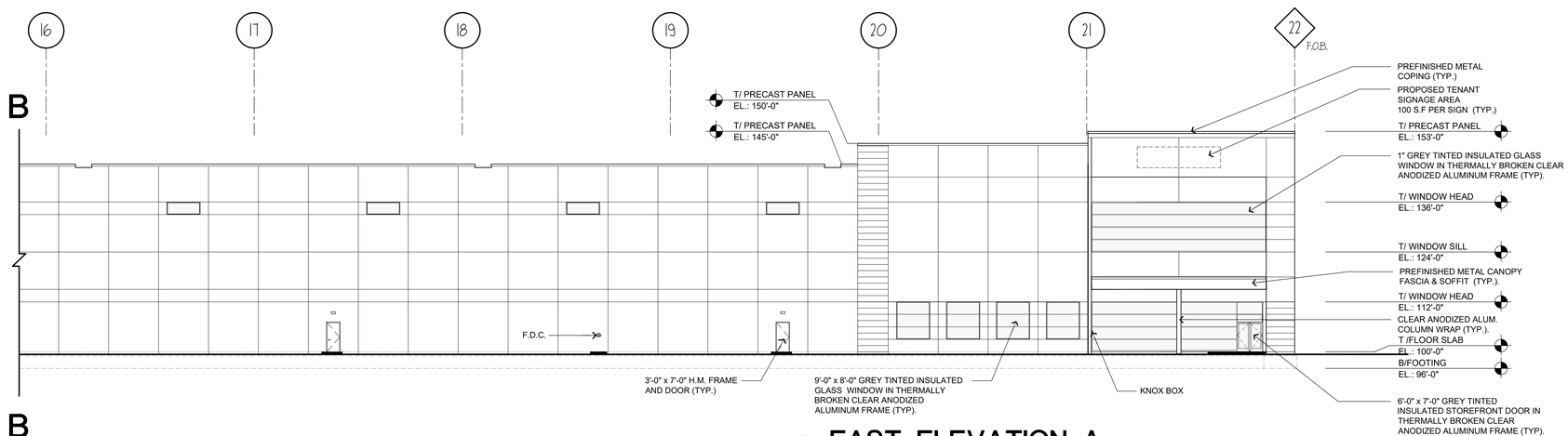
0 16' 32'



2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

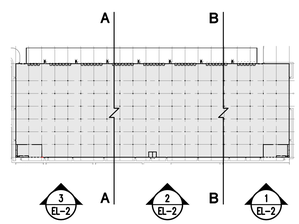
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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WAREHOUSE BUILDING 3

BUILDING ELEVATIONS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

LOGISTICS PROPERTY COMPANY, LLC
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SCALE: AS NOTED

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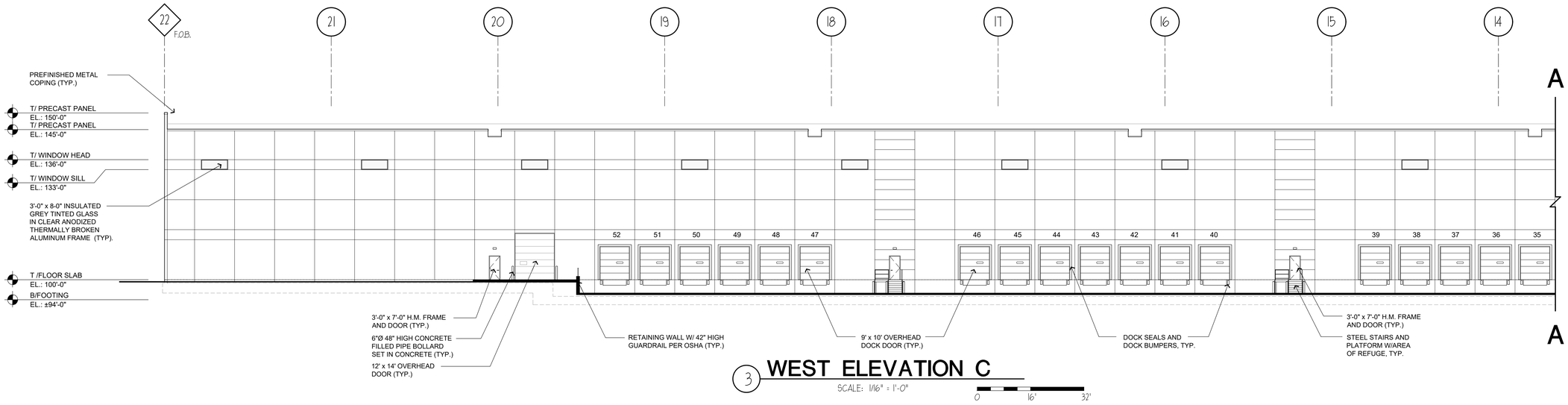
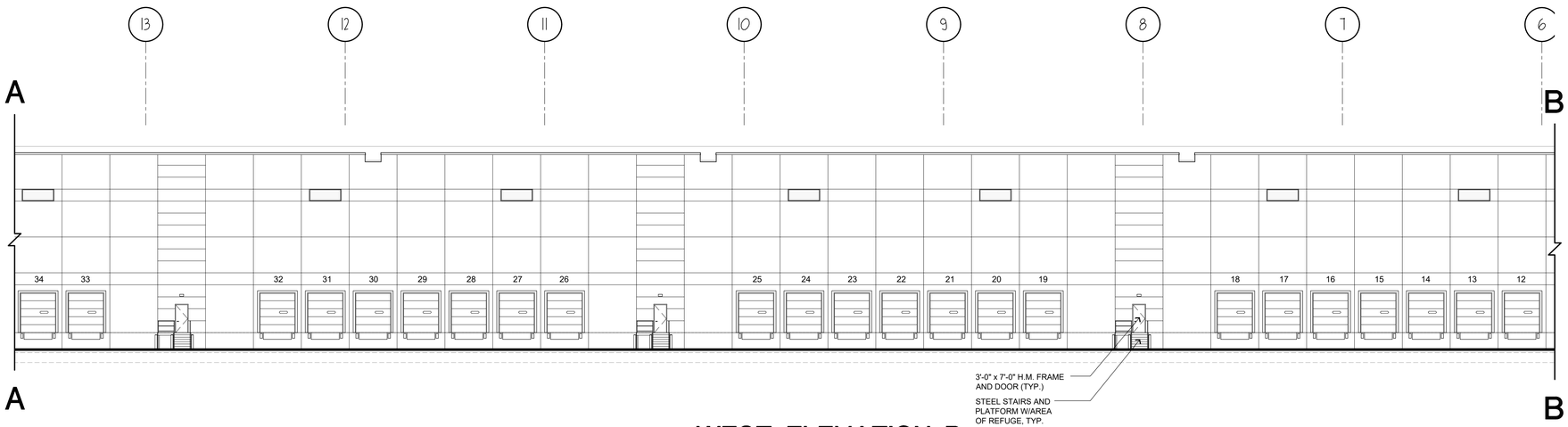


3 WEST ELEVATION C

SCALE: 1/16" = 1'-0"

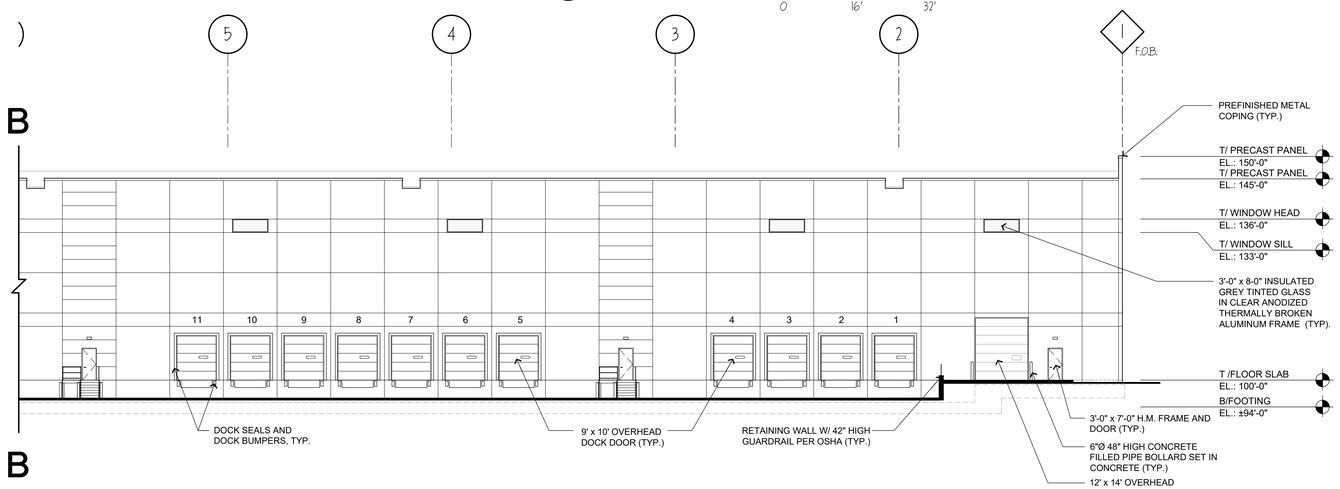
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

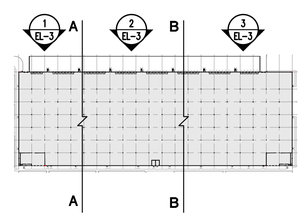
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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ARCHITECT/ PLANNER:
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WAREHOUSE BUILDING 3

BUILDING ELEVATIONS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

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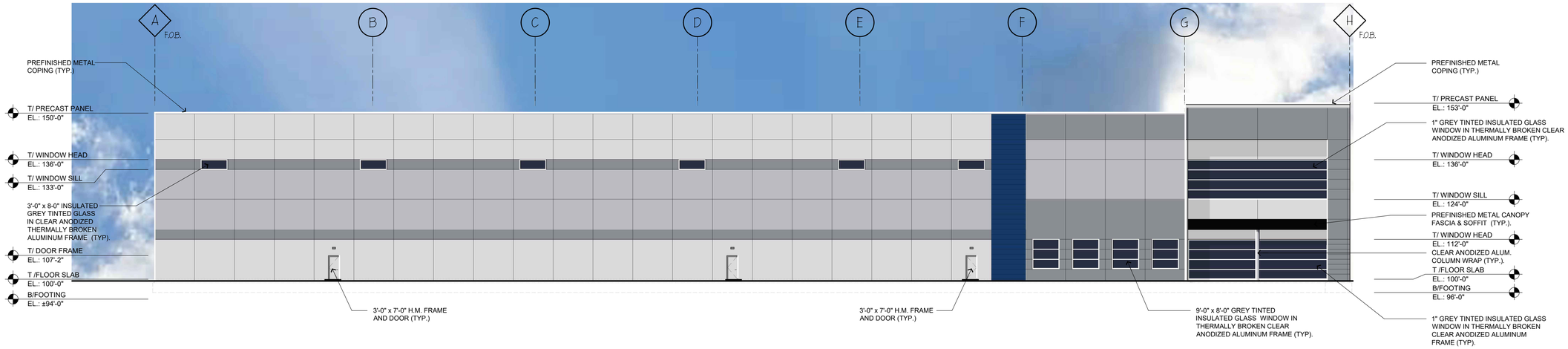
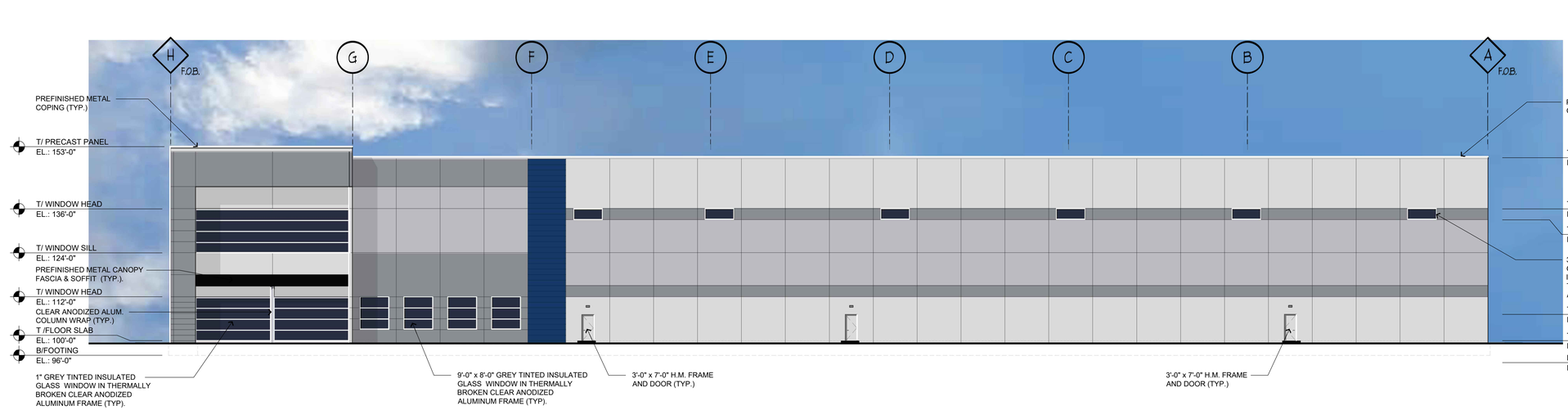


2 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

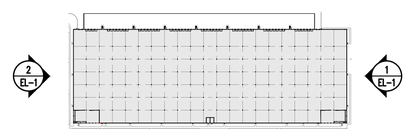
0 16' 32'



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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LOMBARD, IL 60148

WAREHOUSE BUILDING 3

RENDERED BUILDING ELEVATIONS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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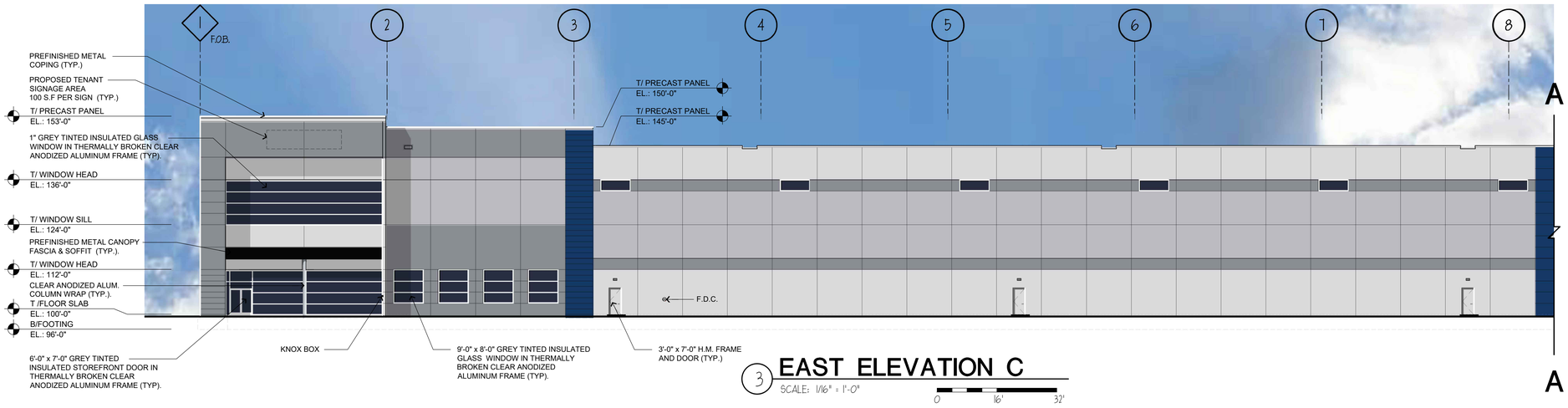
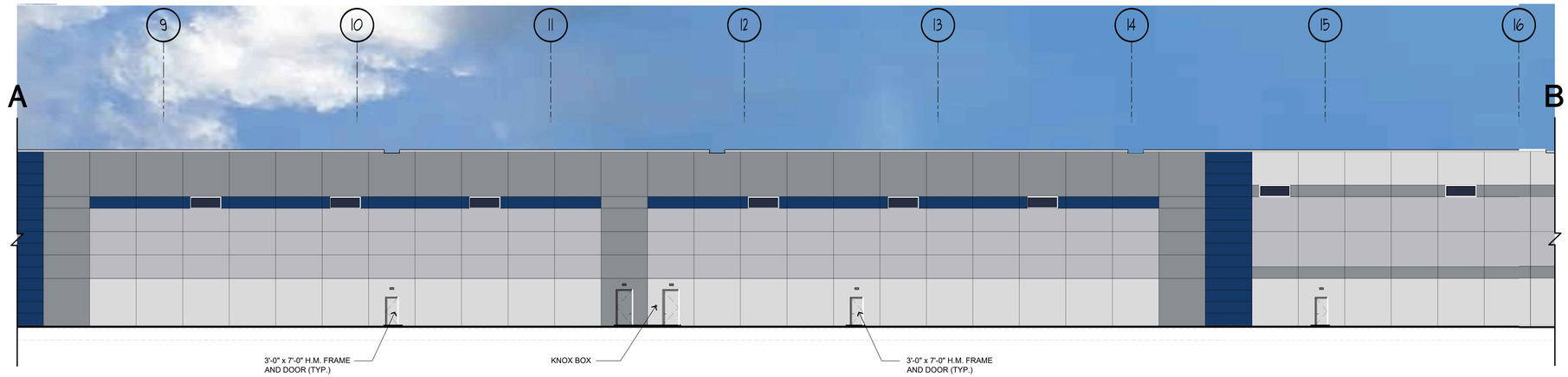


3 EAST ELEVATION C

SCALE: 1/16" = 1'-0"

0 16' 32'

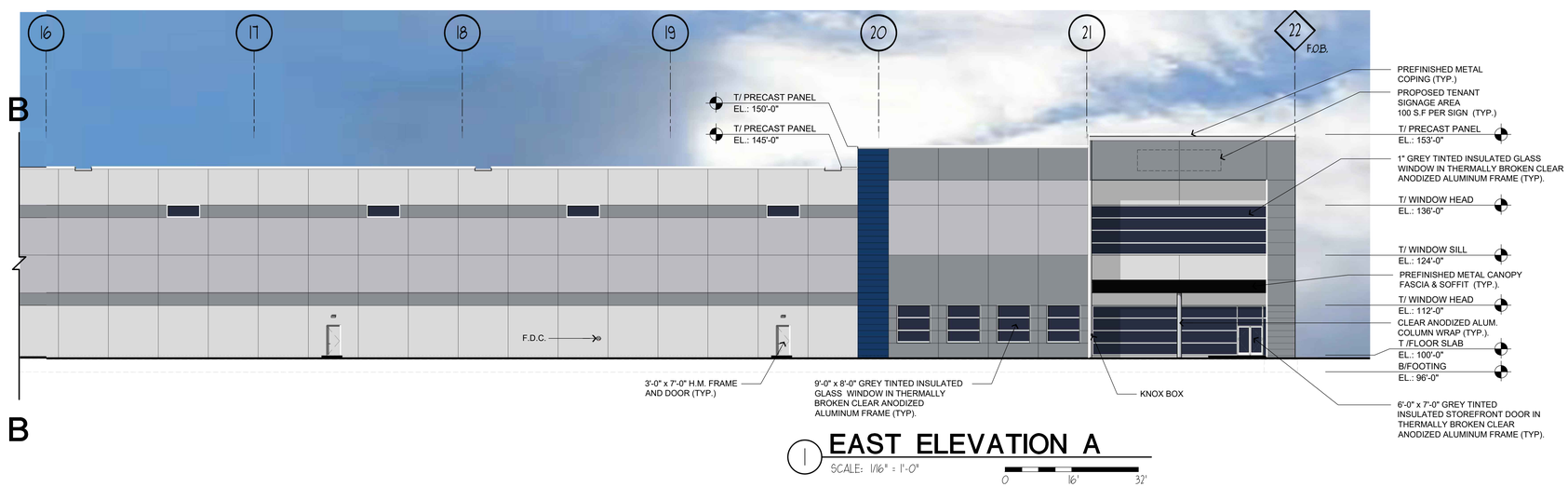


A B

2 EAST ELEVATION B

SCALE: 1/16" = 1'-0"

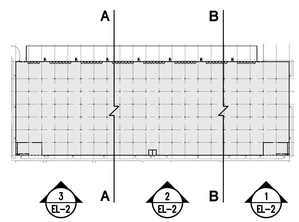
0 16' 32'



1 EAST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



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SCALE: N.T.S.

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WAREHOUSE BUILDING 3

RENDERED BUILDING ELEVATIONS

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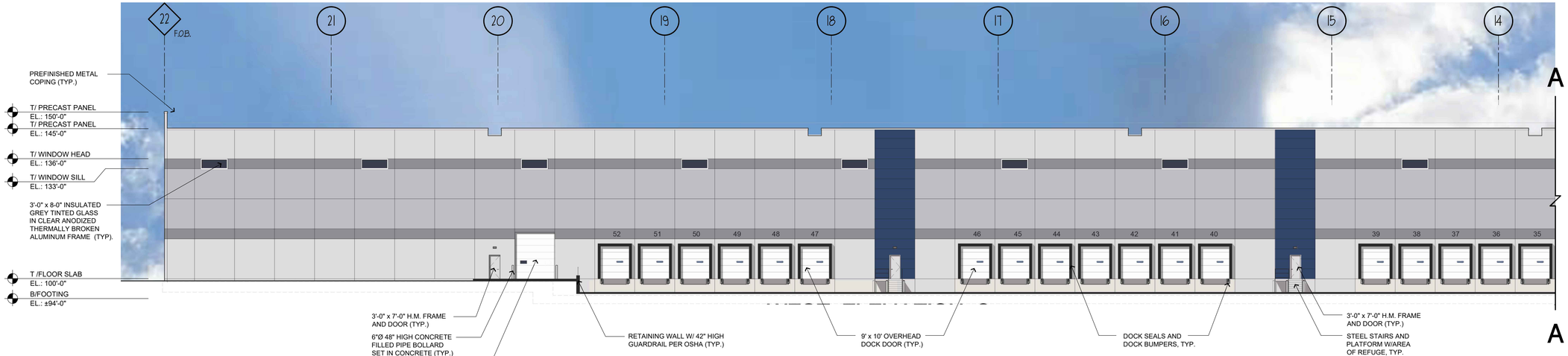
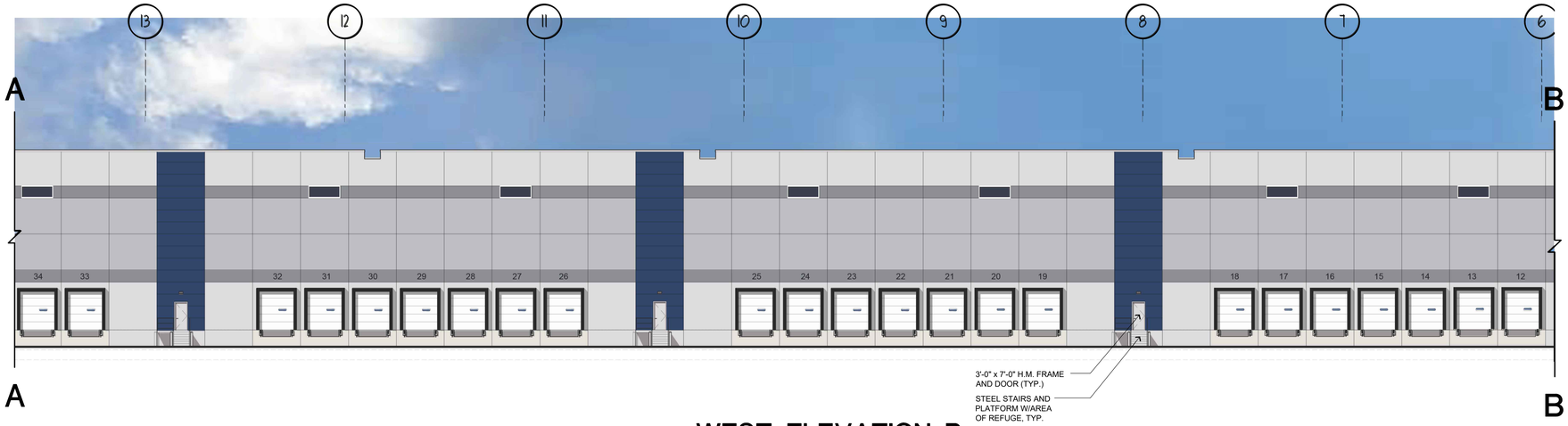


3 WEST ELEVATION C

SCALE: 1/16" = 1'-0"

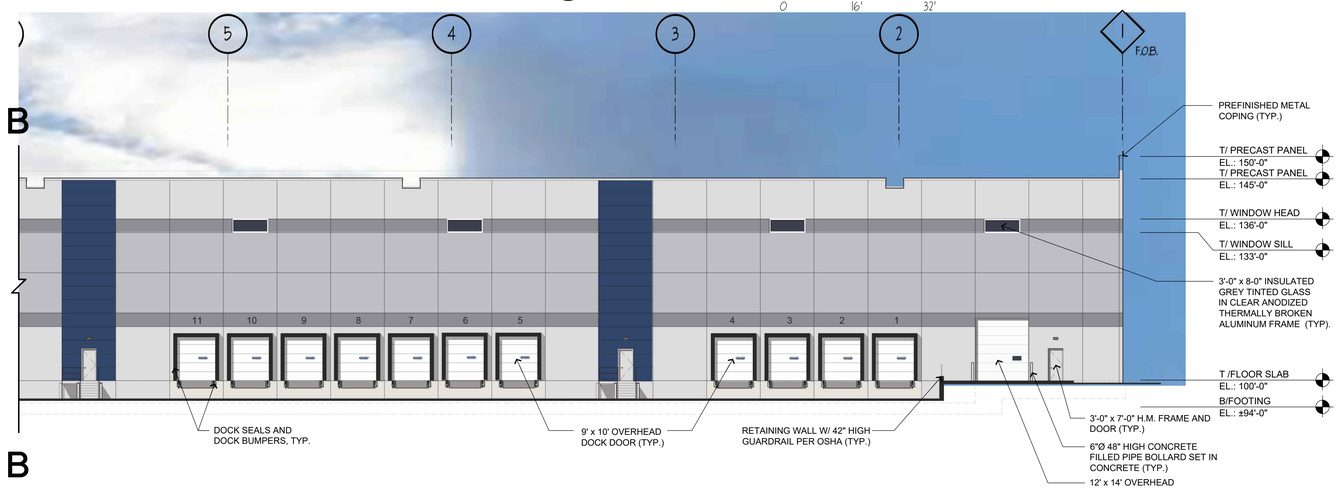
0 16' 32'



2 WEST ELEVATION B

SCALE: 1/16" = 1'-0"

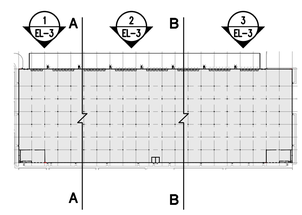
0 16' 32'



1 WEST ELEVATION A

SCALE: 1/16" = 1'-0"

0 16' 32'



KEY PLAN

SCALE: N.T.S.

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WAREHOUSE BUILDING 3

RENDERED BUILDING ELEVATIONS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
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FOR:

LOGISTICS PROPERTY COMPANY, LLC

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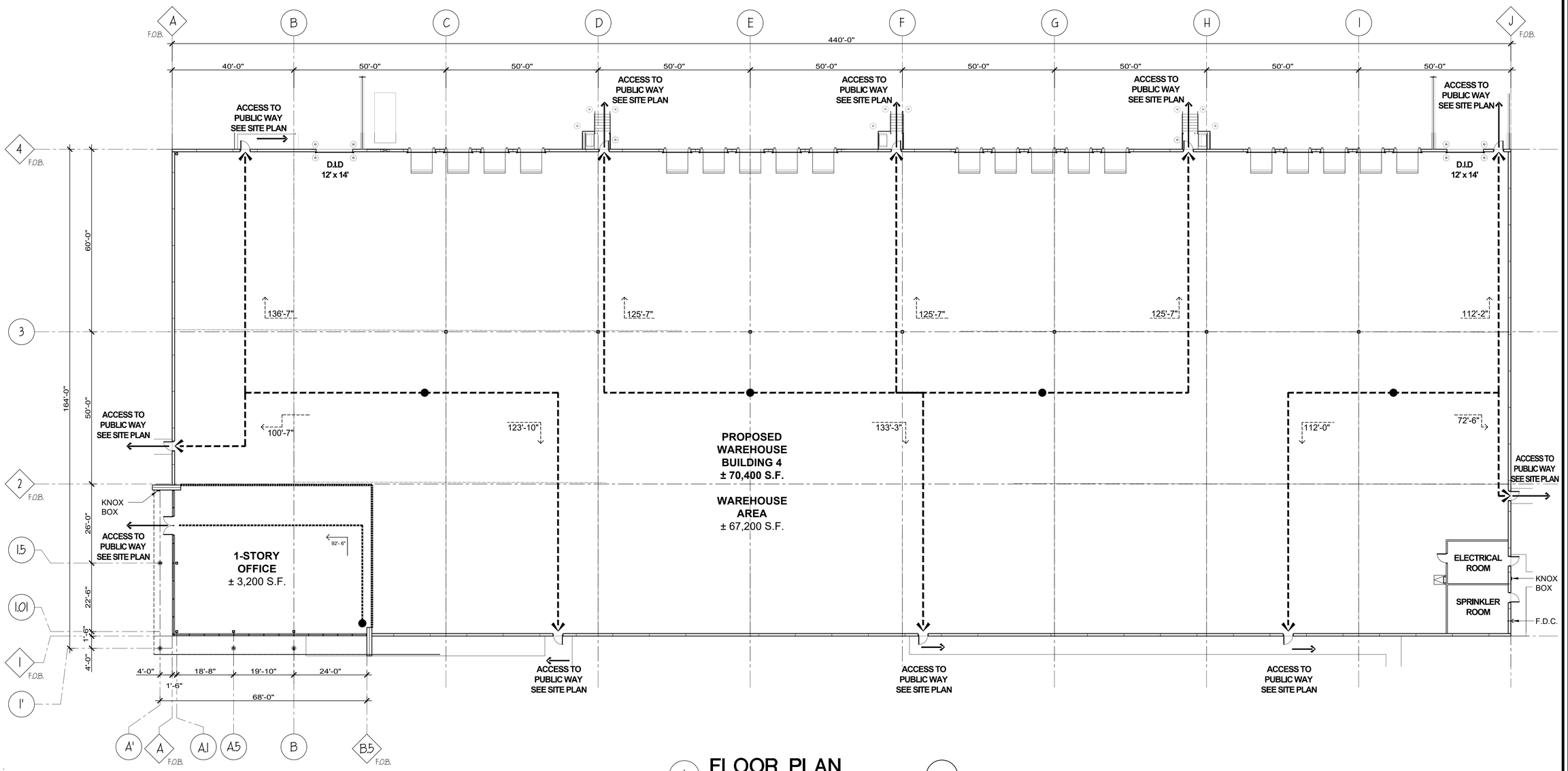

FLOOR PLAN

SCALE: 1/16" = 1'-0"

0 16' 32'

NORTH

(2021 INTERNATIONAL BUILDING CODE)

OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
S	SPRINKLER ESFR SYSTEM	II-B	75

MEANS OF EGRESS (CHAPTER 10)

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	AREA (S.F.)		OCCUPANT LOAD FACTOR		OCCUPANT LOAD
BUSINESS AREAS	3,200 S.F.	÷	150 GROSS	=	21
WAREHOUSE AREAS	67,200 S.F.	÷	500 GROSS	=	135
SUM TOTALS:	11,193 S.F.				156 MAX

SECTION 1005 MEANS OF EGRESS SIZING

OCCUPANT LOAD		MEANS OF EGRESS CAPACITY FACTOR OF 0.15" (1005.3.2)		TOTAL OPENING WIDTH REQUIRED
156	x	.15	=	23.4"

NUMBER OF DOORS PROVIDED		OPENING WIDTH PER DOOR		TOTAL OPENING WIDTH PROVIDED
12	x	36"	=	432"

36" WIDE EXIT DOOR / .15 = 240 OCCUPANTS / DOOR

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
S-1 OCCUPANCY 250'-0"

PLAN KEY

EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(36" DOOR WIDTH x 0.15 = 240 PERSONS)

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WAREHOUSE BUILDING 4

PROPOSED FLOOR PLAN

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

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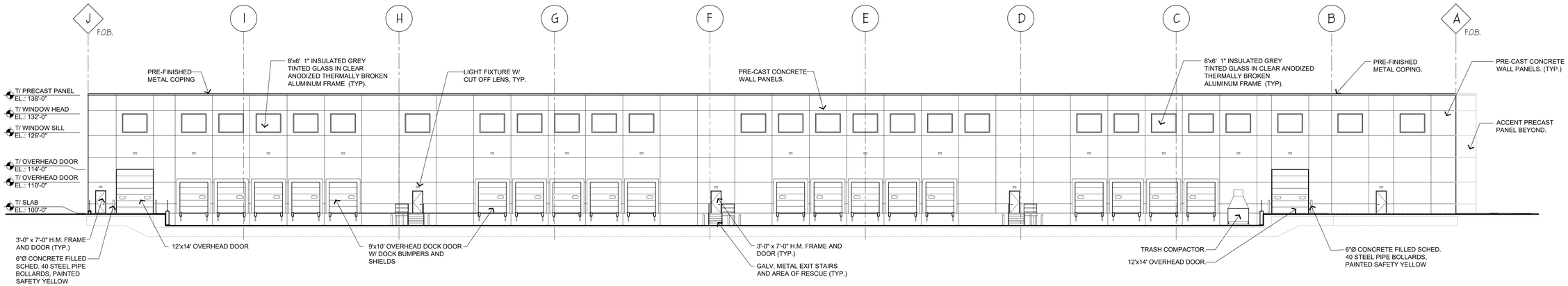
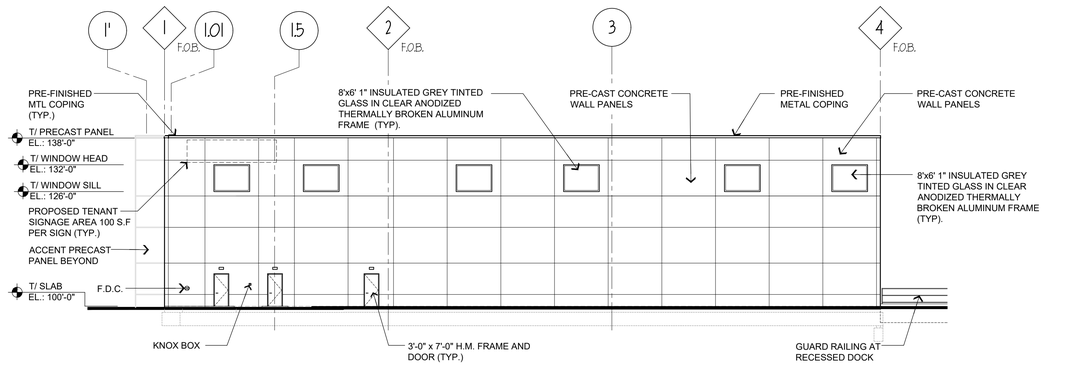


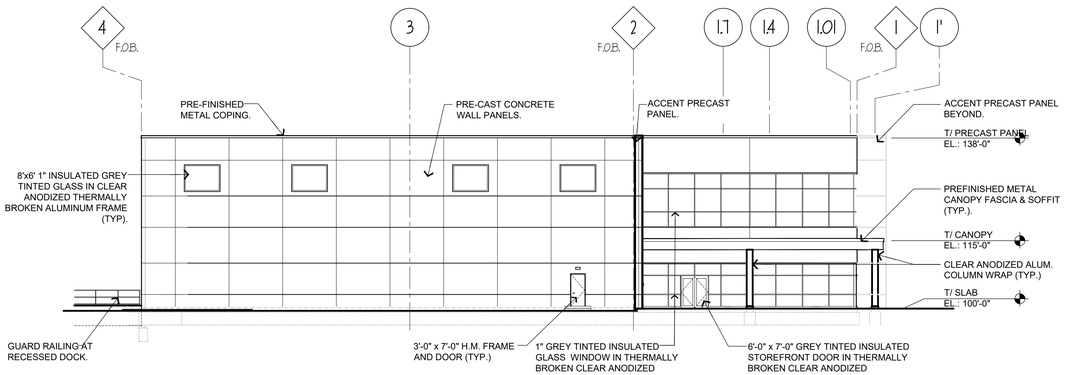
4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0" 0 16' 32'



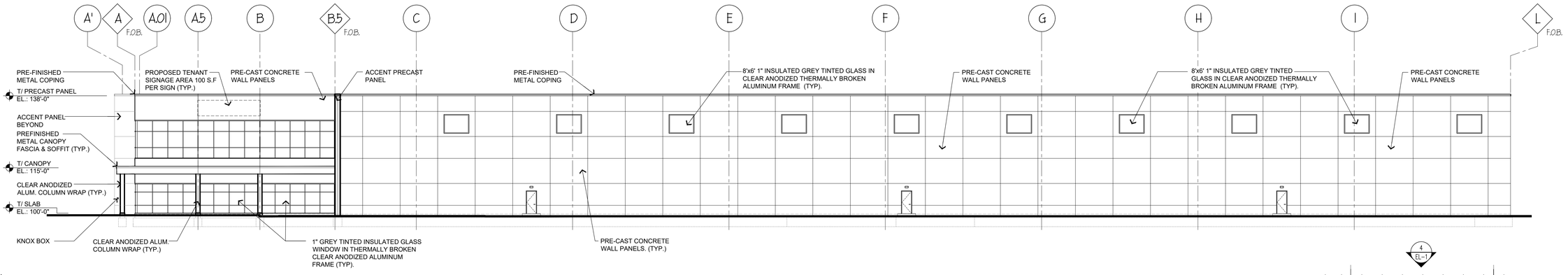
3 WEST ELEVATION

SCALE: 1/16" = 1'-0" 0 16' 32'



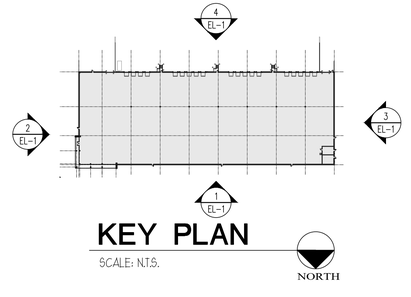
2 EAST ELEVATION

SCALE: 1/16" = 1'-0" 0 16' 32'



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0" 0 16' 32'



KEY PLAN

SCALE: N.T.S.

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WAREHOUSE BUILDING 4

BUILDING ELEVATIONS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
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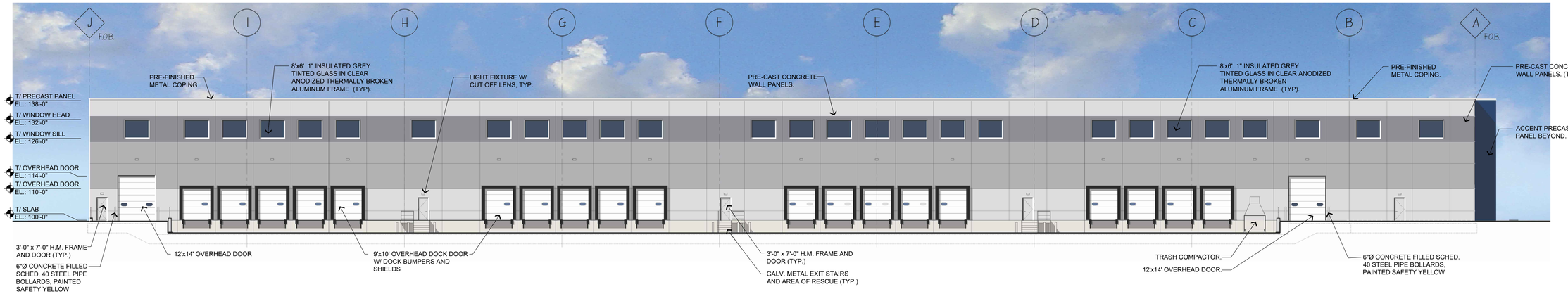
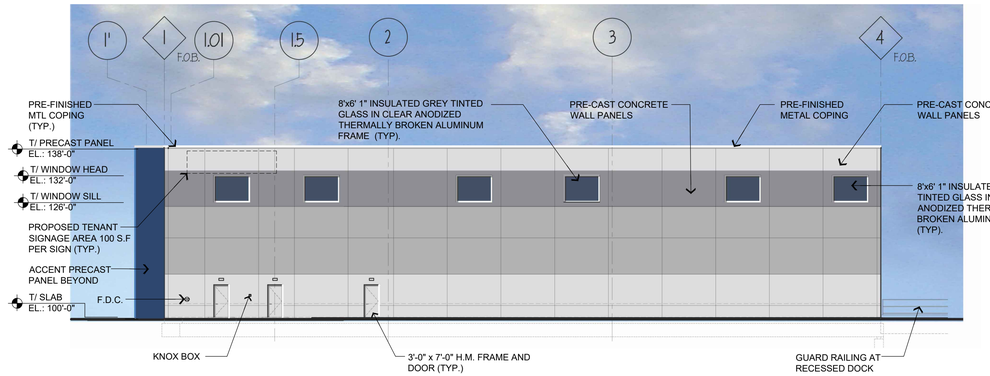


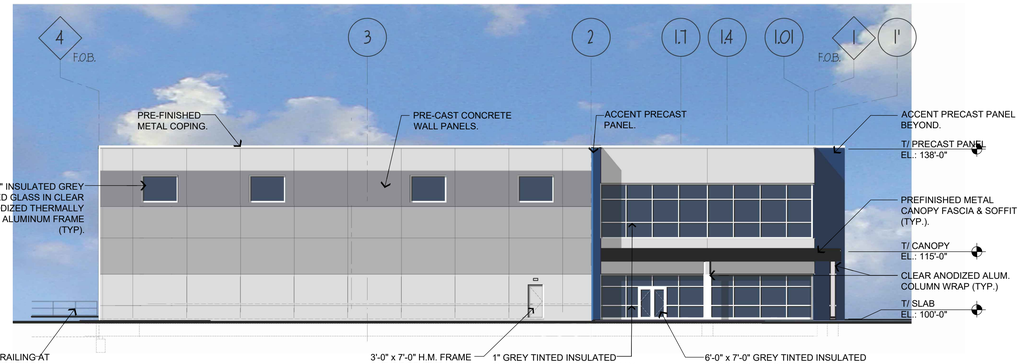
4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



3 WEST ELEVATION

SCALE: 1/16" = 1'-0"

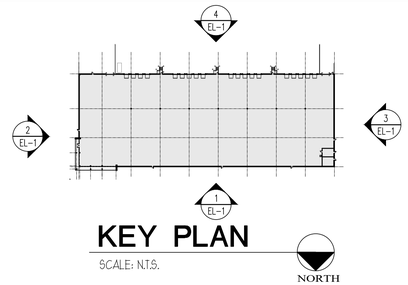


2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



KEY PLAN

SCALE: N.T.S.

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WAREHOUSE BUILDING 4

RENDERED BUILDING ELEVATIONS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

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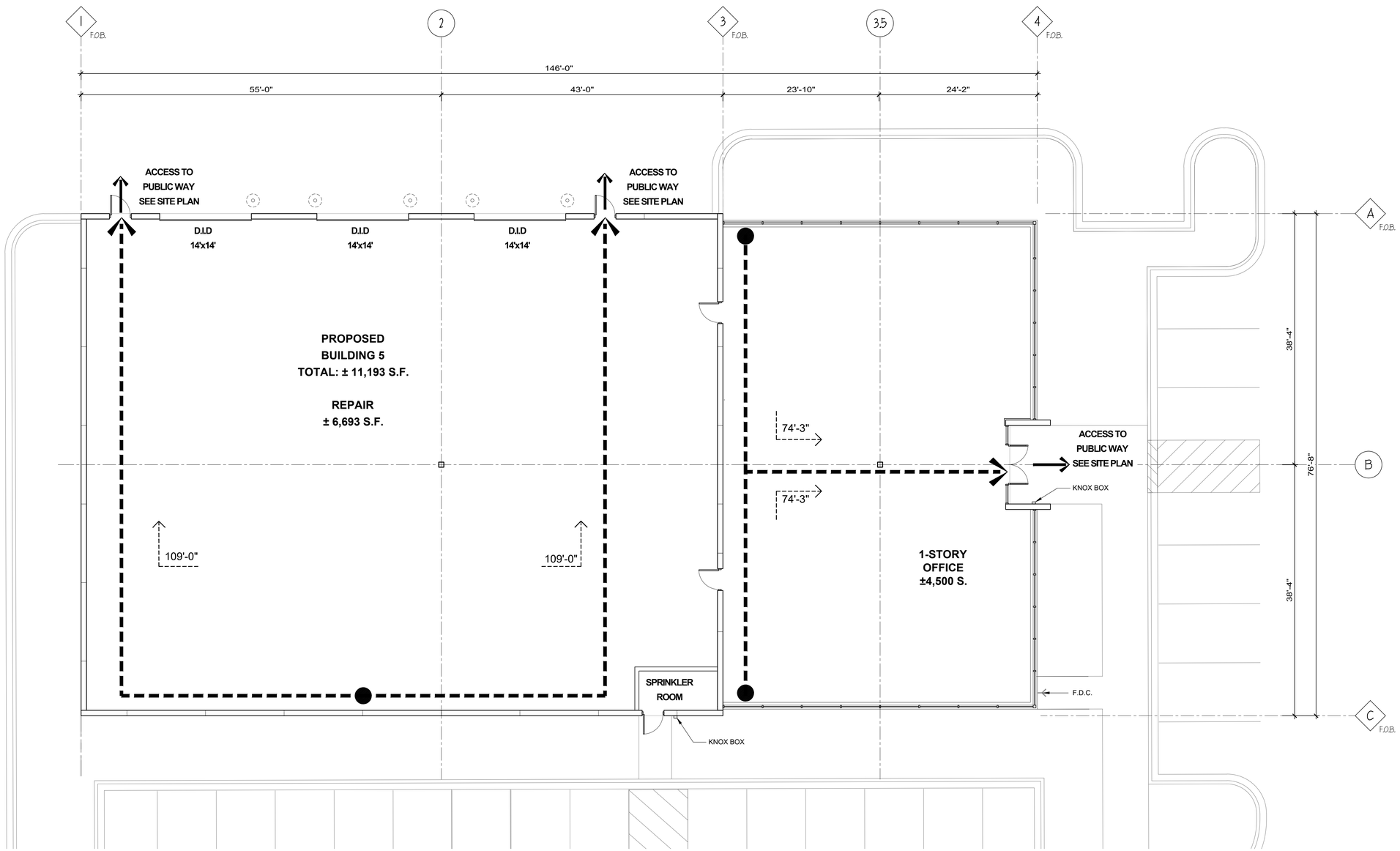

FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 8' 16' NORTH

(2021 INTERNATIONAL BUILDING CODE)

OCCUPANCY CLASSIFICATION & USE (CHAPTER 3)

S-1 OCCUPANCY, MODERATE-HAZARD STORAGE

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

OCCUPANCY CLASSIFICATION	SYSTEM	TYPE OF CONSTRUCTION	ALLOWABLE BUILDING HEIGHT
S	SPRINKLER ESFR SYSTEM	II-B	75

MEANS OF EGRESS (CHAPTER 10)

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	AREA (S.F.)		OCCUPANT LOAD FACTOR		OCCUPANT LOAD
BUSINESS AREAS	4,500 S.F.	÷	150 GROSS	=	30
WAREHOUSE AREAS	6,693 S.F.	÷	500 GROSS	=	14
SUM TOTALS:	11,193 S.F.				44 MAX

SECTION 1005 MEANS OF EGRESS SIZING

OCCUPANT LOAD		MEANS OF EGRESS CAPACITY FACTOR OF 0.15" (1005.3.2)		TOTAL OPENING WIDTH REQUIRED
44	x	.15	=	6.6"

NUMBER OF DOORS PROVIDED		OPENING WIDTH PER DOOR		TOTAL OPENING WIDTH PROVIDED
5	x	36"	=	180"

36" WIDE EXIT DOOR/ .15 = 240 OCCUPANTS / DOOR

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE
(PER TABLE 1017.2)
S-1 OCCUPANCY 250'-0"

PLAN KEY

EXIT ACCESS TRAVEL DISTANCE IN LINEAR FEET

NOTE:
DESIGN EXIT CAPACITY AT ALL EXIT DOORS = 240 PERSONS
(36" DOOR WIDTH x 0.15 = 240 PERSONS)

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SALES AND REPAIR BUILDING 5

PROPOSED FLOOR PLAN

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN
PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

LOGISTICS PROPERTY COMPANY, LLC

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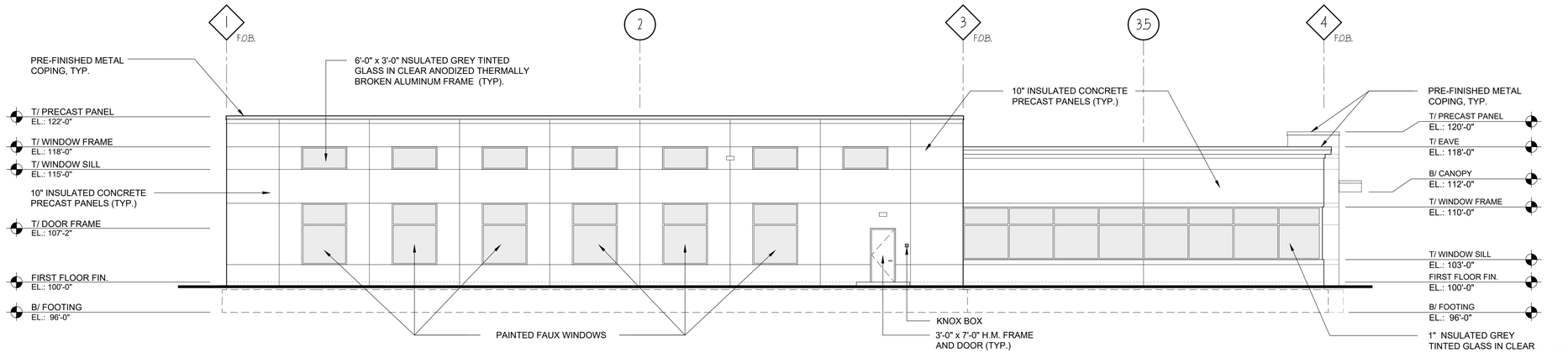
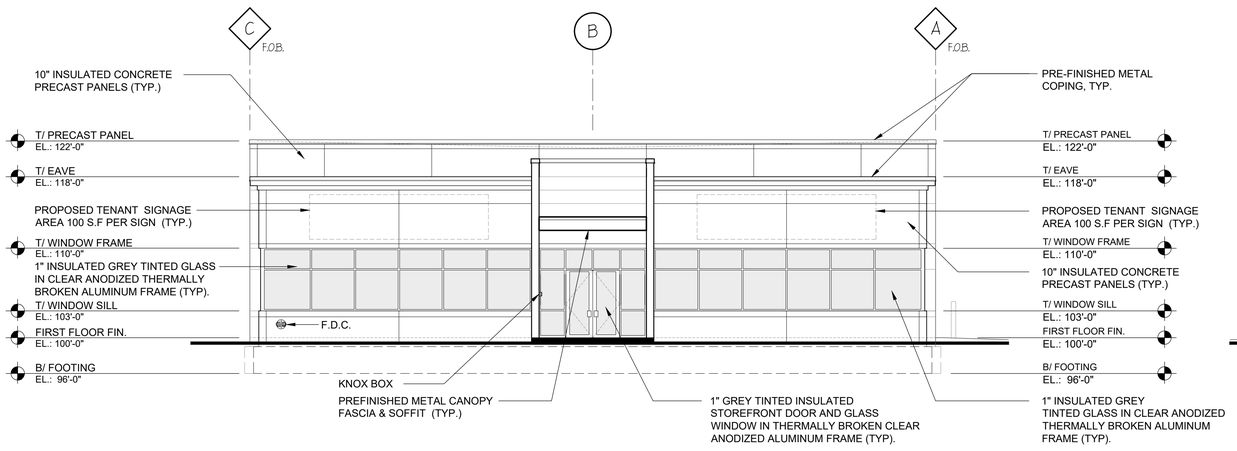


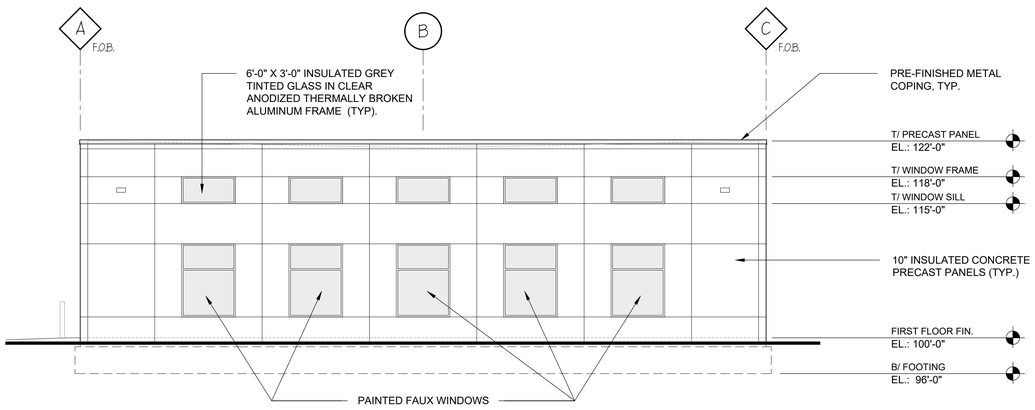
4 EAST ELEVATION

SCALE: 1/8" = 1'-0"



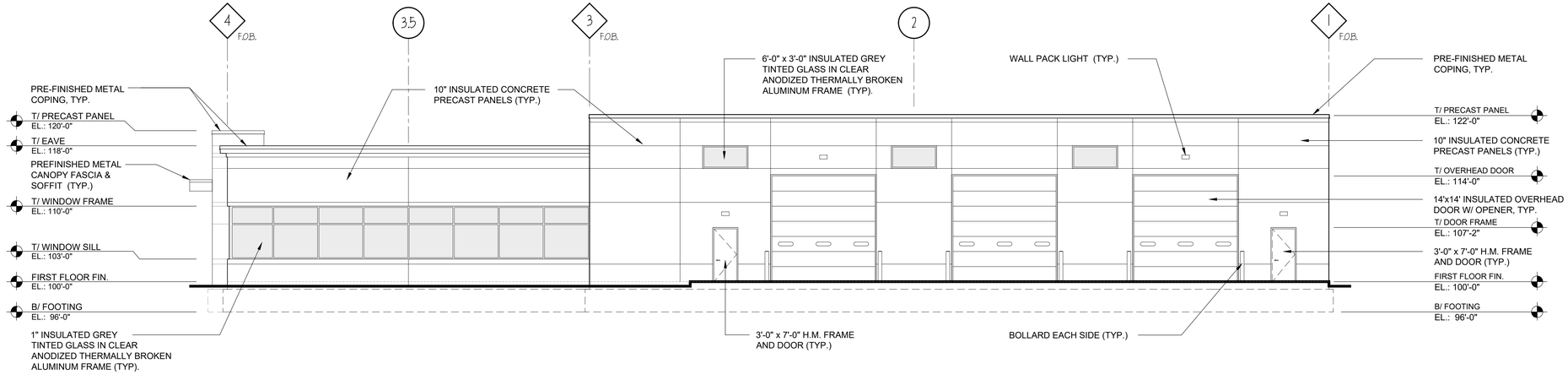
3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

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SALES AND REPAIR BUILDING 5

BUILDING ELEVATIONS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

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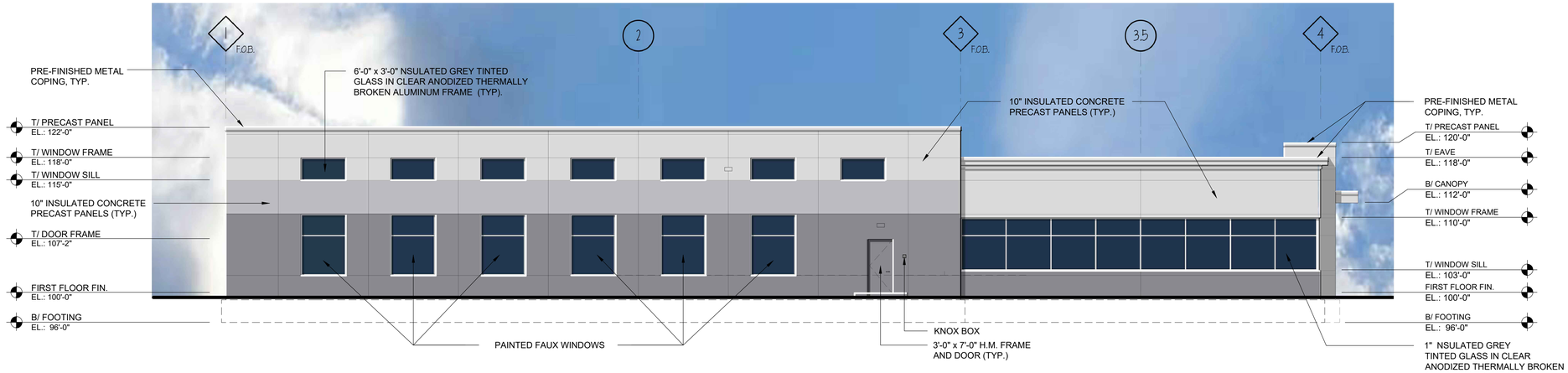
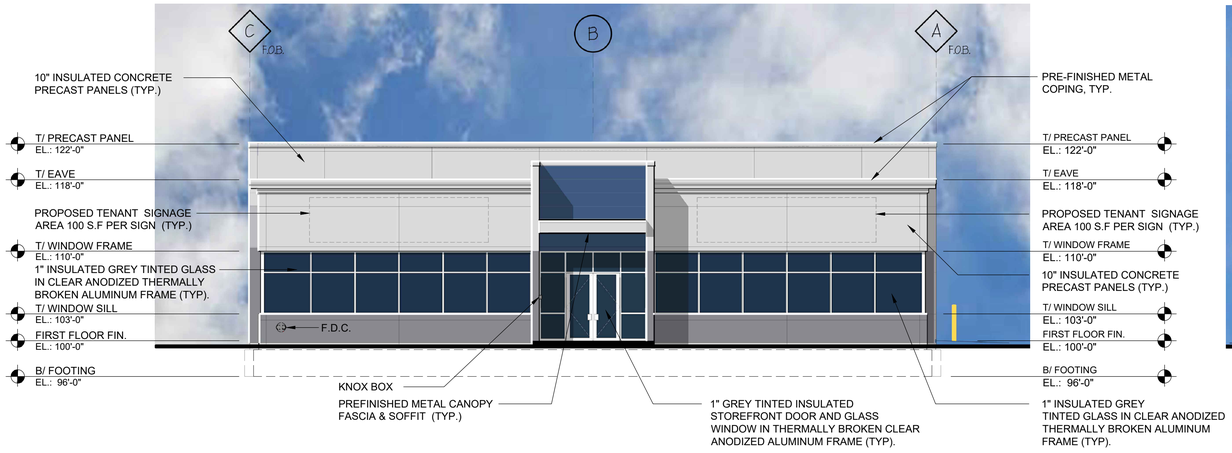


4 EAST ELEVATION

SCALE: 1/8" = 1'-0"

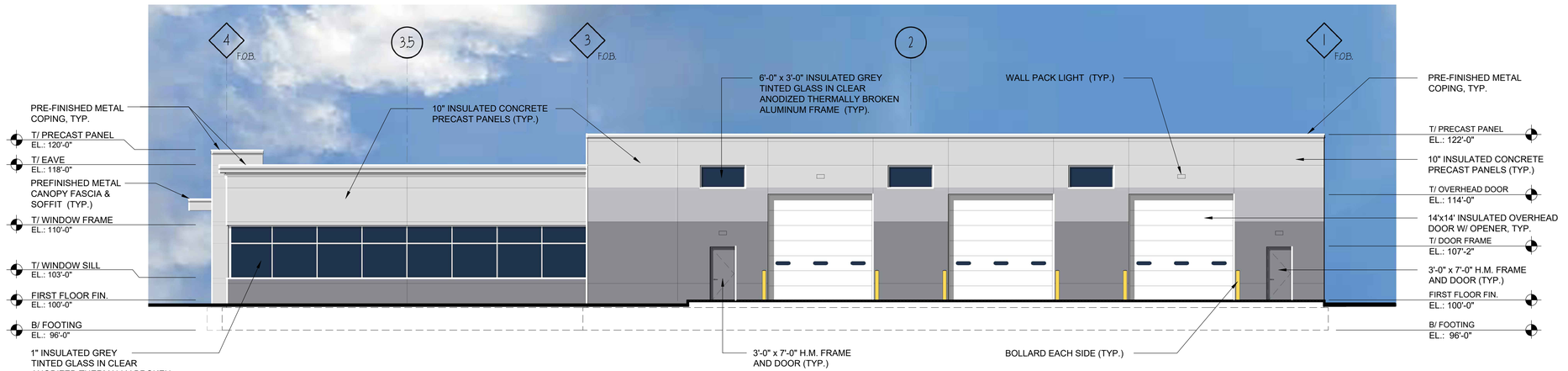


3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

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SALES AND REPAIR BUILDING 5

BUILDING ELEVATIONS

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EL-1R

PROJECT #: 25061
DATE: 05/01/26
REVISIONS: 06/12/26
SCALE: AS NOTED

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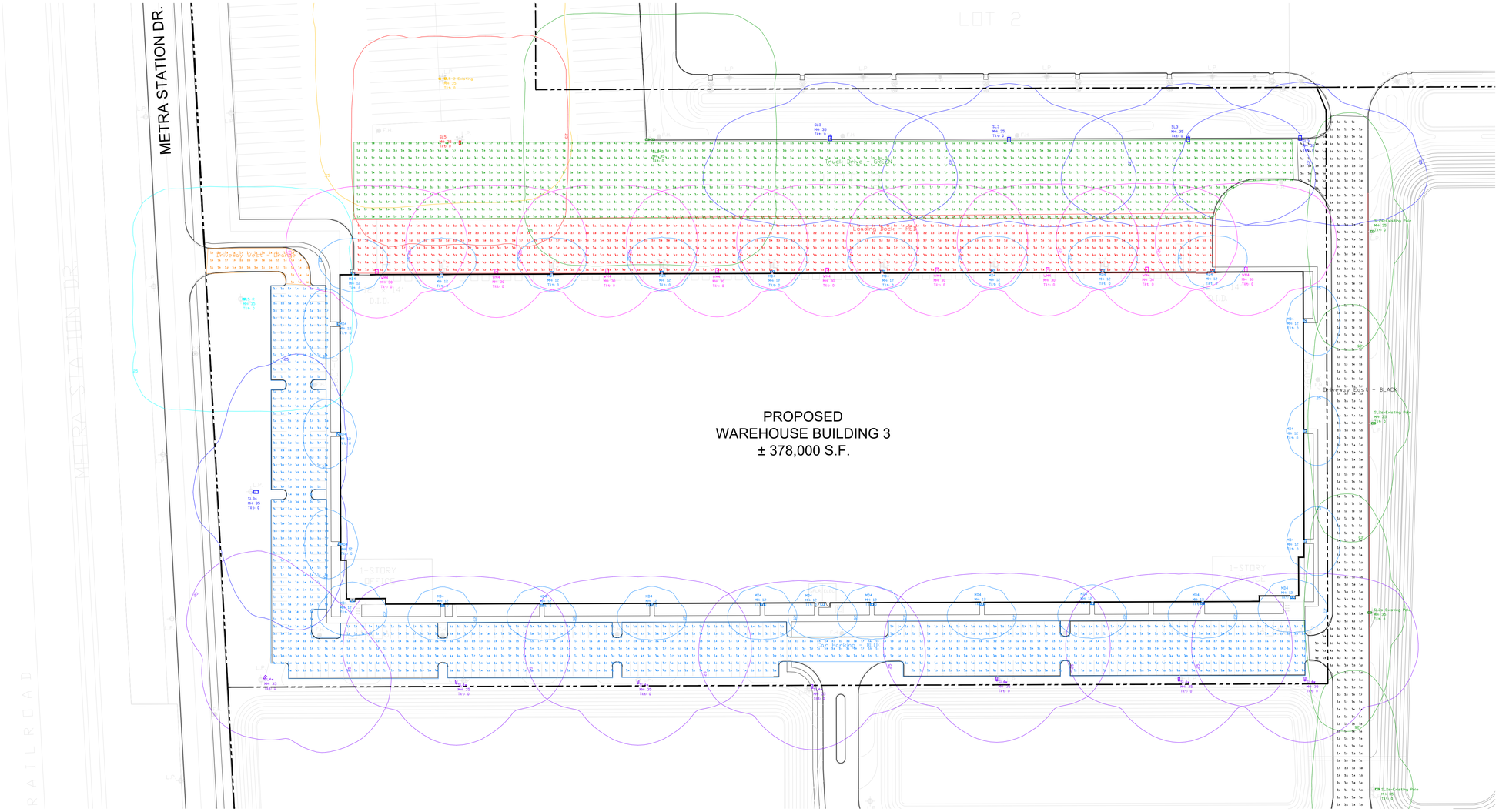


PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

NORTH

Luminaire Schedule - DB Lighting										
Label	Qty	Symbol	Arrangement	[MANUFAC]	Description	Lumens	Watts	LLF	Mtg Hgt	Tilt
MD4	26		Single	GARDCO	GWS-A05-830-T4M	5443	41.1	0.950	12	0°
SL2s-Existing Pole	4		Single	SIGNIFY	DPF-L-A24-830-T2M-HIS	33378	298.17	0.950	35	0°
SL3	4		Single	Gardco	DPF-L-52L-830-T3M	45808	308	0.950	35	0°
SL3s	1		Single	Gardco	DPF-L-70L-830-T3M	64085	457	0.950	35	0°
SL4w	7		Single	Gardco	DPF-L-60L-830-T4W	54436	388	0.950	35	0°
SL5	1		Single	Gardco	DPF-L-60L-830-T5W	55872	388	0.950	35	0°
SL5-2	1		Back-Back	Gardco	DPF-L-60L-830-T5W	111744	776	0.950	35	0°
SL5-2 Existing	1		Back-Back	Gardco	DPF-L-60L-830-T5W	111744	776	0.950	35	0°
SL5-R	1		Single	Gardco	DPF-L-70L-830-T5W	64617	457	0.950	35	0°
WM4	9		Single	SIGNIFY	DPF-L-A16-830-T4W	28868	194.62	0.950	30	0°

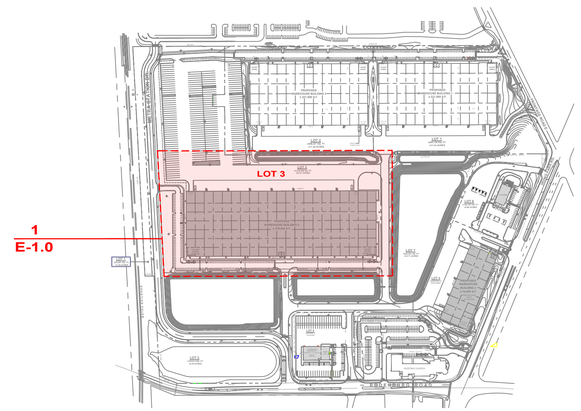
Calculation Summary - DB Lighting								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Car Parking - BLUE	Illuminance	Fc	2.26	6.4	1.0	2.26	6.40
Driveway East - BLACK	Illuminance	Fc	2.73	6.9	1.0	2.73	6.90
Driveway West - Orange	Illuminance	Fc	1.65	2.5	1.2	1.38	2.08
Loading Back - RED	Illuminance	Fc	3.17	8.3	1.7	1.86	4.88
Truck Drive - GREEN	Illuminance	Fc	2.48	6.1	1.1	2.25	5.55

NOTES:

1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on MH:XX = Mounting Height.
4. Calculation points are on an 8' x 8' spacing
5. Per fixture isolines shown represent 0.25 fc and is for reference only
6. Light Poles shall be located at least 3'-0" from the back of curb.
7. Light Pole foundation shall be no more than 4 inches above grade.

PHOTOMETRIC PLAN BY:

Chicago Lightworks
505 Warrenville Rd.
Suite 101
Lisle, IL 60532



KEY PLAN

SCALE: N.T.S.

NORTH

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PHOTOMETRIC PLAN LOT 3

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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E-1.0

PROJECT #: 25061
DATE: 05/01/26
REVISIONS: 06/12/26
SCALE: AS NOTED

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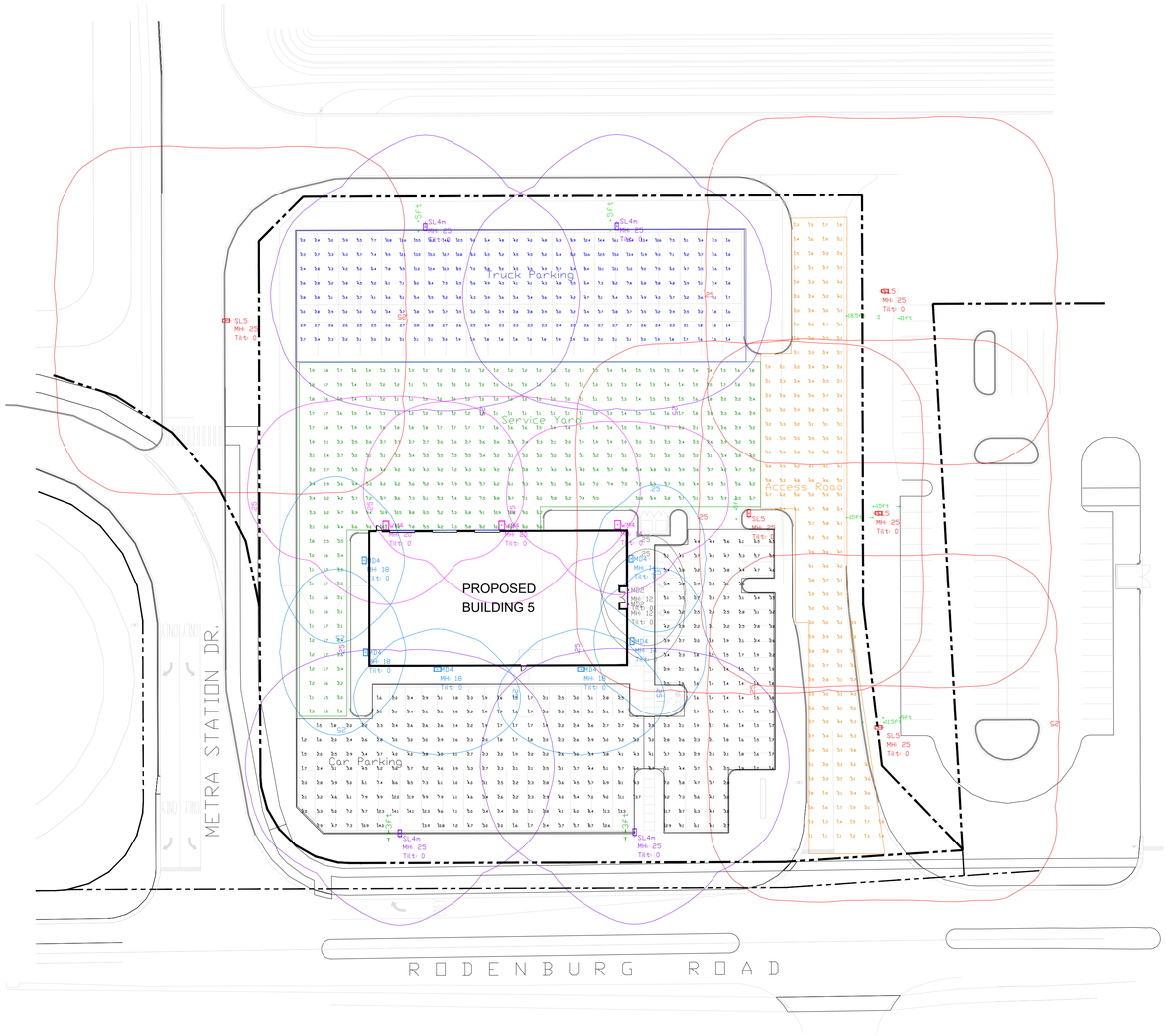

PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

NORTH

Luminaire Schedule - DB Lighting											
Label	Qty	Symbol	Arrangement	[MANUFAC]	Description	Lumens	Watts	LLF	Mtg Hgt	Tilt	BUG Rating
MD2	2		Single	GARDCO	GWS-A02-840-T4M	2542	16.89	0.950	12	0°	B1-U0-G1
MD4	6		Single	GARDCO	GWS-A05-840-T4M	5643	41.1	0.950	14, 18	0°	B1-U0-G2
SL4m	4		Single	SIGNIFY	DPF-L-A30-840-T4M	58514	392.88	0.950	25	0°	B4-U0-G5
SL5	5		Single	SIGNIFY	DPF-L-A30-830-T5W	54161	392.88	0.950	25	0°	B5-U0-G5
WM4	3		Single	SIGNIFY	DPF-L-A16-830-T4W	28868	194.62	0.950	14, 20	0°	B3-U0-G5

Calculation Summary - DB Lighting							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Access Road	Illuminance	Fc	3.20	6.7	1.1	2.91	6.09
Car Parking	Illuminance	Fc	3.79	14.1	1.2	3.16	11.75
Service Yard	Illuminance	Fc	3.15	10.9	1.0	3.15	10.90
Truck Parking	Illuminance	Fc	4.93	16.2	1.4	3.52	11.57

NOTES:

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2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height 25'-0"
4. Calculation points are on an 8' x 8' spacing
5. Per fixture isolines shown represent 0.25 fc and is for reference only
6. Light Poles shall be located at least 3'-0" from the back of curb.
7. Light Pole foundation shall be no more than 4 inches above grade.

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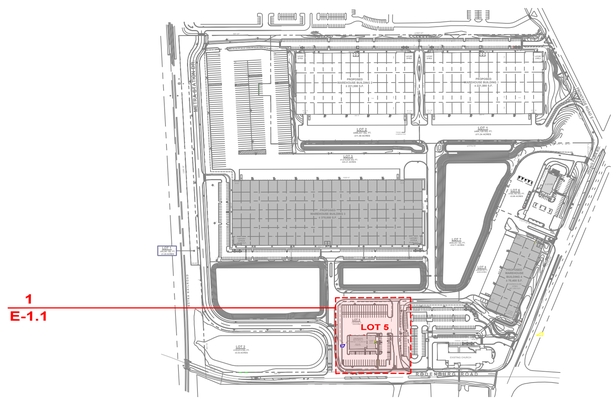

KEY PLAN

SCALE: N.T.S.

NORTH

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LOMBARD, IL 60148

PHOTOMETRIC PLAN LOT 5

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK,
SCHAUMBURG, IL 60193

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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EXECUTIVE VICE PRESIDENT
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PROJECT #: 25061
DATE: 05/01/26
REVISIONS: 06/12/26
SCALE: AS NOTED

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ELECTRICAL LIGHT FIXTURES

GARDCO | Site and Area | OptiForm | OPF-L Large

Gardco OptiForm site and area luminaires combine high performance and versatility in four sizes—small through extra-large—to meet a wide range of outdoor lighting needs. Delivering up to **192 lm/W** with **11 precision optical distributions,** OptiForm ensures efficient, uniform illumination for diverse applications. Its **innovative two-piece housing design** simplifies installation, while multiple mounting options—arm, mast arm, wall, post-top, and slip fitter—provide flexibility to adapt seamlessly to any site & area condition.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Example: OPF-L-34L-840-T4M-AR1-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)	Color Temp.	Distribution	Mounting	Voltage
OPF-L					
OPF-L OptiForm Large Area Light	**Site and Area** **34L** 34,000 lm **40L** 40,000 lm **46L** 46,000 lm **52L** 52,000 lm **60L** 60,000 lm **70L**[14] 70,000 lm **80L**[14] 80,000 lm	**827**[1] 80CRI 2700K **830** 80CRI 3000K **840** 80CRI 4000K **727**[1] 70CRI 2700K **730** 70CRI 3000K **740** 70CRI 4000K **750** 70CRI 5000K	**Autofront row** **AFR** Autofront row **AFR-90** Rotated left 90° **AFR-270** Rotated left 270° **Type 2** **T2M** Type 2 medium **T2M-90** Rotated left 90° **T2M-270** Rotated left 270° **Type 3** **T3M** Type 3 medium **T3M-90** Rotated left 90° **T3M-270** Rotated left 270° **Type 4 Medium** **T4M** Type 4 medium **T4M-90** Rotated left 90° **T4M-270** Rotated left 270° **Type 4 Wide** **T4W** Type 4 wide **T4W-90** Rotated left 90° **T4W-270** Rotated left 270° **Type 5** **T5N** Type 5 narrow **T5M** Type 5 medium **T5W** Type 5 wide **LEED Optics** **LCL** LEED corner left **LCR** LEED corner right **BLC** Back light control **BLC-90** Rotated left 90° **BLC-270** Rotated left 270°	**AR1**[2,10] Arm mount (standard) **MAR**[3] Mast arm **WAL** Wall mount **POS** Single post top **MOS**[4] Mounting (ordered separately) **Adjustable mountings**[12] **SF2** 2-3/8" slip fitter **SF3** 3" slip fitter **ARA** Arm Mount **MAA** Mast arm **POA** Post top	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V **HVX** 277-480V

Dimming Controls	Lighting Controls and Sensing	Options	Finish
The following options include 0-10V Driver **None** 0-10V dimming driver (standard) **DLEA**[5] Dimming leads externally accessible (controls by others) **FAWS**[5,6] Field adjustable wattage selector **BL50L3**[5] PIR motion response dim to 50% L3 lens (20'-40') **BL50L7**[5] PIR motion response dim to 50% L7 lens (40') **The following options include D4i Certified DALI/SR Driver** **D4ID**[5] D4i Certified DALI/SR Driver **ZD4I**[5] Zhaga-D4i Certified Fixture (includes Zhaga 4-pin receptacle) **WIAPLW**[5,7] Wireless Interact outdoor low mounting (7-15'), white housing **WIAPLB**[5,7] Wireless Interact outdoor low mounting (7-15'), black housing **WIAPHW**[5,7] Wireless Interact outdoor high mounting (15-40'), white housing **WIAPHB**[5,7] Wireless Interact outdoor high mounting (15-40'), black housing **DynaDimmer: Automatic Profile Dimming** **CS50**[5] Security 50% dimming, 7 hours **CM50**[5] Median 50% dimming, 8 hours **CS30**[5] Security 30% dimming, 7 hours **CM30**[5] Median 30% dimming, 8 hours	**None** - **PCB**[8,9] Photocontrol Button **TR7**[5,13] NEMA 7-pin Twist Lock Receptacle **TLP**[5,13] NEMA 7-pin Twist Lock Receptacle with 3-pin photocell **OMS**[5,11] Outdoor Multisensor	**Surge protection** **None** Surge protector 10kV/10kA (standard) **SP2** Surge protector 20kV/10kA (option) **Fusing** **FS1**[8] Single Fuse (120, 277, or 347VAC **FS2**[8] Double Fuse (208V, 240V, 480V)	**Standard textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified**[1] **OC** Specify optional color or RAL (consult factory) **SC** Special color (must supply color chip, requires factory quote) **MP** Marine grade paint (must specify finish color from list above; Example: BK-MP)

Footnotes on page 2.

DARKSKY APPROVED · interact ready.

OPF-L OptiForm large
Site & area luminaire

Ordering guide footnotes

1. Extended leadtime applies. Consult factory for details.
2. Mounts to a square pole with knockout for 4-5" OD round pole.
3. Mounts to a horizontal 2-3/8" OD x 5" Long tenon.
4. Must be selected with mounting accesory. See below for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Not available with PCB, TR7.
8. Must specify input voltage.
9. Not available in HVX (277-480V).
10. OPF-RMB accessory recommended for retrofit applications. Provided by default with AR1 and ARA.
11. ZD4i Driver option must be selected with OMS.
12. Tilt recommendation no more than 10° for Site & Area optics. See page 8, Dark Sky compliance.
13. TR7 and TLP receptacle pins 4-7 are capped off when ordered with any of the Dimming controls BL50, DLEA or FAWS.
14. 70L & 80L large housing option not available with BLC optics.

Shielding Accessory Kits (order separately, field installed)

OPF-L-HIS-4[1] Internal house side shields for optic types T2M, T3M, and T5N, qty 4
OPF-L-HIS-T4-4[1] Internal house side shield for optic types T4M and T4W, qty 4
OPF-L-HIS-5M/5W[1] Internal house side shield for optic types T5M and T5W. qty 4

1. Standard internal house shields (HIS) can be used for rotated optics.

Mounting Accessories

OPF-RMB Retrofit Mounting Bolster Plate for attaching OptiForm to existing poles. Recommended for retrofit applications.

Mountings (boxed and shipped separately)

Must choose Mounting Ordered Separately (MOS) selection for mounting option of luminaire. Useful for attachment of arm to pole prior to luminaire installation. (F) Must specify finish.

Standard Arm
OPF-AR1-(F)[2,13] Standard arm mount
OPF-AR1-TR7-(F)[2,13] Standard arm mount with 7-pin (TR7) receptacle
OPF-ARA-(F) Adjustable arm mount
OPF-ARA-TR7-(F) Adjustable arm mount with 7-pin (TR7) receptacle

Wall Mount
OPF-WAL-(F) Wall mount bracket
OPF-WAL-TR7-(F) Wall mount with 7-pin (TR7) receptacle

Mast Arm
OPF-MAR-(F)[3] Mast arm mount
OPF-MAR-TR7-(F)[3] Mast arm mount with 7-pin (TR7) receptacle
OPF-MAA-(F) Adjustable mast arm
OPF-MAA-TR7-(F) Adjustable mast arm with 7-pin (TR7) receptacle

Post Top
OPF-POS-(F) Post top
OPF-POS-TR7-(F) Post top with 7-pin (TR7) receptacle
OPF-POA-(F) Adjustable post top
OPF-POA-TR7-(F) Adjustable post top with 7-pin (TR7) receptacle

Slip Fitter
OPF-SF2-(F) Adjustable 2-3/8" slip fitter
OPF-SF3-(F) Adjustable 3" slip fitter

Luminaire Accessories (order separately)

Pole Mount Fusing
FP1 Pole mount single fuse (120V, 277V, or 347V)
FP2 Pole mount double fuse (208V, 240V, or 480V)

Photocell Accessories
TSC Twist-lock shorting cap

Pole Top Fitters

(F) Must specify finish

PTF2 - Pole top fitter fits 2 3/8 - 2 1/2" OD x 4" depth tenon
PTF2-1-90-(F) 1 luminaire at 90°
PTF2-2-90-(F) 2 luminaires at 90°
PTF2-3-90-(F) 3 luminaires at 90°
PTF2-4-90-(F) 4 luminaires at 90°
PTF2-2-180-(F) 2 luminaires at 180°
PTF2-3-120-(F) 3 luminaires at 120°

PTF3 - Pole top fitter fits 3-3 1/2" OD x 6" depth tenon
PTF3-1-90-(F) 1 luminaire at 90°
PTF3-2-90-(F) 2 luminaires at 90°
PTF3-3-90-(F) 3 luminaires at 90°
PTF3-4-90-(F) 4 luminaires at 90°
PTF3-2-180-(F) 2 luminaires at 180°
PTF3-3-120-(F) 3 luminaires at 120°

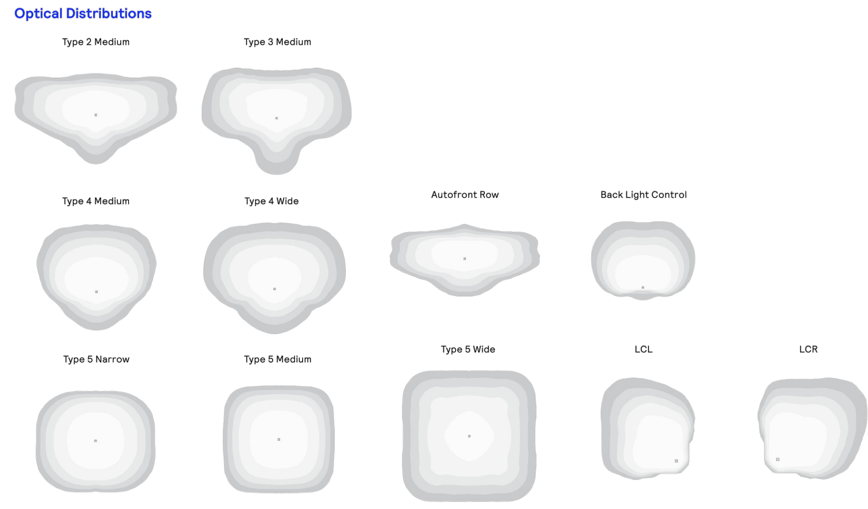
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Ambient Temp°C	Calculated L70 Hours	L70 per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	>100,000 hours	>102,000 hours	96%

OPF-L OptiForm large
Site & area luminaire

Optical Distributions



OPF-L OptiForm large
Site & area luminaire

OPF-L Area Optic Lumen Values

Lumen Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
34L	191	T2M	33852	B4-U0-G4	177	35239	B4-U0-G4	185	35166	B4-U0-G4	184
		T3M	33315	B3-U0-G5	174	34681	B4-U0-G5	182	34608	B4-U0-G5	181
		T4M	32881	B3-U0-G5	172	34229	B3-U0-G5	179	34157	B3-U0-G5	179
		T4W	32724	B3-U0-G5	171	34066	B3-U0-G5	178	33995	B3-U0-G5	178
		T5N	34964	B5-U0-G3	183	36398	B5-U0-G3	191	36322	B5-U0-G3	190
		T5M	34837	B5-U0-G4	182	36266	B5-U0-G4	190	36190	B5-U0-G4	190
		T5W	33588	B5-U0-G5	176	34965	B5-U0-G5	183	34892	B5-U0-G5	183
		AFR	35155	B4-U0-G4	184	36596	B4-U0-G4	192	36519	B4-U0-G4	191
		LCL	16792	B2-U0-G3	88	17480	B2-U0-G3	92	17444	B2-U0-G3	91
		LCR	16465	B2-U0-G3	86	17140	B2-U0-G3	90	17104	B2-U0-G3	90
		BLC	23809	B1-U0-G4	125	24785	B1-U0-G4	130	24733	B1-U0-G4	130
40L	235	T2M	39735	B4-U0-G4	169	41364	B4-U0-G4	176	41278	B4-U0-G4	176
		T3M	39105	B4-U0-G5	166	40708	B4-U0-G5	173	40623	B4-U0-G5	173
		T4M	38595	B3-U0-G5	164	40177	B3-U0-G5	171	40093	B3-U0-G5	171
		T4W	38412	B4-U0-G5	164	39986	B4-U0-G5	170	39903	B4-U0-G5	170
		T5N	41041	B5-U0-G4	175	42723	B5-U0-G4	182	42634	B5-U0-G4	181
		T5M	40892	B5-U0-G4	174	42568	B5-U0-G4	181	42480	B5-U0-G4	181
		T5W	39426	B5-U0-G5	168	41042	B5-U0-G5	175	40956	B5-U0-G5	174
		AFR	41264	B4-U0-G4	176	42956	B4-U0-G4	183	42866	B4-U0-G4	182
		LCL	19710	B2-U0-G3	84	20518	B2-U0-G3	87	20475	B2-U0-G3	87
		LCR	19326	B2-U0-G3	82	20118	B2-U0-G3	86	20077	B2-U0-G3	85
		BLC	27947	B1-U0-G4	119	29092	B1-U0-G4	124	29032	B1-U0-G4	124
46L	269	T2M	45471	B4-U0-G4	169	47335	B4-U0-G5	176	47237	B4-U0-G5	176
		T3M	44750	B4-U0-G5	166	46585	B4-U0-G5	173	46488	B4-U0-G5	173
		T4M	44167	B4-U0-G5	164	45978	B4-U0-G5	171	45882	B4-U0-G5	171
		T4W	43957	B4-U0-G5	163	45759	B4-U0-G5	170	45664	B4-U0-G5	170
		T5N	46966	B5-U0-G4	175	48891	B5-U0-G4	182	48789	B5-U0-G4	181
		T5M	46796	B5-U0-G4	174	48714	B5-U0-G4	181	48612	B5-U0-G4	181
		T5W	45117	B5-U0-G5	168	46967	B5-U0-G5	175	46869	B5-U0-G5	174
		AFR	47222	B4-U0-G4	176	49157	B4-U0-G4	183	49055	B4-U0-G4	182
		LCL	22555	B3-U0-G3	84	23480	B3-U0-G3	87	23431	B3-U0-G3	87
		LCR	22116	B2-U0-G3	82	23023	B2-U0-G4	86	22975	B2-U0-G4	85
		BLC	31981	B2-U0-G5	119	33292	B2-U0-G5	124	33223	B2-U0-G5	124
52L	308	T2M	51151	B4-U0-G5	166	53248	B5-U0-G5	173	53137	B5-U0-G5	173
		T3M	50340	B4-U0-G5	163	52404	B4-U0-G5	170	52295	B4-U0-G5	170
		T4M	49684	B4-U0-G5	161	51721	B4-U0-G5	168	51613	B4-U0-G5	168
		T4W	49448	B4-U0-G5	161	51475	B4-U0-G5	167	51368	B4-U0-G5	167
		T5N	52833	B5-U0-G4	172	54998	B5-U0-G4	179	54884	B5-U0-G4	178
		T5M	52641	B5-U0-G4	171	54799	B5-U0-G5	178	54684	B5-U0-G5	178
		T5W	50753	B5-U0-G5	165	52834	B5-U0-G5	172	52724	B5-U0-G5	171
		AFR	53120	B5-U0-G4	173	55298	B5-U0-G5	180	55182	B5-U0-G5	179
		LCL	25373	B3-U0-G4	82	26413	B3-U0-G4	86	26358	B3-U0-G4	86
		LCR	24879	B2-U0-G4	81	25899	B2-U0-G4	84	25845	B2-U0-G4	84
		BLC	35976	B2-U0-G5	117	37451	B2-U0-G5	122	37373	B2-U0-G5	121

OPF-L OptiForm large
Site & area luminaire

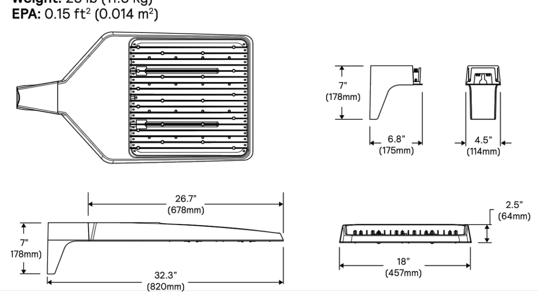
OPF-L Area Optic Lumen Values (continued)

Lumen Package	System Watts	Distribution Type	70 CRI 3000K Lumen Output	70 CRI 3000K BUG Rating	70 CRI 3000K Efficacy (LPW)	70 CRI 4000K Lumen Output	70 CRI 4000K BUG Rating	70 CRI 4000K Efficacy (LPW)	70 CRI 5000K Lumen Output	70 CRI 5000K BUG Rating	70 CRI 5000K Efficacy (LPW)
60L	388	T2M	61876	B5-U0-G5	160	64412	B5-U0-G5	166	64278	B5-U0-G5	166
		T3M	60894	B4-U0-G5	157	63391	B4-U0-G5	163	63258	B4-U0-G5	163
		T4M	60101	B4-U0-G5	155	62564	B4-U0-G5	161	62434	B4-U0-G5	161
		T4W	59815	B4-U0-G5	154	62267	B4-U0-G5	161	62137	B4-U0-G5	160
		T5N	63909	B5-U0-G5	165	66529	B5-U0-G5	172	66390	B5-U0-G5	171
		T5M	63677	B5-U0-G5	164	66288	B5-U0-G5	171	66149	B5-U0-G5	171
		T5W	61394	B5-U0-G5	158	63911	B5-U0-G5	165	63777	B5-U0-G5	164
		AFR	64257	B5-U0-G5	166	66891	B5-U0-G5	172	66752	B5-U0-G5	172
		LCL	30693	B3-U0-G4	79	31951	B3-U0-G4	82	31884	B3-U0-G4	82
		LCR	30095	B2-U0-G4	78	31329	B3-U0-G4	81	31263	B3-U0-G4	81
		BLC	43519	B2-U0-G5	112	45303	B2-U0-G5	117	45208	B2-U0-G5	117
70L	457	T2M	71560	B5-U0-G5	157	74494	B5-U0-G5	163	74338	B5-U0-G5	163
		T3M	70426	B5-U0-G5	154	73313	B5-U0-G5	160	73160	B5-U0-G5	160
		T4M	69507	B5-U0-G5	152	72357	B5-U0-G5	158	72206	B5-U0-G5	158
		T4W	69177	B4-U0-G5	151	72013	B4-U0-G5	158	71863	B4-U0-G5	157
		T5N	73912	B5-U0-G5	162	76942	B5-U0-G5	168	76782	B5-U0-G5	168
		T5M	73644	B5-U0-G5	161	76663	B5-U0-G5	168	76503	B5-U0-G5	167
		T5W	71003	B5-U0-G5	155	73914	B5-U0-G5	162	73760	B5-U0-G5	161
		AFR	74315	B5-U0-G5	163	77361	B5-U0-G5	169	77200	B5-U0-G5	169
		LCL	35496	B3-U0-G4	78	36952	B3-U0-G4	81	36875	B3-U0-G4	81
		LCR	34805	B3-U0-G4	76	36232	B3-U0-G5	79	36157	B3-U0-G5	79
		BLC	50331	B2-U0-G5	110	52394	B2-U0-G5	115	52284	B2-U0-G5	114
80L	532	T2M	80099	B5-U0-G5	151	83383	B5-U0-G5	157	83209	B5-U0-G5	156
		T3M	78829	B5-U0-G5	148	82060	B5-U0-G5	154	81889	B5-U0-G5	154
		T4M	77801	B5-U0-G5	146	80991	B5-U0-G5	152	80822	B5-U0-G5	152
		T4W	77432	B5-U0-G5	146	80606	B5-U0-G5	152	80438	B5-U0-G5	151
		T5N	82732	B5-U0-G5	156	86123	B5-U0-G5	162	85943	B5-U0-G5	162
		T5M	82431	B5-U0-G5	155	85811	B5-U0-G5	161	85632	B5-U0-G5	161
		T5W	79475	B5-U0-G5	149	82733	B5-U0-G5	156	82561	B5-U0-G5	155
		AFR	83182	B5-U0-G5	156	86592	B5-U0-G5	163	86411	B5-U0-G5	162
		LCL	39732	B3-U0-G5	75	41361	B3-U0-G5	78	41274	B3-U0-G5	78
		LCR	38958	B3-U0-G5	73	40555	B3-U0-G5	76	40471	B3-U0-G5	76
		BLC	56336	B2-U0-G5	106	58645	B2-U0-G5	110	58523	B2-U0-G5	110

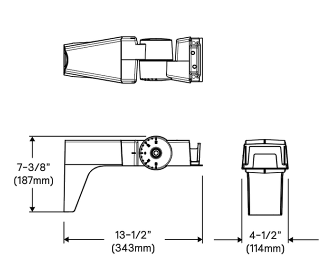
OPF-L OptiForm large
Site & area luminaire

Dimensions

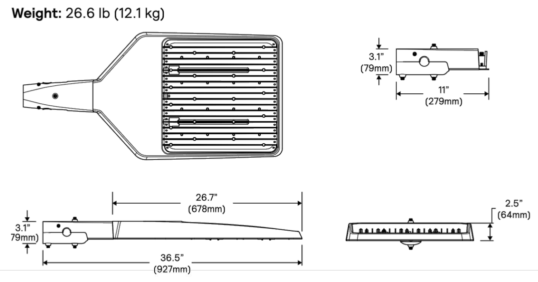
OptiForm Standard Arm
Weight: 25 lb (11.3 kg)
EPA: 0.15 ft² (0.014 m²)



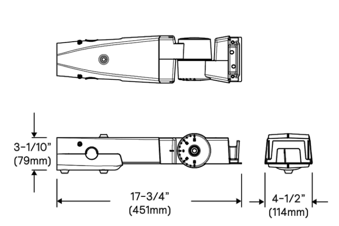
OptiForm Adjustable Arm Mount



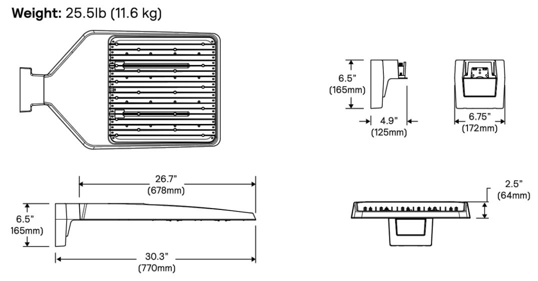
OptiForm Mast Arm
Weight: 26.6 lb (12.1 kg)



OptiForm Adjustable Mast Arm



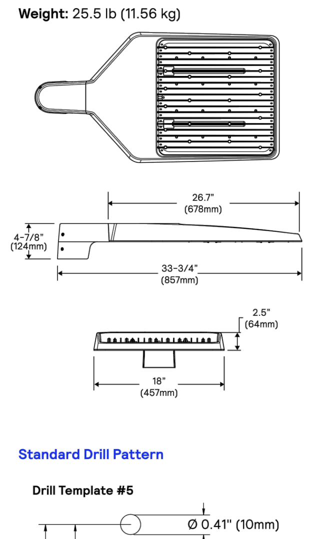
OptiForm Wall Mount
Weight: 25.5lb (11.6 kg)



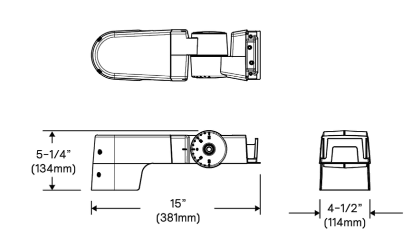
OPF-L OptiForm large
Site & area luminaire

Dimensions

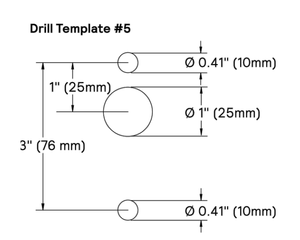
OptiForm Post Top
Weight: 25.5 lb (11.56 kg)



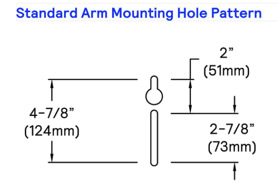
OptiForm Adjustable Post Top



Standard Drill Pattern



Standard Arm Mounting Hole Pattern



OPF-L OptiForm large
Site & area luminaire

Specifications

Housing
Housing and door constructed of low copper die cast Aluminum alloy (A360) with detatchable arms for quick mounting. Heatsink is integral to the housing providing passive cooling of LEDs to maintain long LED life. Luminaire housing rated to IP65, LED Modules rated IP66 tested in accordance to Section 9 of IEC 60598-1. OptiForm carries and impact rating of IK08.

Vibration resistance
OptiForm SF2, SF3, POA, ARA, and MAA mounts are tested and rated to standards set forth in ANSI C136.31-2018 & 2023 Level 1 (1.5G) Normal.

Light engine
Sealed high-performance LED light engine with scalable modules
- **Small:** 1 module with 40 LEDs
- **Medium:** 2 modules with 80 LEDs
- **Large:** 4 modules with 160 LEDs
- **X-Large:** 6 modules with 240 LEDs

Color temperature as per ANSI/NEMA bin 2700 Kelvin nominal (2725 ±145K), 3000 Kelvin nominal (3045K +/- 175K) or 4000 Kelvin nominal (3985K +/- 275K), CRI 70 Min. 75 Typical. Other CCT/CRI also available, consult factory.

LED light engine is designed for durability with IP66 protection in accordance to Section 9 of IEC 60598-1 and RoHS-compliant construction.

Energy saving benefits
System efficacy up to 192 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems
Type 2M, 3M, 4M, 4W, 5, 5M, 5W, AFR, LCL, LCR, and BLC distributions available. Internal shield option mounts to LED optics and is available with Type 2M, 3M, and 4M distributions, including a dedicated BLC and L/R Corner optics to provide the best backlight control possible for stringent requirements around property lines. Types 2M, 3M, and 4M when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting
Standard luminaire arm mounts to square poles with knock-out on the arm to allow for mounting to 4" O.D. round poles. Standard arm casting can accomodate existing bolt spacing from 2" to 4-7/8". It is recommended to use the bolster plate kit OPF RMB when it's not a new installation or if the mounting holes are larger than 0.41" (10mm).

OptiForm features a Mast Arm for Mounting to 2-3/8x4" tenon as well as wall mount casting for exterior building mount applications.

Control options
Dimming Leads Externally Accessible (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other dimming control options.

ZD4I Zhaga-D4i Certified Fixture (includes Zhaga 4-pin receptacle): With the **ZD4I** option (or **WIAP**), your luminaire comes Zhaga-D4i certified. Provides easy integration with D4i smart sensors and communication nodes, enabling plug-and-play IoT upgrades. Product equipped with D4i driver(s) connected to 4-pin Zhaga Book 18 compliant receptacle. Receptacle has IP66 rated assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not D4i certified is used, we cannot guarantee full compatibility.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

34L Configuration

FAWS Position	Percent of Typical Lumen Output	FAWS Position	Percent of Typical Lumen Output
1	29%	6	80%
2	52%	7	83%
3	61%	8	93%
4	72%	9	98%
5	77%	10	100%

40L, 46L, 52L, 60L Configurations

FAWS Position	Percent of Typical Lumen Output	FAWS Position	Percent of Typical Lumen Output
1	12%	6	59%
2	24%	7	68%
3	32%	8	76%
4	44%	9	83%
5	51%	10	100%

70L, 80L Configurations

FAWS Position	Percent of Typical Lumen Output	FAWS Position	Percent of Typical Lumen Output
1	15%	6	59%
2	29%	7	64%
3	36%	8	70%
4	47%	9	74%
5	52%	10	100%

Note: Typical value accuracy +/- 5%

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:
- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

OPF-L OptiForm large
Site & area luminaire

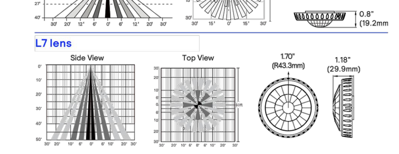
Specifications (continued)

Motion response options
Bi-Level Infrared Motion Response (BL50): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL50 is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required (contact Technical Support for details).

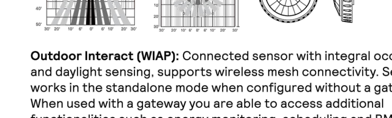
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (BL50-L3/BL50-L7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (L3) is designed for higher mounting heights up to 20' with a 40' diameter coverage area. Lens #7 (L7) is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

L3 lens



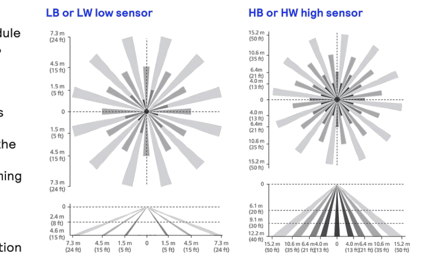
L7 lens



Outdoor Interact (WIAP): Connected sensor with integral occupancy and daylight sensing, supports wireless mesh connectivity. Sensor works in the standalone mode when configured without a gateway. When used with a gateway you are able to access additional functionalities such as energy monitoring, scheduling and BMS integration. Interact offers an App, a portal and a broad portfolio of Interact-ready Indoor and Outdoor luminaires, lamps and retrofit kits all working on the same system. The App provides flexibility to choose between a standalone or gateway mode. Setup with the gateway requires wired Internet access to the gateway. WIAP includes SR driver and SR receptacle. Daylight harvesting supported through dimming - activated via the Interact App. Sensors IP66 rated.

For more information on Interact Pro visit:
www.interact-lighting.com/interactproscalablesystem

LB or LW low sensor **HB or HW high sensor**



Note: The beam patterns shown are intended solely as a general guide and are not to scale. Sensing capabilities and coverage area depend on many factors including the size, speed and direction of travel of persons and vehicles; sensor mounting height; environmental and site conditions; etc.

Electrical
NEMA 7-pin Twist-Lock Receptacle (TR7/TLP): Twist-Lock Receptacle with 7 pins enabling dimming and additional functionality (by others) can be used with a 3-pin photocell (TLP) or a shorting cap (TR7 with OPF-TSC Accessory). Dimming Receptacle (7-pin) in accordance to ANSI C136.41. Receptacle can be used with third-party control system. Receptacle located on top of luminaire arm. When specifying receptacle with twist-lock photoelectric cell (TLP), voltage must be specified. When ordering 7-pin twist-lock receptacle (TR7), all 6 pins are wired to respective pins with the D4i Certified DALI/SR driver, 5 pins for 0-10V driver if not ordered with any other dimming option.

Driver: High power factor of 90% min. 120-480V available (restrictions apply). Open/short circuit protection. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I or 2, THD of 20% max.

All drivers are 0-10V dimming to 10% power standard, except when using D4i drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30,D4iD,ZD4i and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings
UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). CCTs 3000K and warmer are Dark Sky Compliant.

OPF-L OptiForm large
Site & area luminaire

Specifications (continued)

Finish
Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DG), and medium gray (MG). The finish achieves a minimum scribe rating of 6 per ASTM D1654 after a minimum of 3000 hours salt spray in accordance with testing performed per ASTM B117 standard. Consult Factory for specs on optional, custom colors, and marine grade paint.

Service Tag
Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the App and register your product right away. For more details visit: signify.com/servicetag

Warranty
OptiForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

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LOMBARD, IL 60148

ELECTRICAL LIGHT FIXTURES

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

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LOGISTICS PROPERTY CO
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E-1.2

PROJECT #: 25061
DATE: 05/01/26
REVISIONS: 06/12/26
SCALE: AS NOTED

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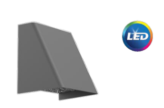
GARDCO

Wall Mount

GeoForm

GWS LED wall sconce



Geoform wedge small LED wall sconce GWS features a compact geometric design that will complement a range of architectural styles. GeoForm wedge small features specialized, highly efficient optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available with up to 5500 lumens. A diffuse lens option is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination. Multiple control options further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GWS-A01-830-T2M-120-BK

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls[2]	Electrical	Options	Finish
GWS								
GWS GeoForm Wedge Small	**A01**[1] 1,500 lumens **A02**[1] 2,500 lumens **A03** 4,000 lumens **A04** 5,000 lumens **A05** 6,000 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **740** 70CRI 4000K **750** 70CRI 5000K	**T2M** Type 2 **T3M** Type 3 **T4M** Type 4 **DFL** Diffusing lens	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** 120-277V **347** 347V **480** 480V **HVU** 347-480V	**none** Leave blank (0-10V dimming driver standard) **DLEA**[3] Dimming Leads Externally Accessible (controls by others) **FAWS**[3] Field Adjustable Wattage Selector	**none** Leave blank (10kV kA surge protection standard) **SP2** Surge Protector 20kV/10kA **FS1** Single Fuse (120, 277, or 347VAC) **FS2** Double Fuse (208V, 240V, or 480V) **PCB**[3] Photocontrol Button (120-277V)	**none** Leave blank **EM**[1] Emergency Battery Pack (0-40°C) **BAC**[4] Meets the requirements of the Buy American Act of 1933 (BAA) **BABAF**[4] Meets the requirements of the Build America Buy America Act for projects funded through FHWA that are obligated before October 1, 2026, and meets the Buy America preferences for FTA	**Textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified** **OC** Specify optional color or RAL, contact factory **SC** Special Color (must supply color chip, requires factory quote)

Luminaire Accessories (order separately)[5]

GF-WS-BK Wall Mounted Box for surface conduit, painted black
GF-INV Inversion Mounting kit (required with inverted mounting)

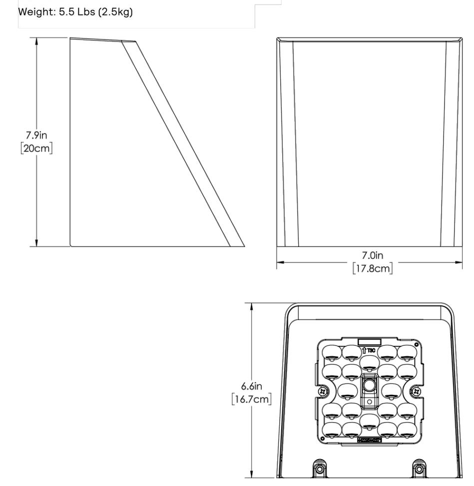
1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Genlyte's products with a BAC option code designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. "BABAF" designates the product will meet the standards set by FHWA for BABA and FTA for Buy America. As noted, for FHWA BABA compliance, applicable projects must be funded by October 1, 2026.
5. Consult Signify to confirm whether specific accessories are BAA-compliant.

BABA BAA DARKSKY APPROVED Reduces light pollution Certified by DarkSky.org DLC LISTED PREMIUM cULus

GWS GeoForm wedge small
Wall sconce

Dimensions

GWS Wedge
Standard
Weight: 5.5 Lbs (2.5kg)

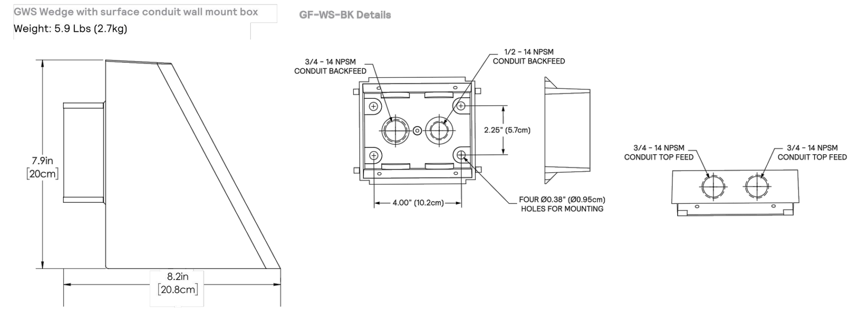


Accessory details

Surface mount conduit box (GF-WS-BK)

GWS Wedge with surface conduit wall mount box
Weight: 5.9 Lbs (2.7kg)

GF-WS-BK Details



GWS GeoForm wedge small
Wall sconce

GWS Lumen values

3000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-830	3000	80	10	1483	B1-U0-G1	145	1503	B1-U0-G1	147	1467	B0-U0-G1	144
GWS-A02-830	3000	80	17	2478	B1-U0-G1	147	2511	B1-U0-G1	149	2452	B1-U0-G1	145
GWS-A03-830	3000	80	25	3522	B1-U0-G1	143	3570	B1-U0-G1	145	3485	B1-U0-G1	142
GWS-A04-830	3000	80	34	4601	B1-U0-G1	137	4664	B1-U0-G1	139	4553	B1-U0-G1	136
GWS-A05-830	3000	80	41	5501	B2-U0-G2	134	5575	B2-U0-G2	136	5443	B1-U0-G1	132

4000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-840	4000	80	10	1537	B1-U0-G1	151	1558	B1-U0-G1	153	1521	B0-U0-G1	149
GWS-A02-840	4000	80	17	2569	B1-U0-G1	152	2604	B1-U0-G1	154	2542	B1-U0-G1	151
GWS-A03-840	4000	80	25	3652	B1-U0-G1	148	3701	B1-U0-G1	150	3613	B1-U0-G1	147
GWS-A04-840	4000	80	34	4771	B1-U0-G1	142	4835	B2-U0-G2	144	4721	B1-U0-G1	141
GWS-A05-840	4000	80	41	5703	B2-U0-G2	139	5780	B2-U0-G2	141	5643	B1-U0-G2	137

4000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-740	4000	70	10	1732	B1-U0-G1	170	1756	B1-U0-G1	172	1714	B1-U0-G1	168
GWS-A02-740	4000	70	17	2895	B1-U0-G1	171	2934	B1-U0-G1	174	2865	B1-U0-G1	170
GWS-A03-740	4000	70	25	4115	B1-U0-G1	167	4171	B1-U0-G1	170	4072	B1-U0-G1	166
GWS-A04-740	4000	70	34	5376	B2-U0-G2	160	5449	B2-U0-G2	163	5320	B1-U0-G1	159
GWS-A05-740	4000	70	41	6427	B2-U0-G2	156	6514	B2-U0-G2	158	6359	B1-U0-G2	155

5000K, 70CRI

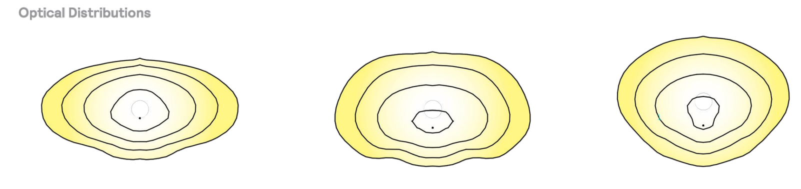
Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GWS-A01-750	5000	70	10	1663	B1-U0-G1	163	1686	B1-U0-G1	165	1646	B1-U0-G1	161
GWS-A02-750	5000	70	17	2780	B1-U0-G1	165	2818	B1-U0-G1	167	2751	B1-U0-G1	163
GWS-A03-750	5000	70	25	3952	B1-U0-G1	161	4005	B1-U0-G1	163	3910	B1-U0-G1	159
GWS-A04-750	5000	70	34	5163	B2-U0-G2	154	5233	B2-U0-G2	156	5109	B1-U0-G1	153
GWS-A05-750	5000	70	41	6172	B2-U0-G2	150	6255	B2-U0-G2	152	6107	B1-U0-G2	149

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	CCT	CRI	Avg. System Wattage (W)	Type 2 Lumen Output	Type 2 BUG Rating	Type 3 Lumen Output	Type 3 BUG Rating	Type 4 Lumen Output	Type 4 BUG Rating	DFL Lumen Output	DFL BUG Rating
GWS-A01/2/3/4/5-830-x-EM	3000	80	6	856	B0-U0-G0	868	B0-U0-G0	847	B0-U0-G1	717	B1-U0-G0
GWS-A01/2/3/4/5-840-x-EM	4000	80	6	887	B0-U0-G0	899	B0-U0-G0	878	B0-U0-G1	743	B1-U0-G0
GWS-A01/2/3/4/5-740-x-EM	4000	70	6	1000	B0-U0-G0	1014	B0-U0-G0	990	B0-U0-G1	838	B1-U0-G0
GWS-A01/2/3/4/5-750-x-EM	5000	70	6	960	B0-U0-G0	973	B0-U0-G0	950	B0-U0-G1	804	B1-U0-G0

GWS GeoForm wedge small
Wall sconce

Optical Distributions



Type 2 Type 3 Type 4

Specifications

Construction

Main body housing and door frame made of low copper die cast aluminum alloy for a high resistance to corrosion. Removable die cast backplate to allow access to driver or other electronic components for servicing. The housing acts as the main heat sinking component, for maximum thermal dissipation. Giving the freedom to have a clean minimalist aesthetic design while allowing it to house emergency battery backup equipment and various other options. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

IK Rating IK08 high impact resistance rating for both the housing and optics

IP Rating IP65 rated luminaire with IP66 rated light engine

Light engine

Electrical components are RoHS compliant, IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

LED PCBA made of 20 LEDs populated on aluminum metal clad board for optimal thermal dissipation ensuring long LED life.

Optical System

Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

Mounting

Mounting is achieved through integral back plate that features a hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire body. Luminaire ships fully assembled, ready to install. GeoForm requires a mounting kit accessory for use of inverted luminaires. Mounting kit includes Safety Cable and hardware. GeoForm with Precision Plus optics are suitable for damp locations only when inverted.

Installation

GeoForm features an integral hook on its mounting plate which allows a single installer to perform wiring without assistance. See installation instructions for complete details.

Control options

0-10V dimming (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Emergency Battery Backup (EM): Emergency battery packs included integral to the luminaire, allowing for a consistent look between emergency and non-emergency luminaires. Emergency is suitable for use in ambient temperature conditions from 0°C (32°F) to 40°C (104°F) designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V, or 'UNV' only.

Electrical

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. 0-10V dimming driver down to 10% standard. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

GWS GeoForm wedge small
Wall sconce

Specifications (cont'd)

Listings

UL/cUL listed to the UL 1598 standard, suitable for wet locations when mounted downward facing. Also listed for damp locations when inverted upward facing when mounted in covered ceiling application. Suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). All GeoForm configurations are qualified under Design Lights Consortium® Premium category. Consult DLC Qualified Products List on Specific Classifications and for more details. CCTs 3000K and warmer are IDA Dark Sky Approved. FCC Compliant.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powder coat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

GeoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>102,000 hours	>91%

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Telephone: 800-668-9008

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ELECTRICAL LIGHT FIXTURES

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
ATWELL
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

ELECTRICAL
LIGHT
FIXTURES

390 O'HARE
LOGISTICS PARK
SITE
DEVELOPMENT
PLAN
PHASE 2

1001 WEST IRVING PARK.
SCHAUMBURG, IL 60193

FOR:

LOGISTICS
PROPERTY
COMPANY, LLC
LOGISTICS® PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

E-1.3

PROJECT #: 25061
DATE: 05/01/26
REVISIONS: 06/12/26
SCALE: AS NOTED

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Proposed Improvements
for

390 O'HARE LOGISTICS PARK - PHASE II

1001 IRVING PARK ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS 60193

STANDARD SYMBOLS

06-01-16

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
4'	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.8 G	SPOT ELEVATION	792.8 G
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD.	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV.	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
C.O.	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	ℙ	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.E.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

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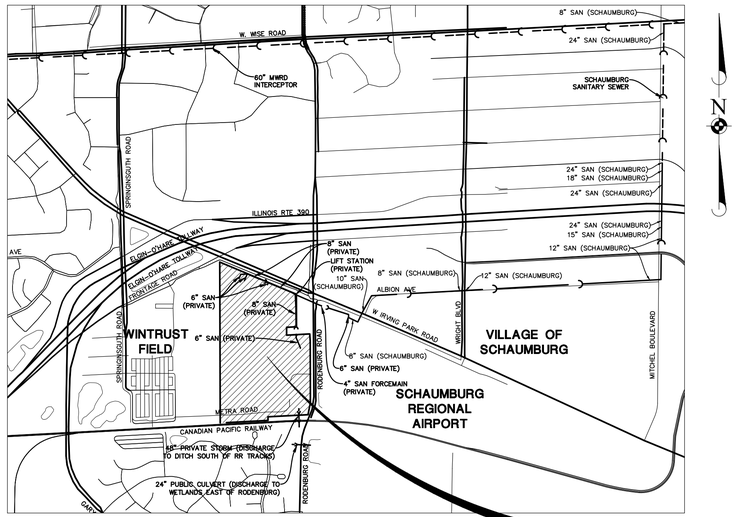

LOCATION MAP
1"=1000'

DEVELOPER

LOGISTICS PROPERTY COMPANY
191 NORTH WACKER DRIVE
CHICAGO, IL
(708) 667-6940

ARCHITECT/PLANNER

ARETE DESIGN STUDIO LTD.
13543 WEST 185TH ST
MOKENA, IL
(815) 485-7333

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	OVERALL SITE PLAN
4	GRADING AND DRAINAGE PLAN – NORTH
5	GRADING AND DRAINAGE PLAN – SOUTH
6	OVERALL UTILITY PLAN

BENCHMARKS:

REFERENCE BENCHMARK: (NGS PID:MF0059)
DISK IN EAST SIDE OF SQUARE FLAG POLE BASE, SOUTHWEST CORNER OF IRVING PARK RD & RODENBURG RD, 35.9FT NORTHEAST OF SOUTHEASTERLY BUILDING CORNER OF SAINT JOHNS CHURCH. ELEVATION=796.16
DATUM=NAVD88-GEOID 12B

REFERENCE BENCHMARK: (NGS PID:DK3266)
ALUMINUM DISK IN CONCRETE, 85.45 FT SOUTHWEST OF RAILROAD SIGNAL LIGHT, 68.7 FT WEST OF CENTERLINE OF RODENBURG RD, 17.17 FT SOUTH OF SOUTH RAIL, AND NORTHWEST OF SPEED LIMIT SIGN. ELEVATION=795.92
DATUM=NAVD88-GEOID 12B

SITE BENCHMARK: BM1
SET CUT SQUARE IN NORTH SIDE OF LIGHTPOLE BASE, 4TH LIGHTPOLE WEST OF ENTRANCE TO SAINT JOHNS CHURCH, SOUTH SIDE OF IRVING PARK ROAD.
ELEVATION=803.13 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK: BM2
SET CUT SQUARE IN EAST SIDE OF LIGHTPOLE BASE, 4TH LIGHTPOLE SOUTH OF ENTRANCE TO SAINT JOHNS CHURCH ON WEST SIDE OF RODENBURG RD.
ELEVATION=797.75 DATUM=NAVD88-GEOID 12B

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON APRIL, 08, 2019. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

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UTILITY CONTACTS

ELECTRIC COMED 350 S. 2ND STREET ELGIN, IL 60123 847-608-2382 CONTACT: JAYVEE ROLDAN III	WATER VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193-1899 847-923-6612 CONTACT: BRIAN WAGNER
GAS NICOR 1011 WILEY ROAD SCHAUMBURG, IL 60173 847-598-4006 CONTACT: RYAN PATTERMAN	TELEPHONE AT&T 255 E. CHICAGO STREET ELGIN, IL 60123 847-428-6171 CONTACT: BRETT SKORUPA
SEWER VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193-1899 847-923-6612 CONTACT: BRIAN WAGNER	

DATE	REVISIONS	DRAWN BY
06/10/2026	REVISED PER VILLAGE REVIEW	KTG

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Lombard, IL 60148
ph:630.691.8500

390 O'HARE LOGISTICS PARK - PHASE II
VILLAGE OF SCHAUMBURG, ILLINOIS
TITLE SHEET

PROJ. MGR.:	ODH
PROJ. ASSOC.:	NAH
DRAWN BY:	MAL
DATE:	5/4/2026
SCALE:	1"=1000'

SHEET 1 OF 6
LOPSCIL02

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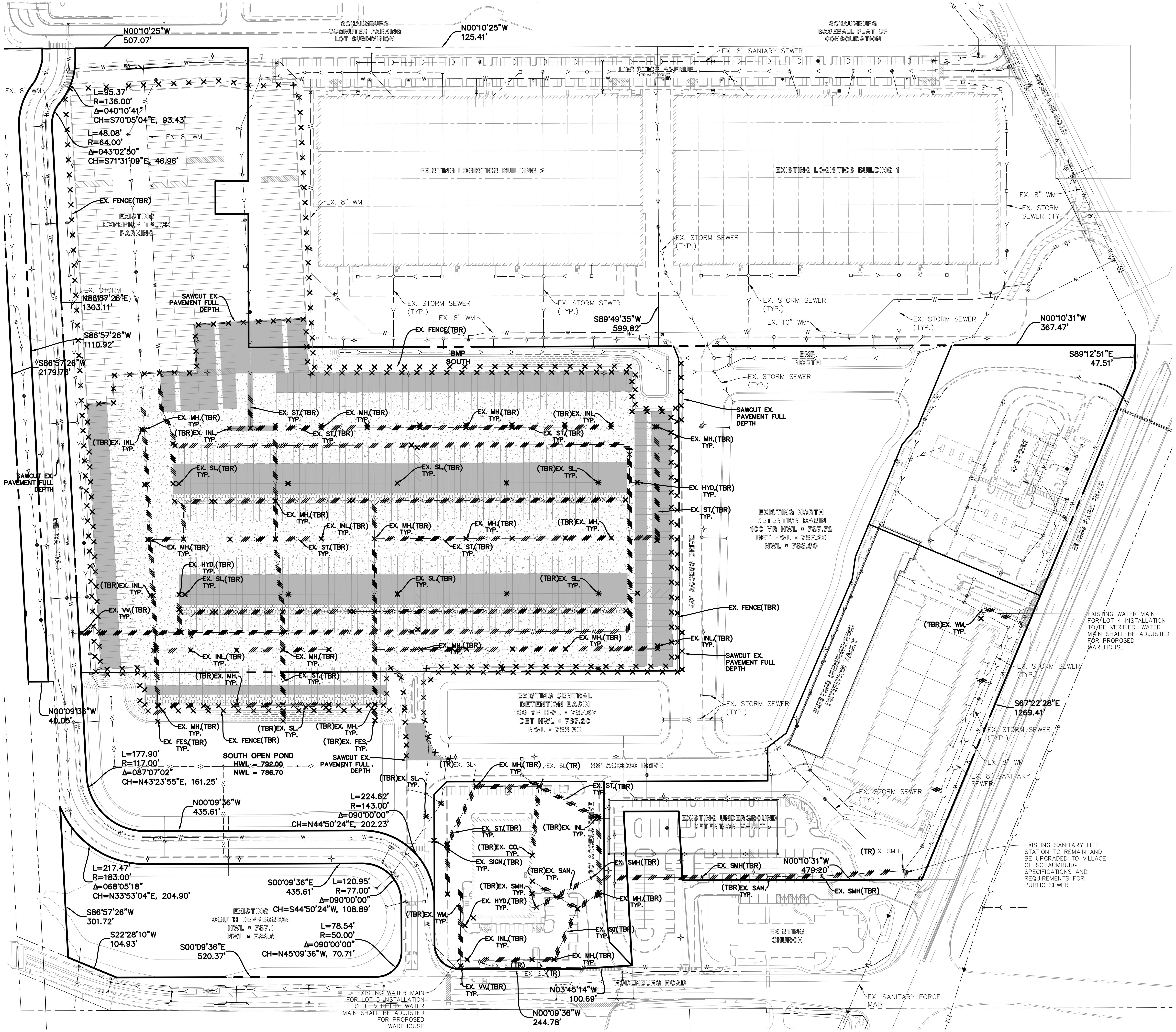
June 8, 2026 - 17:08 Dwg Name: P:\Projects\Data\Engineering\Engineering\Plan Sets\LPC Buildings 1 & 4\1 - TITLE SHEET.dwg Updated By: kross



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0 50 100 200
SCALE: 1"=100'

DEMOLITION LEGEND

(shaded)	BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
(stippled)	CONCRETE PAVEMENT AND BASE TO BE REMOVED
(hexagon)	PERMEABLE ASPHALT AND BASE TO BE REMOVED
– – – – – –	SAWCUT LINE
× × ×	FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
	UTILITY STRUCTURE TO BE REMOVED
///—///—///	UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
	TREE TO BE REMOVED
(TBR)	TO BE REMOVED
(TR)	TO REMAIN

06-01-16

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS BASED ON THE PROPOSED IMPROVEMENTS FOR THE EXPERIOR LOGISTICS FACILITY AND 390 O'HARE LOGISTICS PARK – PHASE 1 AND BEST AVAILABLE AS–BUILT INFORMATION. A FIINAL TOPOGRAPHIC SURVEY TO VERIFY ACTUAL FIELD CONDITIONS WILL BE PERFORMED FOLLOWING APPROVALS PRIOR TO FINAL ENGINEERING.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

DATE	REVISIONS	DRAWN BY
06/10/2026	REVISED PER VILLAGE REVIEW	KTG

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390 O'HARE LOGISTICS PARK - PHASE II
VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: KTG
DATE: 5/4/2026
SCALE: 1"=100'

SHEET 2 OF 6
LOPSCIL02

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June 9, 2026 – 12:11 Dwg Name: P:\Lopscil01\dwg\Eng\Preliminary\Plan Set\LPC Buildings 3 & 4\EXISTING CONDITIONS AND DEMOLITION PLAN.dwg Updated By: kgoss

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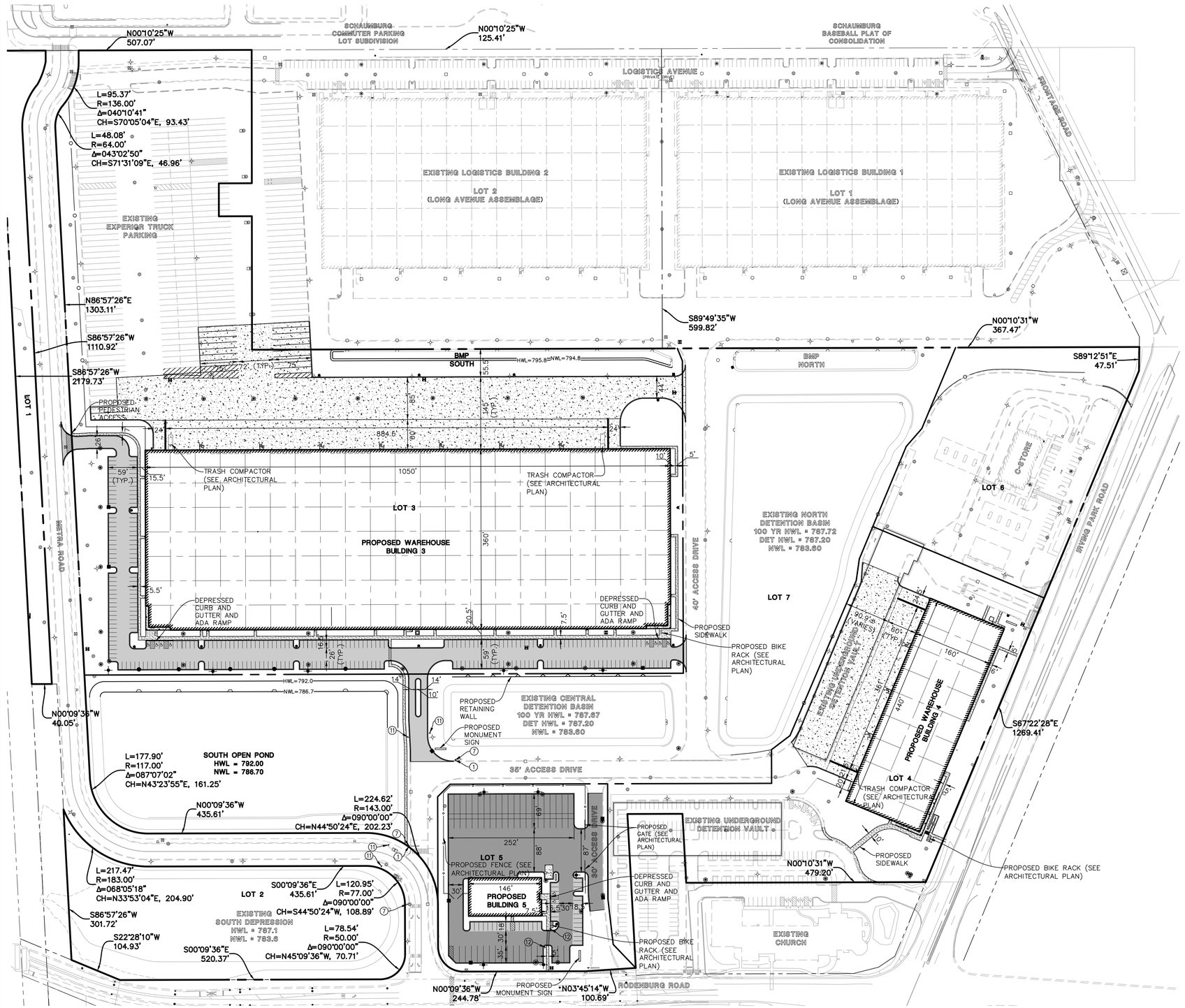

SITE DATA – PROPOSED WAREHOUSE BUILDING 3	
SITE AREA	1,010,827 S.F.
BUILDING AREA	378,000 S.F.
STANDARD PARKING PROVIDED	287 SPACES
HANDICAP PARKING PROVIDED	8 SPACES
TOTAL PARKING PROVIDED	295 SPACES
PARKING RATIO	0.31 SPACES/1000 S.F.
TRAILER PARKING PROVIDED	52 SPACES

SITE DATA – PROPOSED WAREHOUSE BUILDING 4	
SITE AREA	300,560 S.F.
BUILDING AREA	70,400 S.F.
SHARED PARKING PROVIDED	188 SPACES
HANDICAP PARKING PROVIDED	5 SPACES
TOTAL PARKING PROVIDED	193 SPACES
PARKING RATIO	0.64 SPACES/1000 S.F.

SITE DATA – PROPOSED BUILDING 5	
SITE AREA	128,700 S.F.
BUILDING AREA	11,140 S.F.
STANDARD PARKING PROVIDED	35 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	37 SPACES
PARKING RATIO	0.61 SPACES/1000 S.F.
TRACTOR PARKING PROVIDED	18 SPACES
TRUCK PARKING PROVIDED	21 SPACES

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
4. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
5. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
6. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
7. SIGNAGE AND STRIPING HAVE BEEN OMITTED FROM THIS PRELIMINARY PLAN. ALL ROADWAY AND PARKING LOT SIGNAGE STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
8. THE DESIGN INFORMATION PROVIDED ON THIS DOCUMENT IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON ADDITIONAL INFORMATION, ENGINEERING, SITE PLAN DEVELOPMENT, ETC.
9. PAVEMENT SECTIONS PROVIDED ARE PROVIDED TO MEET VILLAGE OF SCHAUMBURG STANDARDS. FINAL PAVEMENT SECTIONS FOR THIS PROJECT ARE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING DESIGN.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT
2 1/4" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

SIGN LEGEND

1. R1-1 STOP SIGN
2. R7-8 HANDICAP PARKING SIGN
3. R3-5R RIGHT TURN ONLY
4. R5-1 DO NOT ENTER
5. R6-25 ONE WAY
6. R3-2 NO LEFT TURN
7. R3-1 NO RIGHT TURN FOR TRUCKS
8. AUTHORIZED VEHICLES ONLY
9. R 1-2 YIELD SIGN
10. PERMEABLE PAVEMENT AREA
11. R5-2 NO TRUCKS
12. R1-6A PEDESTRIAN CROSSING (STOP)

DRAWN BY	DATE	REVISIONS
KTG	05/10/2026	REVISED PER VILLAGE REVIEW

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390 O'HARE LOGISTICS PARK - PHASE II
VILLAGE OF SCHAUMBURG, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.:	QDH
PROJ. ASSOC.:	NAH
DRAWN BY:	MAL
DATE:	5/4/2026
SCALE:	1"=100'

SHEET 3 OF 6
LOPSCIL02

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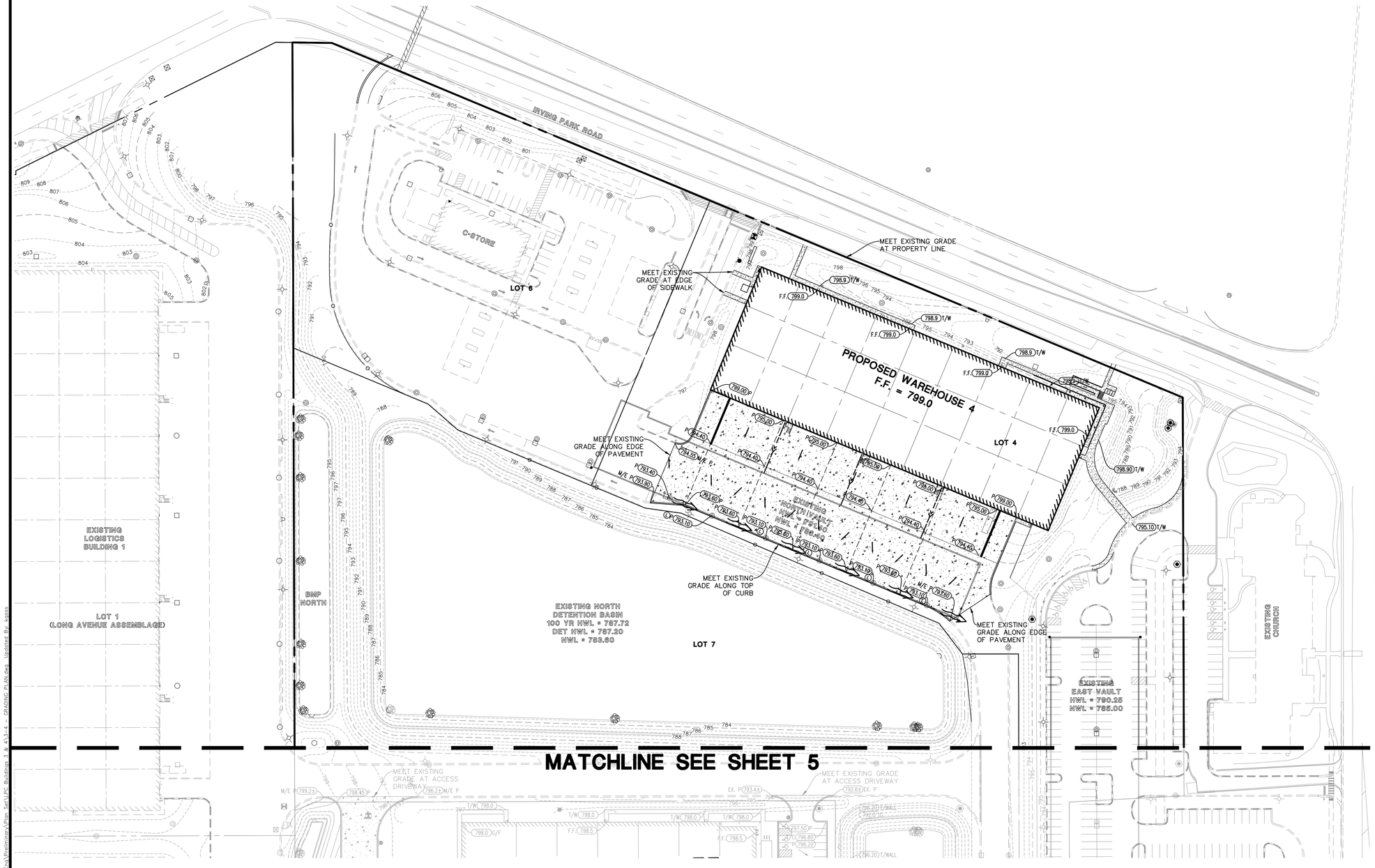
June 10, 2026 - 15:53 Dwg Name: P:\Projects\Work\Civil\Preliminary\Plan Set\LPP_Buildings 3 & 4.v2 - SITE DIMENSIONAL & PAVING PLAN.dwg Updated By: xpass



N

0 30 60 120

SCALE: 1"=60'

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
6. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
7. EXISTING CONDITIONS SHOWN REPRESENTS SITE CONDITIONS ASSUMING THE EXPERIOR AND LOGISTICS PROPERTY COMPANY DEVELOPMENT HAVE BEEN COMPLETE. ADDITIONAL FIELD WORK WILL BE COMPLETED AT FINAL ENGINEERING TO CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

DATE	REVISIONS	DRAWN BY
05/10/2026	REVISED PER VILLAGE REVIEW	KTG

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390 O'HARE LOGISTICS PARK - PHASE II
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING AND DRAINAGE PLAN - NORTH

PROJ. MGR.: ODH
PROJ. ASSOC.: NAH
DRAWN BY: MAL
DATE: 5/4/2026
SCALE: 1"=60'

SHEET 4 OF 6

LOPSCIL02

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June 9, 2025 - 10:52 Rani Nowak P:\Projects\01\Vols\Civil\Preliminary\Plan Sets\LPC Buildings 3 & 4\3-4 - GRADING PLAN.dwg Updated By: kpass

MATCHLINE SEE SHEET 4

PROPOSED WAREHOUSE 3
F.F. = 798.5
G/F = 798.0
LOT 3

PROPOSED BUILDING
F.F. = 795.5
LOT 5

LOT 2

EXISTING CENTRAL DETENTION BASIN
100 YR HWL = 787.70
DET HWL = 787.20
NWL = 783.80

EXISTING SOUTH OPEN POND
HWL = 792.00
NWL = 786.70

EXISTING SOUTH DEPRESSION
HWL = 787.1
NWL = 783.8

EXISTING LOGISTICS BUILDING 2

LOT 2
(LONG AVENUE ASSEMBLAGE)

EXISTING EXPERIOR TRUCK PARKING

MEET EXISTING GRADE AT ACCESS DRIVEWAY

MEET EXISTING GRADE ALONG EDGE OF PAVEMENT

BASIN SOUTH

ROSEMBURG ROAD

METRA ROAD

SCALE: 1"=60'

GRADING NOTES:
1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
6. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
7. EXISTING CONDITIONS SHOWN REPRESENTS SITE CONDITIONS ASSUMING THE EXPERIOR AND LOGISTICS PROPERTY COMPANY DEVELOPMENT HAVE BEEN COMPLETE. ADDITIONAL FIELD WORK WILL BE COMPLETED AT FINAL ENGINEERING TO CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
G.3'	PROPOSED DEPTH OF PONDING
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

DRAWN BY	DATE	REVISIONS
KTG	05/10/2026	REVISED PER VILLAGE REVIEW

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390 O'HARE LOGISTICS PARK - PHASE II
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING AND DRAINAGE PLAN - SOUTH

PROJ. MGR.: QDH
PROJ. ASSOC.: NAH
DRAWN BY: MAL
DATE: 5/4/2026
SCALE: 1"=60'

SHEET 5 OF 6
LOPSCIL02

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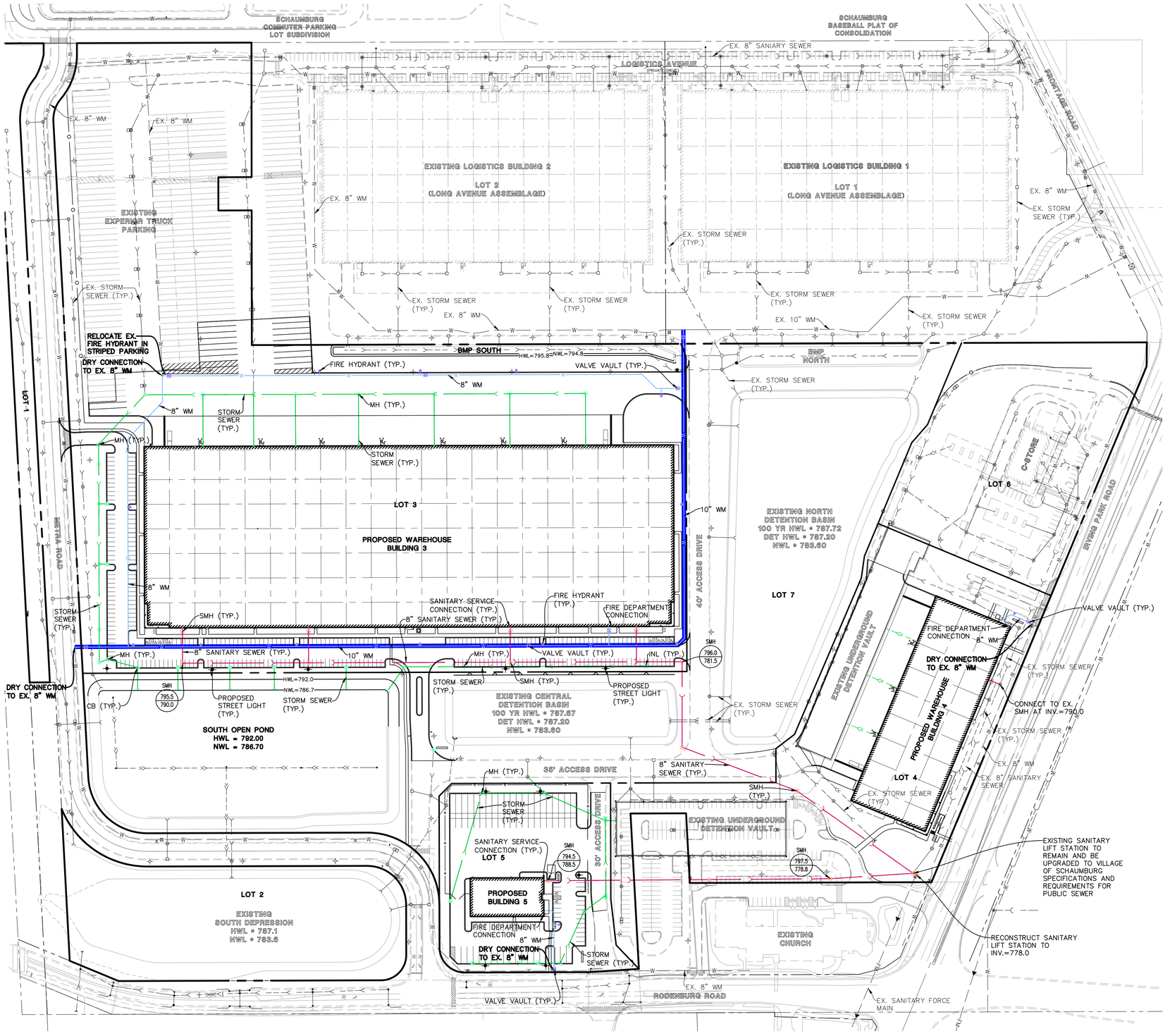
June 9, 2026 10:52 Dwg Name: P:\Projects\Vlas\Final\Preliminary\Plan Set\LPC Buildings 3 & 4\L1-4 - GRADING PLAN.dwg Updated By: kdoss



0 50 100 200

SCALE: 1"=100'

UTILITY NOTES:

1. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
4. ALL STORM SEWER SIZES WILL BE DETERMINED DURING FINAL ENGINEERING.
5. ALL WATERMAIN SHALL BE 8" DI UNLESS NOTED OTHERWISE.
6. ALL SANITARY SEWER SHALL BE 8" PVC UNLESS NOTED OTHERWISE.
7. RIM AND INVERT ELEVATIONS TO BE PROVIDED FOR ALL SANITARY AND STORM SEWER AT FINAL ENGINEERING.

UTILITY PLAN LEGEND

- EX. STORM SEWER
- EX. STORM UNDERDRAIN
- EX. SANITARY SEWER
- EX. WATERMAIN
- STORM SEWER
- STORM UNDERDRAIN
- 8" SANITARY SEWER
- 8" WATERMAIN
- 10" WATERMAIN

DATE	REVISIONS	DRAWN BY
05/10/2026	REVISED PER VILLAGE REVIEW	KTG

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390 O'HARE LOGISTICS PARK - PHASE II

VILLAGE OF SCHAUMBURG, ILLINOIS

OVERALL UTILITY PLAN

PROJ. MGR.:	ODH
PROJ. ASSOC.:	NAH
DRAWN BY:	MAL
DATE:	5/4/2026
SCALE:	1"=100'

SHEET 6 OF 6

LOPSCIL02

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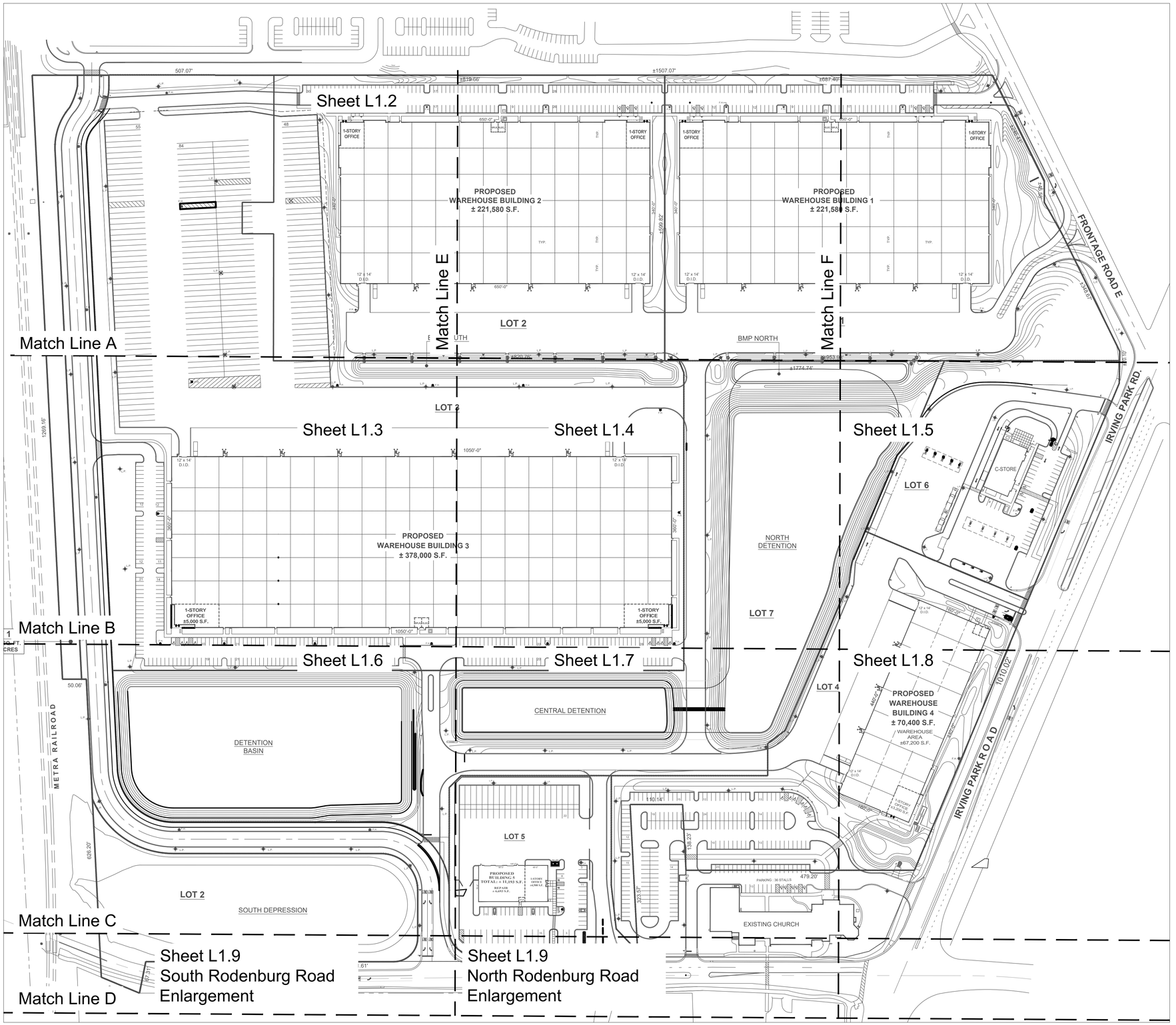
June 9, 2026 - 10:56 Path Name: P:\Projects\Logistics\Engineering\Plan Set\LPC Buildings 3 & 4\3 - OVERALL UTILITY PLAN.dwg Updated By: kdoss



North

SCALE: 1" = 100'-0"

0 50' 100' 200' 300'

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
ATWELL
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

LANDSCAPE ARCHITECT:
uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

Key Plan

SHEET L0.0

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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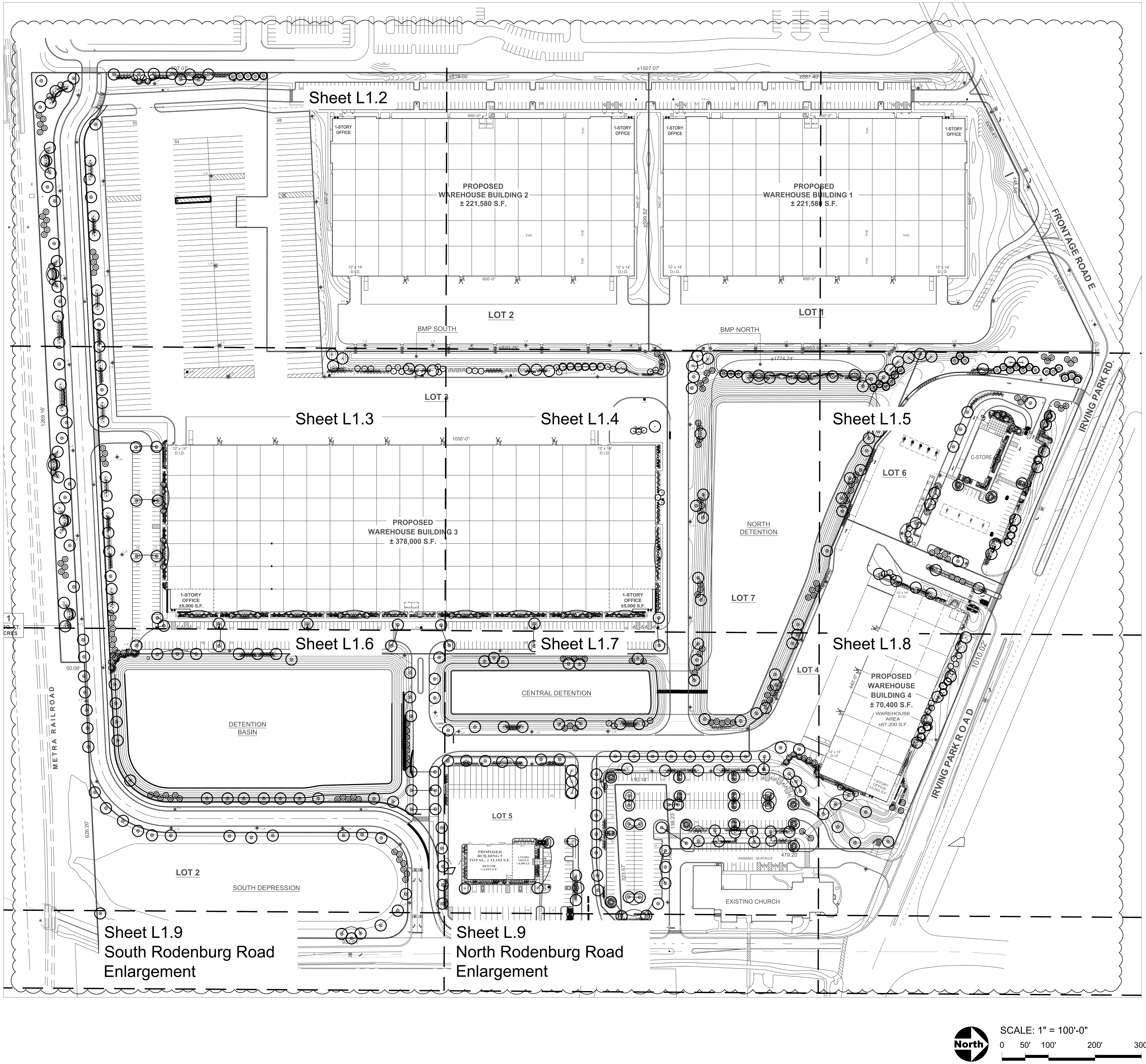
GENERAL NOTES: LANDSCAPE

1. Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
2. The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
3. All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
4. Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
5. Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans. All Plant substitutions shall be approved by the Village of Schaumburg prior to installation.
6. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
7. All plant material shall be inspected and approved by the Village of Schaumburg prior to the installation of any and all plant material.
8. Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
9. Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
10. Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
11. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch in a natural color applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
12. Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
13. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
14. Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
15. Turf mixes shall be installed and lawn established at all disturbed areas.
16. Do not overseed into mulch beds and paving.
17. Contractor shall restore all areas disturbed as a result of construction.
18. An Annual Plant Community Monitoring Report shall be provided to the Village of Schaumburg Community Development Department for years 1, 2, and 3 following installation of plant material.
19. Tree species such as *Betula, Celtis, Crataegus, Fagus, Liriodendron, Platanus, Populus, Prunus, Pyrus, Quercus, and Taxodium* are considered "Spring Dig Only" trees. Contractor must have these trees ordered, accepted, and dug in early spring, for summer and fall landscape installation.
20. Quantities shown on the drawings and in the plant list are provided only for the contractor's convenience. The number of plant symbols shown on the drawings supercede all qualities provided. The Contractor shall verify all plant quantities on the drawings and notify the Landscape Architect of any discrepancies prior to installation. The contractor is responsible for installing all plants per the planting symbols shown on the drawings.



ARCHITECT/ PLANNER:

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333 EAST BUTTERFIELD RD.
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1250 W. 18th St, Chicago, Illinois 60608
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390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS® PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES

NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

Landscape Plan

SHEET L1.1

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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1 - Black Oak
6 - Dense Yew
1 - Black Oak
6 - Dense Yew
9 - Nordic Blue Juniper
13 - Little Devil Ninebark
1 - Chicagoland Hackberry
9 - Limelight Hydrangea
11 - Chicagoland Green Boxwood
1 - Northern Catalpa
9 - Dense Yew
12 - Pasture Rose
1 - Chicagoland Hackberry
11 - Amber Jubilee Ninebark
9 - Chicagoland Green Boxwood
5 - White Fir
507.07'
Lawn
L.P.
F.H.
1 - American Beech
2 - Shagbark Hickory
17 - American Beautyberry
2 - Eastern Redbud
1 - American Beech
2 - American Beech
11 - Indigo Bush
7 - Chicagoland Green Boxwood
1 - Sycamore
12 - Pasture Rose
10 - Dense Yew
1 - Northern Catalpa
5 - Musclewood
55
1 - State Street Maple
5 - American Witchhazel
2 - American Beech
9 - New Jersey Tea
6 - Sea Green Juniper
1 - American Linden
1 - White Oak
6 - Sea Green Juniper
84
48
30
17
14
8
1-STORY OFFICE
340'-0"
11 - Nordic Blue Juniper
1 - State Street Maple
1 - Shagbark Hickory
1 - Chinkapin Oak
1 - State Street Maple
1 - White Oak
6 - American Witchhazel
11 - Quick Fire Hydrangea
1 - White Oak
1 - Shagbark Hickory
5 - Thornless Cockspur Hawthorn
2 - American Beech
6 - Sea Green Juniper
9 - New Jersey Tea
1 - American Linden
6 - Sea Green Juniper
2 - Thornless Cockspur Hawthorn
1 - State Street Maple
11 - Dense Yew
1 - State Street Maple
1 - State Street Maple
2 - Shagbark Hickory
1 - White Oak
13 - Nordic Blue Juniper
13 - Pee Wee Hydrangea
11 - Amber Jubilee Ninebark
1 - Chinkapin Oak
MATCH LINE A
MATCH LINE B
12' x 14' D.I.D.

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	35	Deciduous Shade Trees	52
Evergreen Trees	5	Evergreen Trees	21
Ornamental Trees	25	Ornamental Trees	50
Shrubs	264	Shrubs	399

North

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

ARCHITECT/ PLANNER:
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architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
ATWELL
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

LANDSCAPE ARCHITECT:
uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
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SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

Landscape Plan

SHEET L1.2

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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MATCH LINE A

1269.16'

1 - Shagbark Hickory
9 - Taunton Yew
1 - Redmond Linden
11 - Redoiser Dogwood
1 - Black Oak
13 - Sea Green Juniper
13 - Tuff Stuff Red Hydrangea
1 - Bur Oak
1 - Black Oak
1 -Autumn Gold Ginkgo
9 - Dense Yew
1 - Shagbark Hickory
1 - Autumn Gold Ginkgo
1 - Chinkapin Oak
6 - Dense Yew
2 - Eastern Redbud
9 - Dwarf Korean Lilac
1 - Chinkapin Oak
6 - Dense Yew
2 - Shagbark Hickory

12' x 14'
D.I.D.

7 - Alleghany Serviceberry
1 - State Street Maple
1 - Autumn Gold Ginkgo
9 - Dense Yew
1 - Autumn Gold Ginkgo
1 - Chinkapin Oak
2 - Shagbark Hickory
1 - Bur Oak
6 - Dense Yew
9 - Dwarf Korean Lilac
11 - Amber Jubilee Ninebark
1 - Chinkapin Oak
6 - Dense Yew
1 - Bur Oak
9 - Taunton Yew
1 - State Street Maple
1 - Bur Oak
11 - Amber Jubilee Ninebark
5 - Ivory Silk Japanese Tree Lilac
1 - Redmond Linden
1 - American Beech
1 - Autumn Gold Ginkgo
9 - Dense Yew
1 - Autumn Gold Ginkgo

2 - Shagbark Hickory
6 - Dense Yew
9 - Dwarf Korean Lilac
1 - Chinkapin Oak
6 - Dense Yew

1-STORY
OFFICE
±5,000 S.F.

MATCH LINE B

1 - Red Oak
1 - Shagbark Hickory
1 - Black Oak
5 - Nordic Blue Juniper
11 - Blackhaw Viburnum
5 - Nordic Blue Juniper
3 - Downy Hawthorn
5 - Sea Green Juniper
11 - Blackhaw Viburnum

5 - Sea Green Juniper
5 - Royal Raindrops Crabapple
6 - Carolina Allspice
1 - Red Maple
6 - Carolina Allspice
2 - Scarlet Oak
3 - Downy Hawthorn

LOT 3

See Sheet L1.10 for
Building 3 South Enlargement

See Sheet L1.10 for
Building 3 South Enlargement

PROPOSED
WAREHOUSE BUILDING
± 378,000 S.F.

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	36	Deciduous Shade Trees	37
Evergreen Trees	0	Evergreen Trees	5
Ornamental Trees	25	Ornamental Trees	33
Shrubs	221	Shrubs	256

SPLR. ELEC.

North

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

ARCHITECT/ PLANNER:
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CIVIL ENGINEER:
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LANDSCAPE ARCHITECT:
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Landscape Architecture & Park Planning
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390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
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REAL ESTATE SERVICES:
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Landscape Plan

SHEET L1.3

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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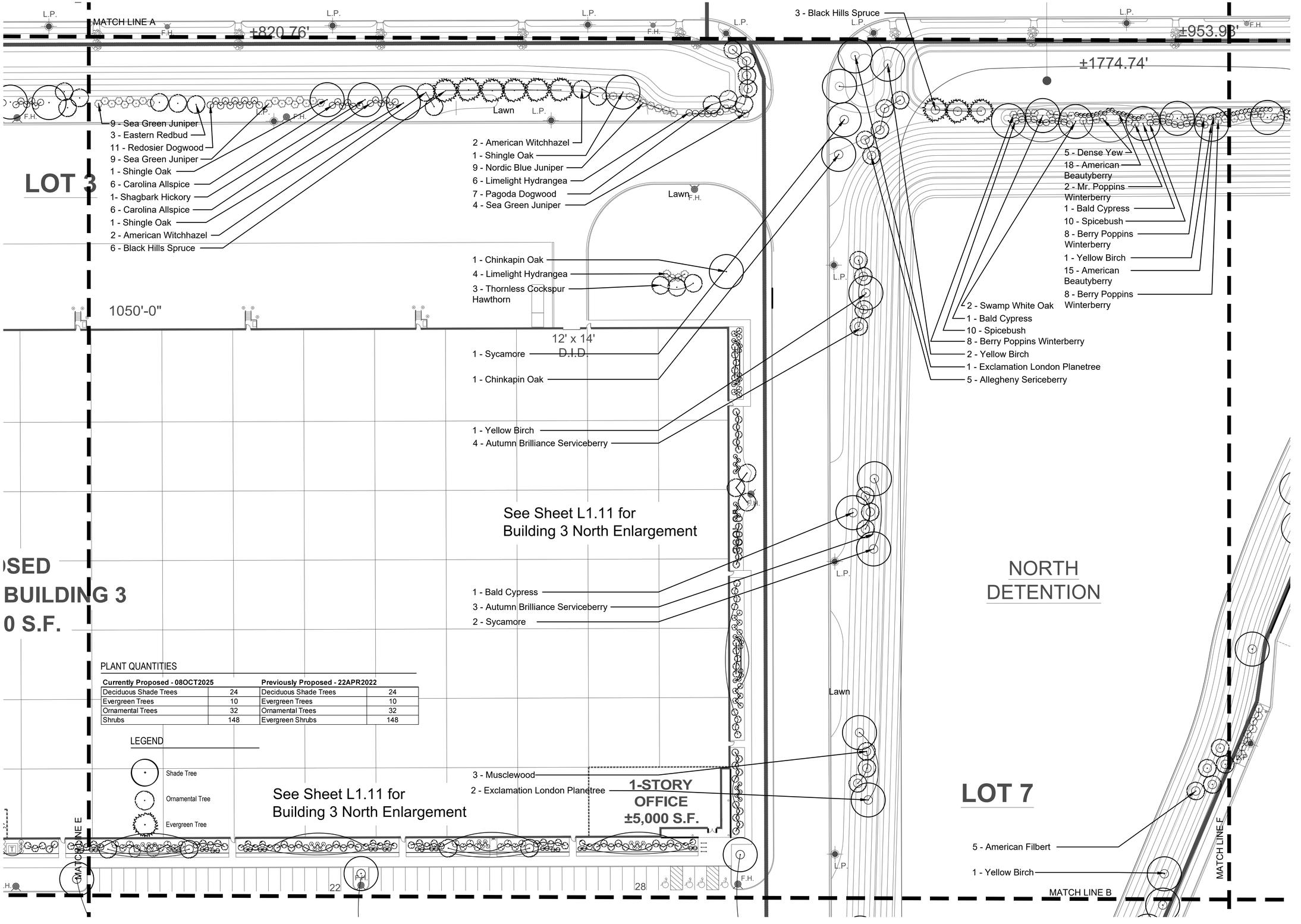

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	24	Deciduous Shade Trees	24
Evergreen Trees	10	Evergreen Trees	10
Ornamental Trees	32	Ornamental Trees	32
Shrubs	148	Evergreen Shrubs	148

LEGEND

Shade Tree

Ornamental Tree

Evergreen Tree

North

SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

ARCHITECT/ PLANNER:
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SUITE 600
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LANDSCAPE ARCHITECT:
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390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

Landscape Plan

SHEET L1.4

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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MATCH LINE A

8 - Berry Poppins Winterberry
1 - Bald Cypress
5 - Amr. Beautybush
9 - Buttonbush
2 - Swamp White Oak
6 - Norway Spruce
2 - Swamp White Oak
1 - Red Maple
1 - Yellow Birch
2 - Bald Cypress
1 - White Oak
10 - Limelight Hydrangea
1 - Black Oak
7 - Allegheny Serviceberry
2 - Heritage River Birch
1 - Black Oak
Lawn
10 - Limelight Hydrangea
1 - White Oak
9 - Dense Yew
MATCH LINE F

3 - Colorado Blue Spruce
2 - Red Maple
9 - Sea Green Juniper
Lawn
3 - Pagoda Dogwood
1 - Espresso Kentucky Coffeetree
Lawn
10 - Sea Green Juniper
9 - Dense Yew
7 - Pee Wee Hydrangea
7 - Pee Wee Hydrangea
1 - Red Maple
11 - Sea Green Juniper
1 - Chicagoland Hackberry
1 - Skyline Honeylocust
1 - Chicagoland Hackberry
Lawn
11 - Cats Pajamas Catmint
Building Enlargement See Sheet 10.0
C-5109RE
LOT 6
2 - Ivory Silk Japanese Tree Lilac
3 - Quick Fire Hydrangea
5 - Dense Yew
2 - Chicagoland Hackberry
3 - Quick Fire Hydrangea
11 - Emerald Green Arborvitae
1 - Espresso Kentucky Coffeetree
3 - Cranberry Cotoneaster
3 - Downy Hawthorn
6 - Chicagoland Green Boxwood
3 - Cranberry Cotoneaster
1 - Espresso Kentucky Coffeetree
5 - Thornless Cockspur Hawthorn
Lawn
12' x 14' D.I.D.
See Sheet L1.12 for Building 4 West Enlargement
Lawn
MATCH LINE B

IRVING PARK RD.

2 - Chinkapin Oak
6 - Autumn Brilliance Serviceberry
7 - Black Hills Spruce
1 - White Oak
12 - Blackhaw Viburnum
3 - Colorado Blue Spruce
13 - All That Glitters Arrowwood Viburnum
3 - Colorado Blue Spruce
3 - Eastern Redbud
20 - Double Play Artisan Spirea
5 - Quick Fire Hydrangea
2 - Espresso Kentucky Coffeetree
5 - Fire Chief Arborvitae
5 - Dense Yew
12 - Snow Hill Salvia & 13 - Butterfly Weed, mixed evenly
6 - Quick Fire Hydrangea
14 - Prairie Dropseed
5 - Taunton Yew
3 - Sonic Bloom Pink Weigela
1 - Bur Oak
5 - Sugar Baby Forsythia
23 - Fire Chief Arborvitae
1 - White Fir
4 - Dense Yew
1 - Skyline Honeylocust
10 - Fire Chief Arborvitae
9 - Miss Kim Lilac
1 - Green Mountain Silver Linden
6 - Grow Low Sumac
5 - Dense Yew
8 - Dark Horse Weigela
11 - Cat's Pajamas Catmint
5 - Blushing Knock Out Rose
10 - Jacob Cline Beebalm & 9 - Butterfly Weed, mixed evenly
10 - Jacob Cline Beebalm & 9 - Butterfly Weed, mixed evenly
5 - Blushing Knock Out Rose
5 - Dense Yew
1 - Bur Oak
3 - Sonic Bloom Pink Weigela
10 - Double Play Artisan Spirea
6 - Dense Yew
3 - Norway Spruce
7 - Miss Kim Lilac
1 - Espresso Kentucky Coffeetree
5 - Dense Yew
6 - Sugar Baby Forsythia
7 - Miss Kim Lilac
1 - Skyline Honeylocust
8 - Fire Chief Arborvitae
1 - Green Mountain Silver Linden
5 - Quick Fire Hydrangea
1 - Chicagoland Hackberry
7 - Dense Yew
3 - Kwanzan Flowering Cherry
7 - Dense Yew
1 - Chicagoland Hackberry
5 - Quick Fire Hydrangea

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	44	Deciduous Shade Trees	44
Evergreen Trees	26	Evergreen Trees	26
Ornamental Trees	35	Ornamental Trees	35
Shrubs	480	Evergreen Shrubs	480
Perennials and Ornamental Grasses	99	Perennials and Ornamental Grasses	99

North

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
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CIVIL ENGINEER:
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SUITE 600
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LANDSCAPE ARCHITECT:
uplandDesign ltd
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24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
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INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

Landscape Plan

SHEET L1.5

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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METRA RAILROAD

MATCH LINE B

50.06'

626.20'

DETENTION BASIN

LOT 2

SOUTH DEPRESSION

MATCH LINE C

1 - State Street Maple
9 - Royal Raindrops Crabapple
1 - Heritage River Birch
10 - Fire Chief Arborvitae
5 - Redosier Dogwood
10 - Dense Yew
7 - Golden Glory Cornelian Cherry Dogwood
15 - New Jersey Tea
5 - Redosier Dogwood
10 - Fire Chief Arborvitae
2 - Yellow Birch
1 - Exclamation London Planetree
1 - Bald Cypress
1 - Heritage River Birch
11 - Buttonbush
1 - Swamp White Oak
11 - Buttonbush
1 - Heritage River Birch
1 - White Oak
1 - Espresso Kentucky Coffeetree
1 - Black Oak
1 - Princeton Elm
1 - White Oak
1 - Redmond Linden
1 - Scarlet Oak
1 - Redmond Linden
1 - Autumn Gold Ginkgo
1 - State Street Maple
1 - Swamp White Oak
1 - White Oak
1 - Black Oak
1 - Sugar Maple
1 - Bur Oak
1 - Redmond Linden
7 - Eastern Redbud
1 - Bur Oak
1 - Swamp White Oak
1 - Shingle Oak
1 - Bur Oak
1 - Yellow Birch
1 - Yellow Birch
1 - Sugar Maple
1 - Scarlet Oak
1 - Black Oak
1 - Swamp White Oak
1 - Chinkapin Oak
1 - Sugar Maple
1 - State Street Maple
1 - Bald Cypress
11 - Taunton Yew
7 - Redosier Dogwood
11 - Taunton Yew
7 - Pagoda Dogwood
2 - Autumn Gold Ginkgo
2 - White Oak
2 - Princeton Elm
1 - Black Oak
1 - Swamp White Oak
5 - Autumn Brilliance Serviceberry
1 - Redmond Linden
1 - Sugar Maple
1 - Yellow Birch
1 - Yellow Birch
1 - Redmond Linden
1 - Bur Oak
1 - State Street Maple
7 - Downy Hawthorn
1 - Princeton Elm
1 - White Oak
1 - White Oak
1 - White Oak
1 - Sugar Maple

Lawn
L.P.
F.H.
ID SIGN
ONLY
ONLY

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

North

SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

ARCHITECT/ PLANNER:

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13543 West 185th Street, Mokena, Illinois 60448
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LANDSCAPE ARCHITECT:

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390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
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REAL ESTATE SERVICES:
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INDUSTRIAL SERVICES

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CELL: 630-525-0649

Landscape Plan

SHEET L1.6

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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PLANT QUANTITIES

Currently Proposed - 08OCT2025		Previously Proposed - 22APR2022	
Deciduous Shade Trees	135	Deciduous Shade Trees	135
Evergreen Trees	0	Evergreen Trees	0
Ornamental Trees	59	Ornamental Trees	59
Shrubs	889	Evergreen Shrubs	889

MATCH LINE B

CENTRAL DETENTION

LOT 4

LOT 5

See Sheet L1.14 for Building 5 Enlargement

REPAIR
± 6,693 S.F.

EXISTING CHURCH

MATCH LINE C

MATCH LINE E

MATCH LINE F

LEGEND

Shade Tree
Ornamental Tree
Evergreen Tree
Shrub
Perennial and Groundcover
Ornamental Grass
Lawn Seeding
Emergent Plantings
Wet Prairie Mix
Full Sun - Part Shade Prairie Mix

SCALE: 1" = 30'-0"
0 15' 30' 60' 90'

ARCHITECT/ PLANNER:
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333 EAST BUTTERFIELD RD.
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LOMBARD, IL 60148

LANDSCAPE ARCHITECT:
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390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
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CELL: 773-401-4733

REAL ESTATE SERVICES:
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OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

Landscape Plan

SHEET L1.7

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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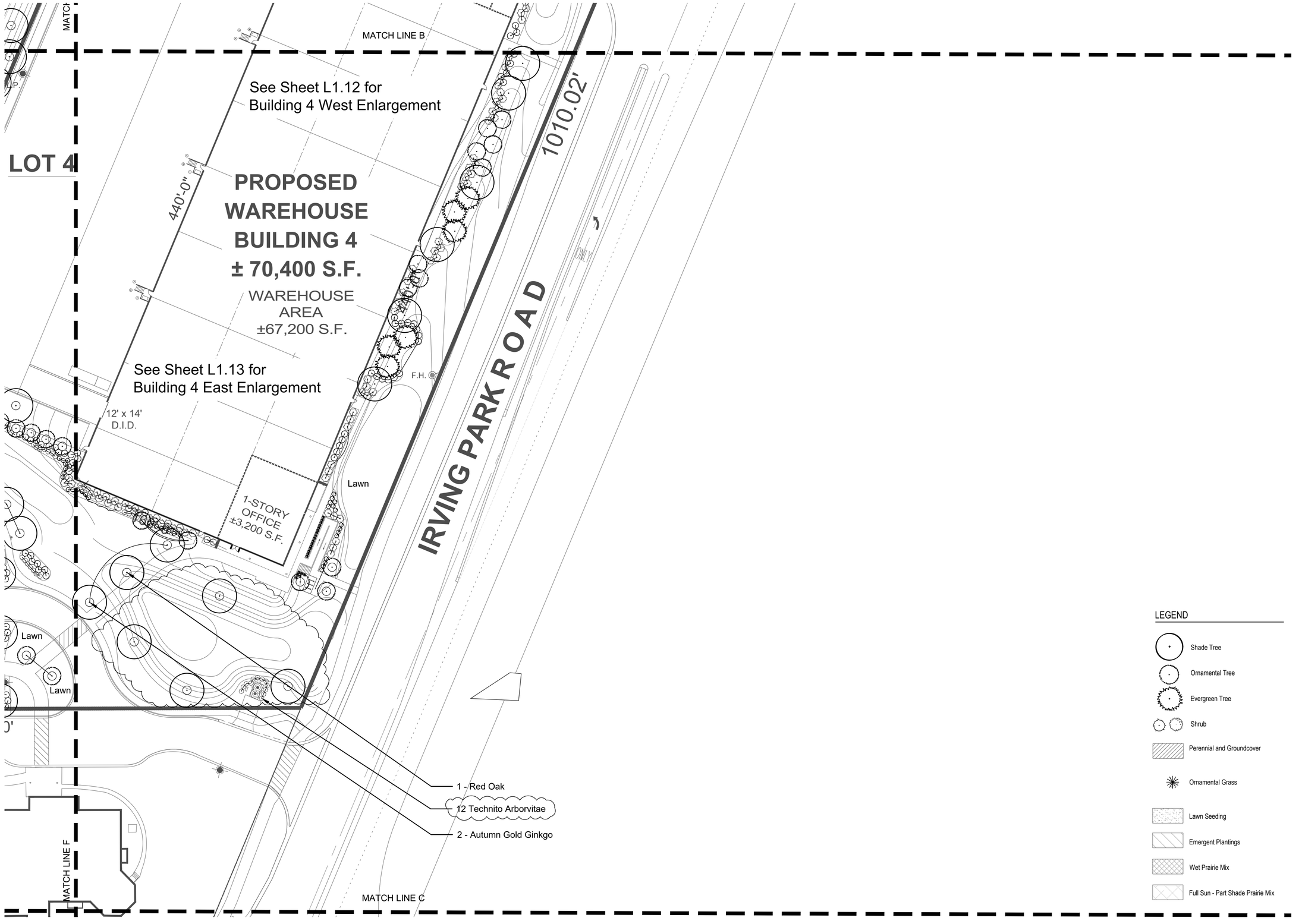

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub
- Perennial and Groundcover
- Ornamental Grass
- Lawn Seeding
- Emergent Plantings
- Wet Prairie Mix
- Full Sun - Part Shade Prairie Mix

North

SCALE: 1" = 30'-0"

0 15' 30' 60' 90'

ARCHITECT/ PLANNER:
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390 O'HARE
LOGISTICS PARK
SITE
DEVELOPMENT
PLAN
PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS
PROPERTY
COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
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CHICAGO, IL 60606
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Landscape Plan

SHEET L1.8

PROJECT #: 25061
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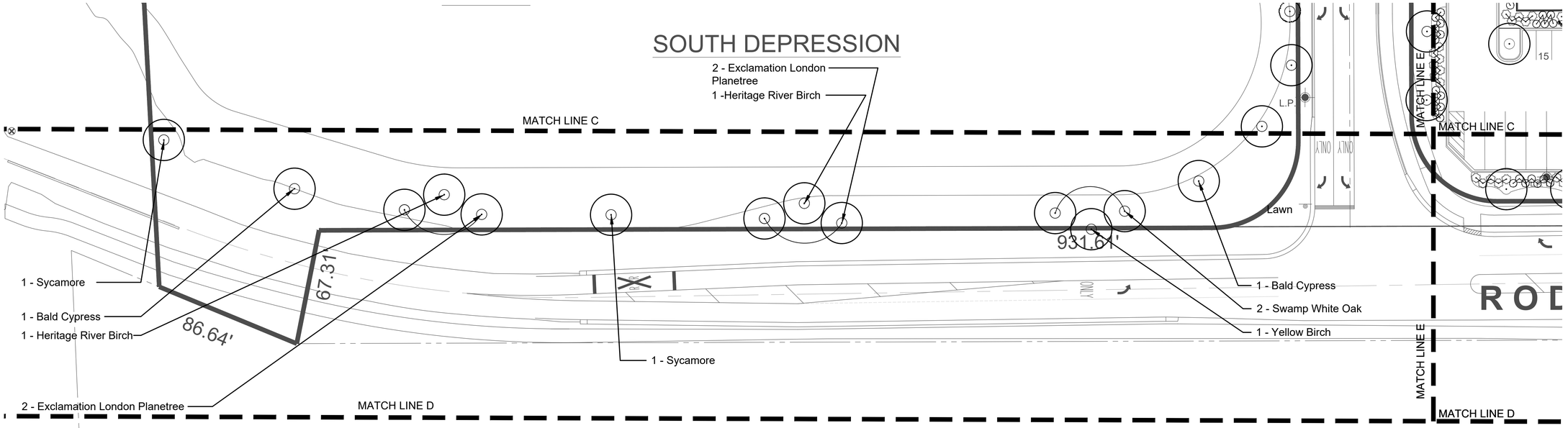
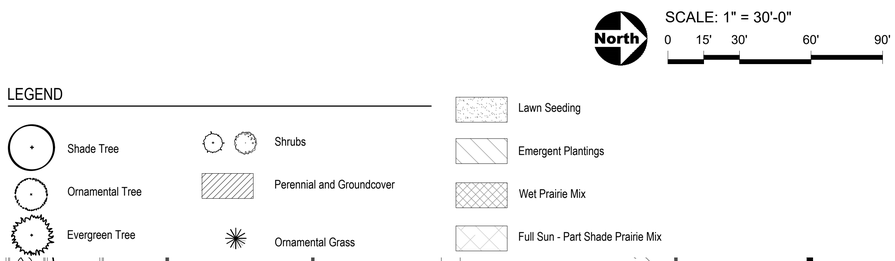
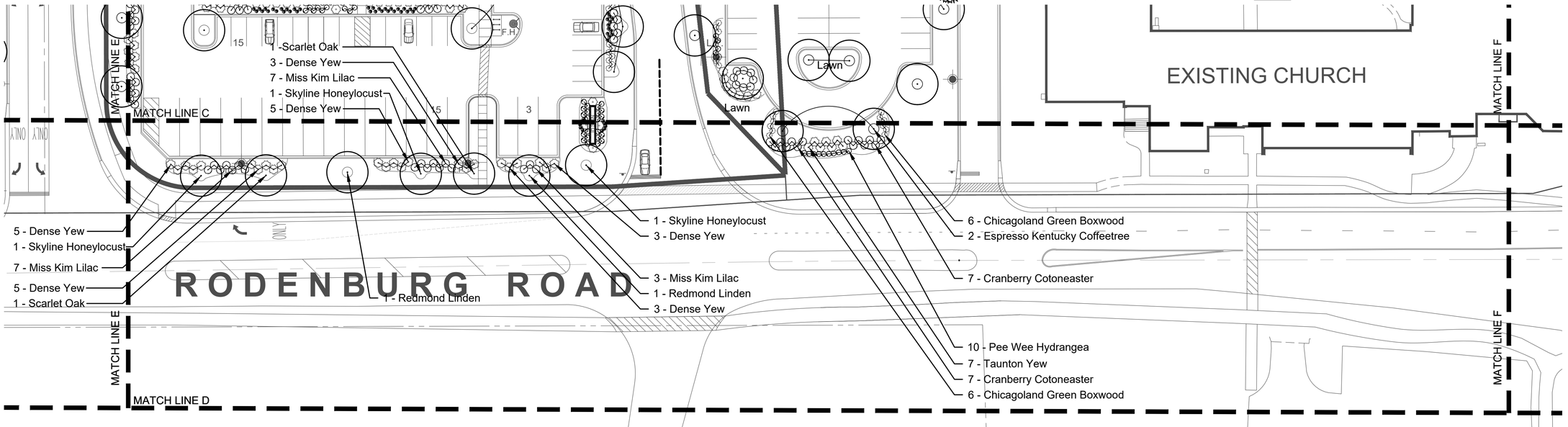
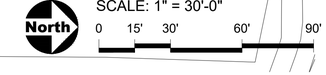


South Rodenburg Road Enlargement





North Rodenburg Road Enlargement



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CIVIL ENGINEER:
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LANDSCAPE ARCHITECT:
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Landscape Architecture & Park Planning
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815-254-0091 www.uplandDesign.com

390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN
PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

Landscape Plan

SHEET L1.9

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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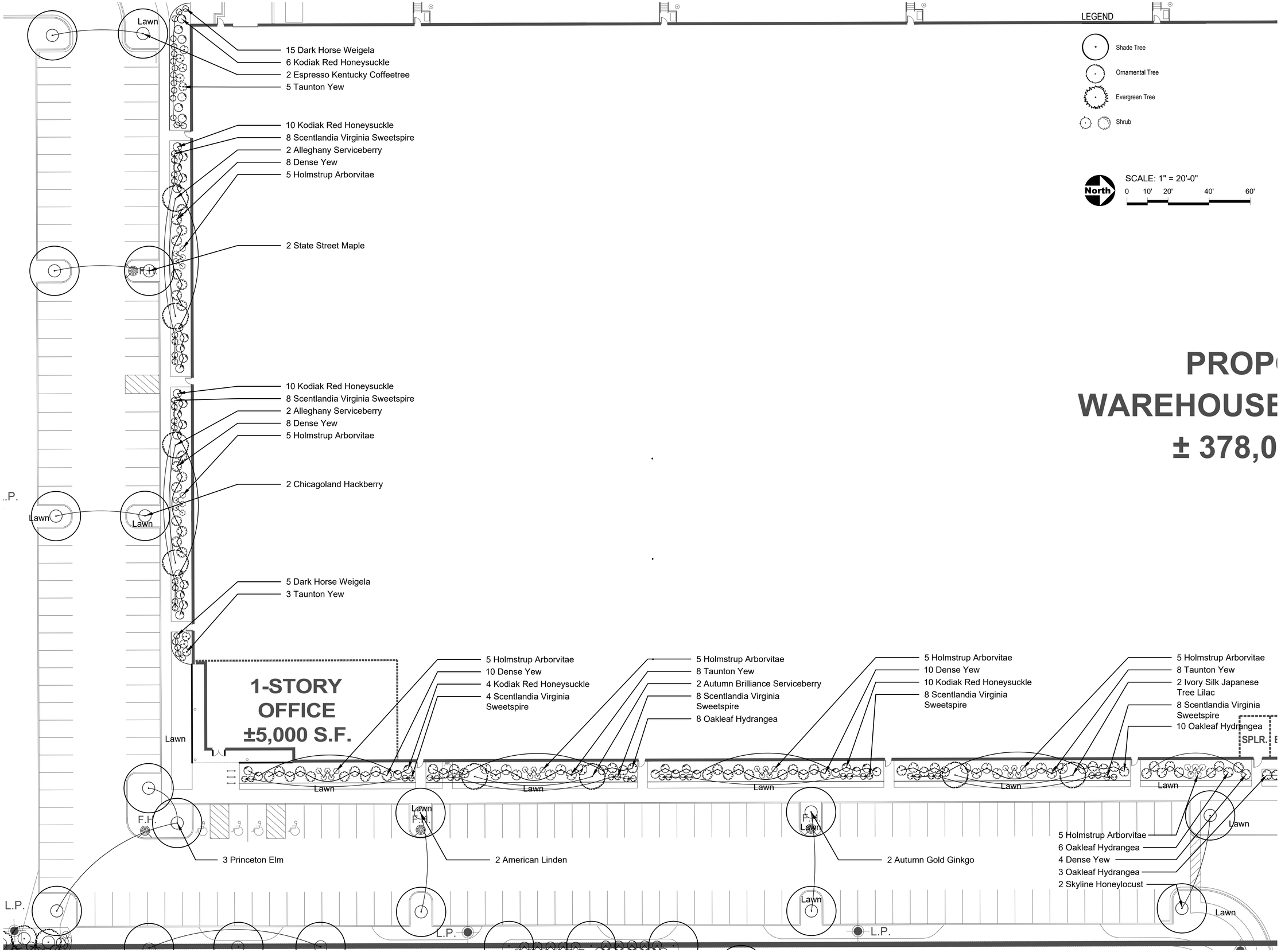

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub

North

SCALE: 1" = 20'-0"

0 10' 20' 40' 60'

PROP
WAREHOUSE
± 378,0

ARCHITECT/ PLANNER:

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390 O'HARE
LOGISTICS PARK
SITE
DEVELOPMENT
PLAN
PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS
PROPERTY
COMPANY, LLC

LOGISTICS PROPERTY CO

191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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Landscape Plan - Building 3 South Enlargement

SHEET L1.10

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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OSED
E BUILDING 3
00 S.F.

3 Taunton Yew
8 Dark Horse Weigela
5 Oakleaf Hydrangea
3 Taunton Yew

6 Dense Yew
5 Dark Horse Weigela
3 Eastern Redbud
5 Dark Horse Weigela
6 Dense Yew

F.H.

L.P.

8 Oakleaf Hydrangea
8 Dark Horse Weigela
5 Oakleaf Hydrangea
10 Taunton Yew

10 Dense Yew
5 Dark Horse Weigela

8 Scentlandia Virginia Sweetspire
5 Holmstrup Arborvitae
8 Taunton Yew
2 Ivory Silk Japanese Tree Lilac
10 Oakleaf Hydrangea

8 Scentlandia Virginia Sweetspire
5 Holmstrup Arborvitae
10 Dense Yew
10 Kodiak Red Honeysuckle

8 Scentlandia Virginia Sweetspire
4 Holmstrup Arborvitae
8 Taunton Yew
2 Autumn Brilliance Serviceberry
10 Oakleaf Hydrangea

4 Scentlandia Virginia Sweetspire
5 Holmstrup Arborvitae
10 Dense Yew
4 Kodiak Red Honeysuckle

1-STORY OFFICE ±5,000 S.F.

ELEC

T

F.H.

F.H.

F.H.

2 Dense Yew
3 Oakleaf Hydrangea
6 Emerald Green Arborvitae
2 Green Mountain Silver Linden

2 State Street Maple

2 Skyline Honeylocust

Lawn

L.P.

Lawn

L.P.

L.P.

North

SCALE: 1" = 20'-0"
0 10' 20' 40' 60'

ARCHITECT/ PLANNER:
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390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN
PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

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LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
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Landscape Plan - Building 3 North Enlargement

SHEET L1.11

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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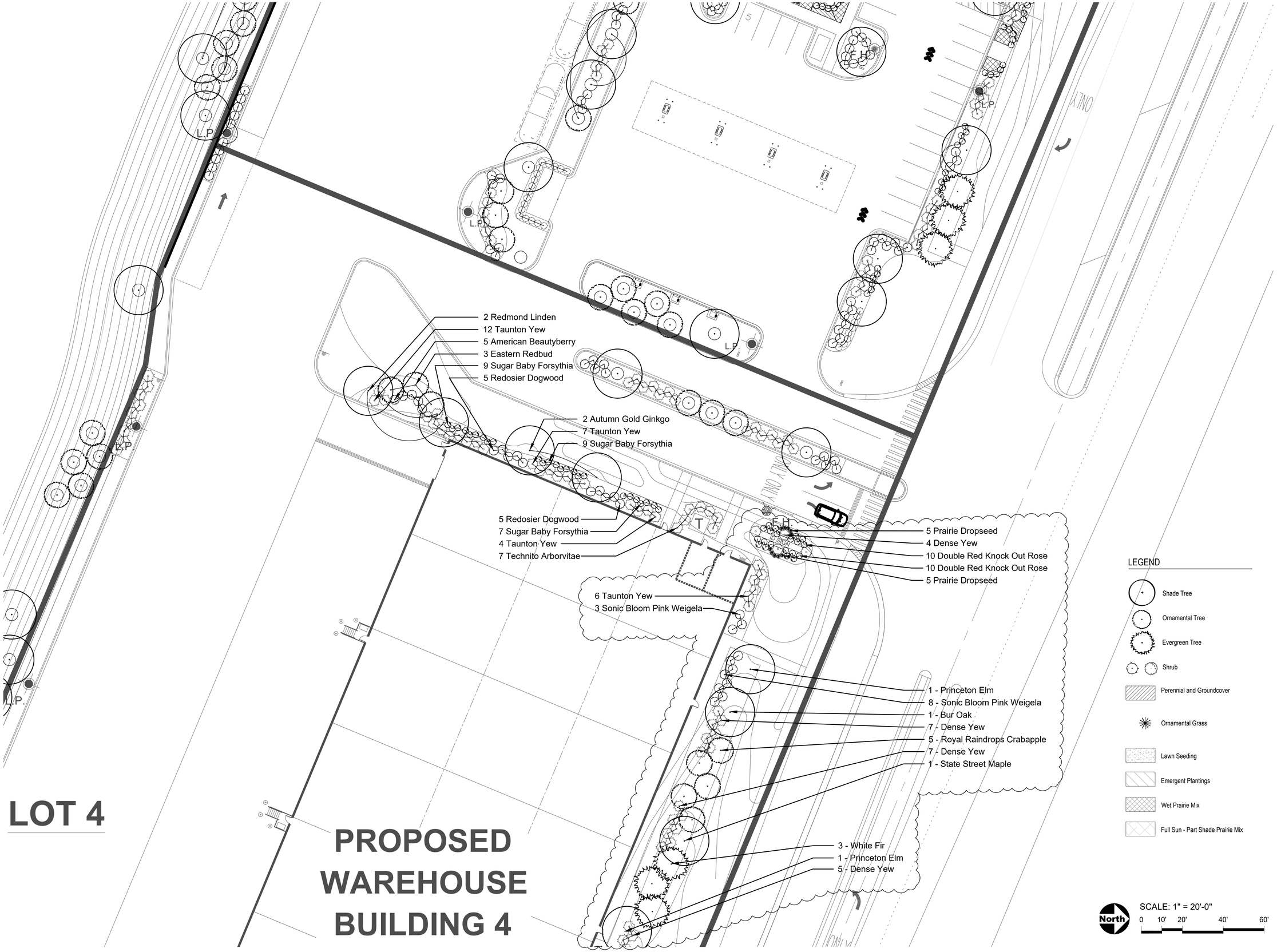

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390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

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SCHAUMBURG, IL

FOR:

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191 NORTH WACKER DRIVE,
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Landscape Plan - Building 4 West Enlargement

SHEET L1.12

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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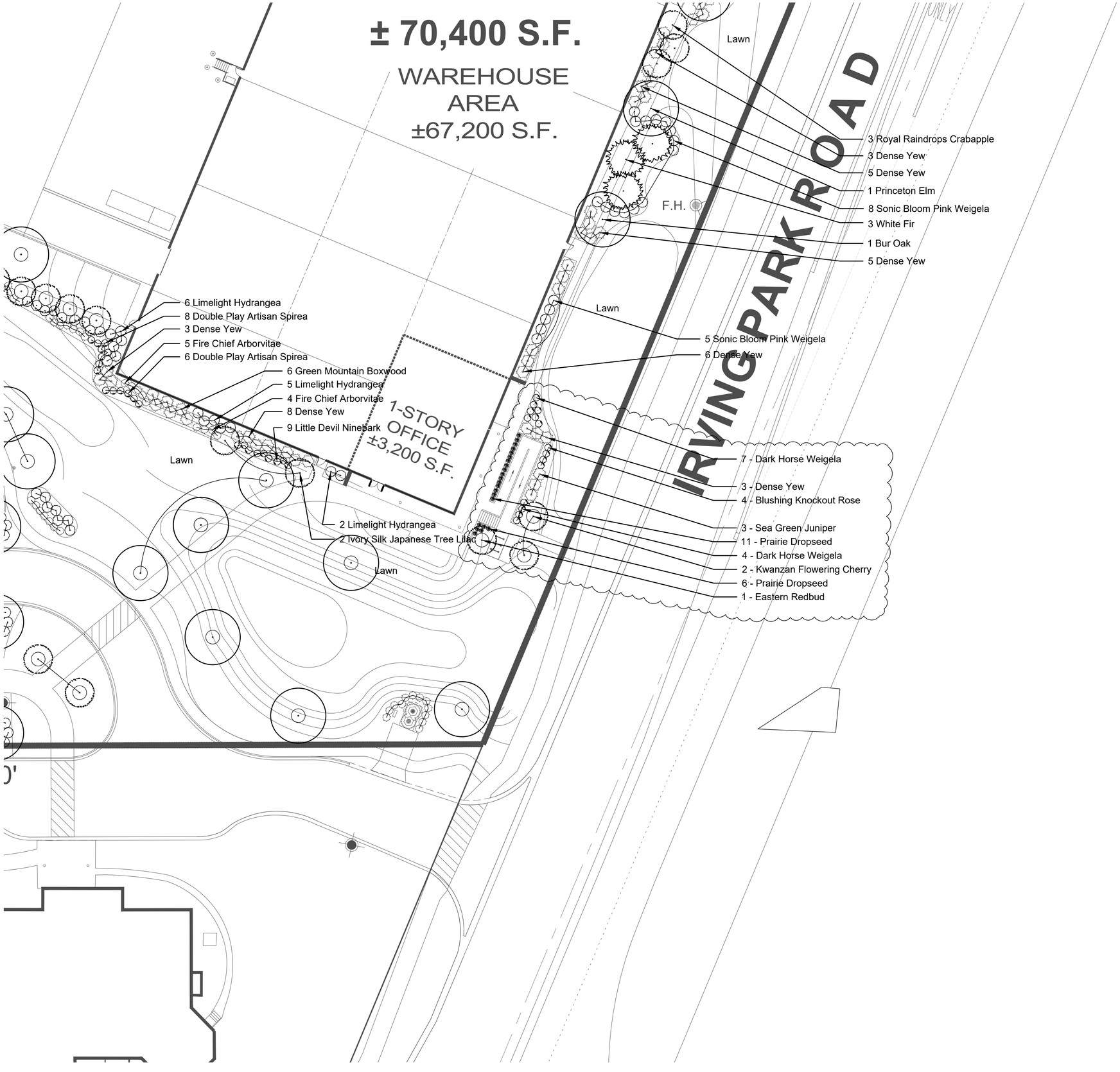

LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Shrub

North

SCALE: 1" = 20'-0"

0 10' 20' 40' 60'

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Landscape Plan - Building 4 East Enlargement

SHEET L1.13

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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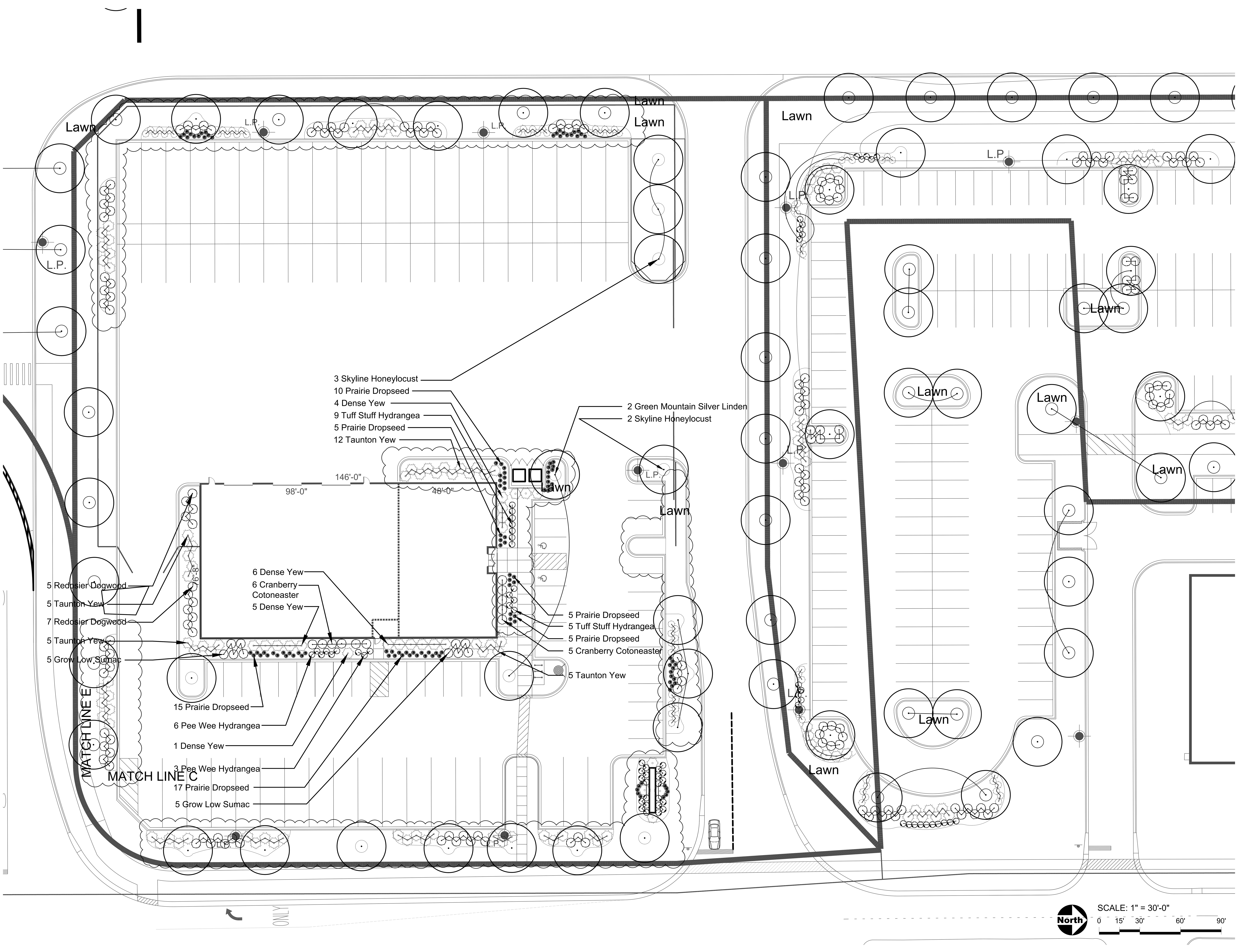

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390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

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Landscape Plan - Building 5 Enlargement

SHEET L1.14

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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PLANT LIST - LOT 3 - BUILDING 3 - SHEETS L1.10 and L1.11

QTY	SIZE	BOTANICAL NAME	COMMON NAME
Deciduous Shade Trees - Balled and Burlap			
4	2.5" cal.	*Acer miyabei 'State Street'*	State Street Maple
2	2.5" cal.	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry
2	2.5" cal.	*Ginkgo biloba 'Autumn Gold'*	Autumn Gold Ginkgo
4	2.5" cal.	*Gleditsia triacanthos inermis ' Skyline'*	Skyline Honeylocust
2	2.5" cal.	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffeetree
2	2.5" cal.	*Tilia americana*	American Linden
2	2.5" cal.	*Tilia tomentosa 'Green Mountain'*	Green Mountain Silver Linden
2	2.5" cal.	*Ulmus americana 'Princeton'*	Princeton Elm
20			
Ornamental Trees - Balled and Burlap			
4	6' Ht Multi-Stem	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry
4	6' Ht Multi-Stem	*Amelanchier laevis*	Alleghany Serviceberry
3	6' Ht Multi-Stem	*Cercis canadensis*	Eastern Redbud
4	2.5" cal.	*Syringia reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac
15			
Evergreen Shrubs - Balled and Burlap or Pot			
84	24" ht. x 24" wt.	*Taxus x media 'Densiformis'*	Dense Yew
56	24" ht. x 24" wt.	*Taxus x media 'Tauntonii'*	Taunton Yew
55	24" Ht. x 24" Spr	*Thuja occidentalis 'Holmstrup'*	Holmstrup Arborvitae
8	60" ht. x 18" wt.	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae
203			
Deciduous Shrubs - Balled and Burlap or Pot			
54	24" ht. x 24" wt.	*Diervilla x splendens 'SMNDSD'*	Kodiak Red Honeysuckle
68	24" Ht. x 24" Spr	*Hydrangea quercifolia 'Ruby Slippers'*	Oakleaf Hydrangea
76	24" Ht. x 24" Spr	Itea virginica 'SMNIVDFC'	Scentlandia Virginia Sweetspire
51	24" ht. x 24" wt.	*Weigela x 'Dark Horse'*	Dark Horse Weigela
249			

REQUIREMENT CHART - LOT 3 - BUILDING 3

Building 3

§ 154.136 (L) Parking Lot Landscaping

Location	Requirement	Required	Provided
Parking Lot Interior Islands	1 tree/120 SF	20 Parking Islands = 10 Trees	20 Shade Trees

M. Foundation Landscaping

Location	Requirement	Required	Provided
Building Facades	10' width landscaping around perimeter of buildings	10' width planting beds around buildings	10' width planting beds provided where pavement is absent.

Site Data

Location	Total Area	Total Area of Landscape	Total Area of Greenspace
Lot 3	950,359 SF	35,775 SF = 3.8%	135,549 SF Lawn = 14.3%

PLANT LIST - LOT 4 - BUILDING 4 - SHEETS L1.12 and L1.13

QTY	SIZE	BOTANICAL NAME	COMMON NAME
Deciduous Shade Trees - Balled and Burlap			
2	2.5" cal.	*Ginkgo biloba 'Autumn Gold'*	Autumn Gold Ginkgo
1	2.5" cal.	*Quercus macrocarpa*	Bur Oak
2	2.5" cal.	*Tilia americana 'Redmond'*	Redmond Linden
1	2.5" cal.	*Ulmus americana 'Princeton'*	Princeton Elm
6			
Evergreen Trees - Balled and Burlap			
3	6' Ht.	*Aibes concolor*	White Fir
3			
Ornamental Trees - Balled and Burlap			
3	6' Ht Multi-Stem	*Cercis canadensis*	Eastern Redbud
3	2.5" cal.	*Malas x 'Royal Raindrops'*	Royal Raindrops Crabapple
2	2.5" cal.	*Syringia reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac
8			
Evergreen Shrubs - Balled and Burlap or Pot			
30	24" ht. x 24" wt.	*Taxus x media 'Densiformis'*	Dense Yew
30	24" ht. x 24" wt.	*Taxus x media 'Tauntonii'*	Taunton Yew
7	60" ht. x 18" wt.	*Thuja occidentalis 'Bailjohn'*	Technito Arborvitae
9	24" ht. x 24" wt.	*Thuja occidentalis 'Congabe'*	Fire Chief Arborvitae
76			
Deciduous Shrubs - Balled and Burlap or Pot			
5	24" ht. x 24" wt.	*Callicarpa americana*	American Beautyberry
10	36" ht. x 36" wt.	*Cornus sericea*	Redosier Dogwood
25	24" ht. x 24" wt.	*Forsythia x 'NIMBUS'*	Sugar Baby Forsythia
12	36" ht. x 24" wt.	*Hydrangea paniculata 'Limelight'*	Limelight Hydrangea
9	24" ht. x 24" wt.	*Physocarpus opulifolius 'Donna May'*	Little Devil Ninebark
13	24" ht. x 24" wt.	*Spiraea japonica 'Galen'*	Double Play Artisan Spirea
25	36" ht. x 24" wt.	*Weigela florida 'Bokrasopin'*	Sonic Bloom Pink Weigela
99			

REQUIREMENT CHART - LOT 4 - BUILDING 4

Building 4

M. Foundation Landscaping

Location	Requirement	Required	Provided
Building Facades	10' width landscaping around perimeter of buildings	10' width planting beds around buildings	10' width planting beds provided where pavement is absent.

Site Data

Location	Total Area	Total Area of Landscape	Total Area of Greenspace
Lot 4	300,502 SF	10,125 SF = 3.4%	39,588 SF Lawn = 13.2%

PLANT LIST - LOT 5 - BUILDING 5 - SHEET L1.14

QTY	SIZE	BOTANICAL NAME	COMMON NAME
Deciduous Shade Trees - Balled and Burlap			
3	2.5" cal.	*Catalpa speciosa*	Northern Catalpa
2	2.5" cal.	*Gleditsia triacanthos inermis ' Skyline'*	Skyline Honeylocust
2	2.5" cal.	*Tilia tomentosa 'Green Mountain'*	Green Mountain Silver Linden
7			
Evergreen Shrubs - Balled and Burlap or Pot			
14	24" ht. x 24" wt.	*Taxus x media 'Densiformis'*	Dense Yew
21	24" ht. x 24" wt.	*Taxus x media 'Tauntonii'*	Taunton Yew
35			
Deciduous Shrubs - Balled and Burlap or Pot			
12	36" ht. x 36" wt.	*Cornus sericea*	Redosier Dogwood
13	24" ht. x 24" wt.	*Cotoneaster apiculatus*	Cranberry Cotoneaster
6	24" ht. x 24" wt.	*Hydrangea serrata 'SMNMAKTSR'*	Tuff Stuff Red Hydrangea
12	24" ht. x 24" wt.	*Hydrangea quercifolia 'Pee Wee'*	Pee Wee Hydrangea
10	24" ht. x 24" wt.	*Sumac aromatica*	Grow Low Sumac
53			
Perennials & Ornamental Grasses - Pots (1 gallon pot)			
54		*Sporobolus heterolepis*	Prairie Dropseed
54			

REQUIREMENT CHART - LOT 5 - BUILDING 5

Building 5

§ 154.136 (L) Parking Lot Landscaping

Location	Requirement	Required	Provided
Parking Lot Interior Islands	1 tree/120 SF	4 Standard Parking Islands = 4 Trees 1 Extended Island = 3 Trees	7 Shade Trees

M. Foundation Landscaping

Location	Requirement	Required	Provided
Building Facades	10' width landscaping around perimeter of buildings	10' width planting beds around buildings	10' width planting beds provided where pavement is absent.

Site Data

Location	Total Area	Total Area of Landscape	Total Area of Greenspace
Lot 5	128,953 SF	8,000 SF = 6.2%	29,295 SF Lawn = 22.7%

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390 O'HARE LOGISTICS PARK SITE DEVELOPMENT PLAN PHASE 2

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SCHAUMBURG, IL

FOR:

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191 NORTH WACKER DRIVE,
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Landscape Plan

SHEET L1.15

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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LAWN SEEDING SPECIFICATION:

SECTION 32 9219
LAWN SEEDING

1.0 GENERAL
1.1 Description
A. This work consists of complete construction of lawn areas including: finish grading, tilling, cleaning seed bed, seeding, blanket, fertilizing, weed control, and mowing.
1.2 Submittals
A. One seed tag for each seed type used on the site shall be saved and delivered to the Owner.

2.0 MATERIALS
2.1 Seed
A. Seed shall be delivered to the site in the original sacks as received from the producer, and each sack shall be tagged in accordance with the agricultural seed laws of the United States and the State of Illinois. Each sack shall be tagged showing the dealer's guarantee as to the year grown, percentage of purity, percentage of germination and the date of the test by which the percentages of purity and germination were determined. All seed sown shall have a date of test within six (6) months of the date of sowing.
B. Any seed delivered prior to use shall be stored in such a manner that it will be protected from damage by heat, moisture, rodents, or other causes.
C. The new turf areas shall have a uniform seed mixture of one of the approved mixes listed below or an approved equal:
Field of Dreams Athletic Mixture by ConServ FS
20% each of two of the following or equals:
- Diva Kentucky Bluegrass
- Rockstar or Blue Chip Plus Kentucky Bluegrass
- Appalachian or Gateway Kentucky Bluegrass

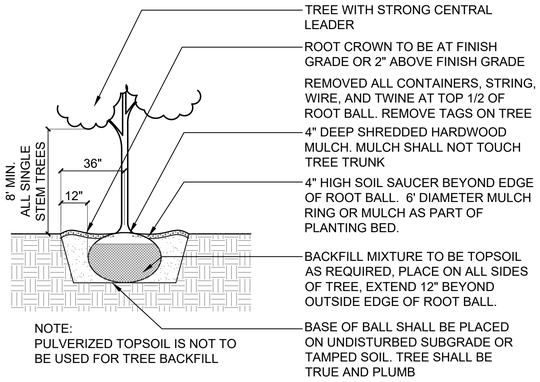
30% of each of two of the Following or equals:
- Accent II Perennial Ryegrass
- Panther H2O Perennial Ryegrass
- Goalkeeper Perennial Ryegrass
- Palmer III Perennial Ryegrass
- Top Gun II Perennial Ryegrass

D. The renovation lawn area shall have a uniform seed mixture of one of the approved mixes listed below or an approved equal:
Field of Dream Reseeder Mixture by ConServ FS
25% each of two of the following or equals:
- Diva Kentucky Bluegrass
- Rockstar Kentucky Bluegrass
- Blue Chip Kentucky Bluegrass
- Appalachian Kentucky Bluegrass
- Gateway Kentucky Bluegrass

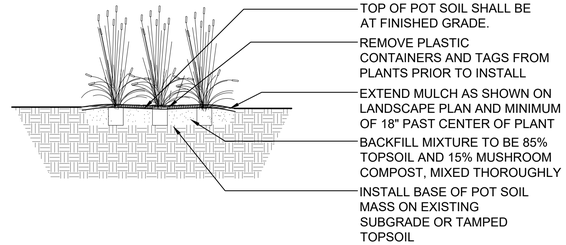
25% of each of two of the following or equals:
- Accent Perennial Ryegrass
- Top Gun perennial Ryegrass
- Panther H2O perennial Ryegrass
- Pennant H2O Perennial Ryegrass
- Palmer III Perennial Ryegrass

2.2 Blanket
A. Blanket shall be excelsior for slopes greater than 1:4 and straw based on slopes less than 1:4. Both shall be woven so as to prevent flyaway of fibers. Blanket shall be of consistent thickness, with fibers evenly distributed throughout the entire area of the blanket. The top and bottom of each blanket shall be covered with photodegradable or biodegradable netting. Material shall not contain any weed seed or chemical additives. Blanket stakes shall be bio-degradable (not metal).
2.3 Fertilizer
A. Fertilizer shall be Nitrogen, Phosphorous and Potassium in the following mixes:
1. New Seeding Areas: 13-25-12 with 30% of nitrogen in slow release formula
2. Over-seed Areas: 22-3-11 with 50% of nitrogen in slow release formula

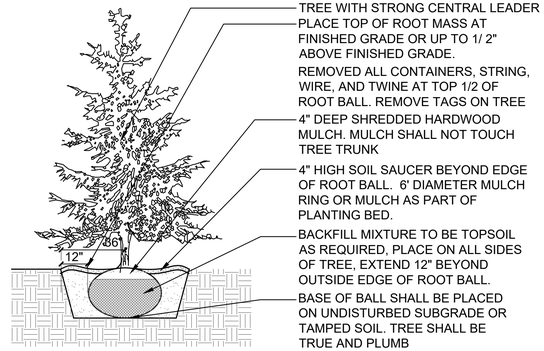
3.0 EXECUTION
3.1 Seeding Operations
A. Remove all debris, including large stones, roots and construction materials. Fill all depressions in lawn area with topsoil prior to top dressing operations. No debris may be buried in pits on the site.
B. Topsoil shall be applied at 6" depth. Topsoil may be blended with sand up to a ratio of 3 parts topsoil to 1 part sand to facilitate application. Contractor shall till; fine grade; remove all clumps, clay, sod clods, and undesirable materials. Seed bed shall be approved by Owner's representative before seeding.
C. Seed shall be applied at the rates listed below for a dense stand with a Brillion, slit seeder, or other mechanical seeder. For new seeded areas, the entire seed bed area shall be covered with bio-degradable blanket. All seed areas must be completely and uniformly covered. Re-seed areas shall have no blanket applied, unless the area is over 200 square feet or at the discretion of the Landscape Architect.
D. Seeding shall be installed between April 1 - June 15 or August 1 to November 1.
3.2 Seeding Rates
A. Seed shall be applied at the following rates - except if dormant seeding is completed in late fall, then rates to be doubled:
SeedRate per 1000 square feetField of Dreams Athletic Mix 4.5 poundsField of Dreams Reseeder Mix (over seed in Spring)2.5 pounds
3.3 Fertilizing
A. NEW SEEDING AREAS: 1.5 pounds of nitrogen fertilizer shall be applied per 1,000 square feet of turf shall be applied at time of initial seeding. See 2.3 for fertilizer mix. It shall be applied evenly over the planting area.
B. RESEEDED AREAS: 0.75 pounds of nitrogen per 1,000 square feet shall be applied at time of overseeding, unless another amount is specified on plan. See 2.3 for fertilizer mix.
3.4 Repairs
A. The Contractor shall be responsible for the repair of any damage to existing lawns, which may result from his work, and such repairs shall be made swiftly in a thorough and workmanlike manner, with minimum inconvenience to the Owner and users of the site. Where lawn areas have been disturbed or damaged, the damaged lawn areas, ruts and depressions shall be cultivated, filled with topsoil, settled to proper grades and seeded. Repairs shall be made to the satisfaction of the Owner or Owner's representative.
3.5 Maintenance
A. It is the responsibility of the Contractor to maintain all seeded lawn areas; this may include cultivation, reseeding, fertilizing, watering, mowing, and the control of weeds until final acceptance has been granted. The Contractor shall mow the grass to a three -inch (3") height if it reaches a four-inch (4") height any time prior to final acceptance. The Owner's representative shall inspect the conditions of the stand to determine satisfaction or the need to improve the stand. Satisfaction is based on 95% coverage over the entire new seeding area and over-seed areas. Maintenance shall continue by the Contractor until acceptance has been granted.
3.6 Watering
A. Watering must be started immediately after the seed is installed. Watering should begin as soon as an area large enough to put down a sprinkler is ready.
B. Thoroughly soak the seed and the soil under the seed. It should be moist at least 2 inches deep. Corners shall be noted and may need to be hand watered to ensure full coverage.
C. After the first watering, water enough to keep the soil under the seed moist, but not muddy. In cool weather this may mean watering only every 3 or 4 days. In very hot weather, you may have to water daily. **Do not allow the seed or soil underneath to dry out between watering**.
D. In about two weeks the seed should have begun to knit to the soil underneath and the watering can be lessened to once or twice per week depending on the weather conditions.
E. If an irrigation system is in place, it is the responsibility of the Contractor to ensure that the system is working and is covering all new seed areas. This responsibility continues until the site is turned over to the owner.
F. Watering shall continue and be maintained by the contractor for at least 30 days beyond substantial completion. It is the contractor's responsibility to meet lawn establishment requirements - additional watering by contractor may be needed.



1 **Tree Installation**
SCALE: N.T.S. d-plant-tree_12



4 **Perennial & Ornamental Grass Installation**
SCALE: 1" = 1'-0" d-perennials



2 **Evergreen Installation**
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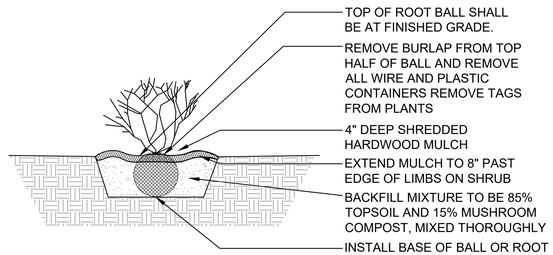

3 **Shrub Installation**
SCALE: N.T.S. d-plant-shrub_12

ARCHITECT/ PLANNER:
arete design studio ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
ATWELL
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

LANDSCAPE ARCHITECT:
uplandDesign ltd
Landscape Architecture & Park Planning
1250 W. 18th St, Chicago, Illinois 60608
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplandDesign.com

390 O'HARE
LOGISTICS PARK
SITE
DEVELOPMENT
PLAN
PHASE 2

1905-1975 LOGISTICS AVE.
SCHAUMBURG, IL

FOR:

LOGISTICS
PROPERTY
COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
DAVID HAIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

Landscape Plan

SHEET L1.16

PROJECT #: 25061
DATE: 06/12/26
REVISIONS: 1
SCALE: AS NOTED

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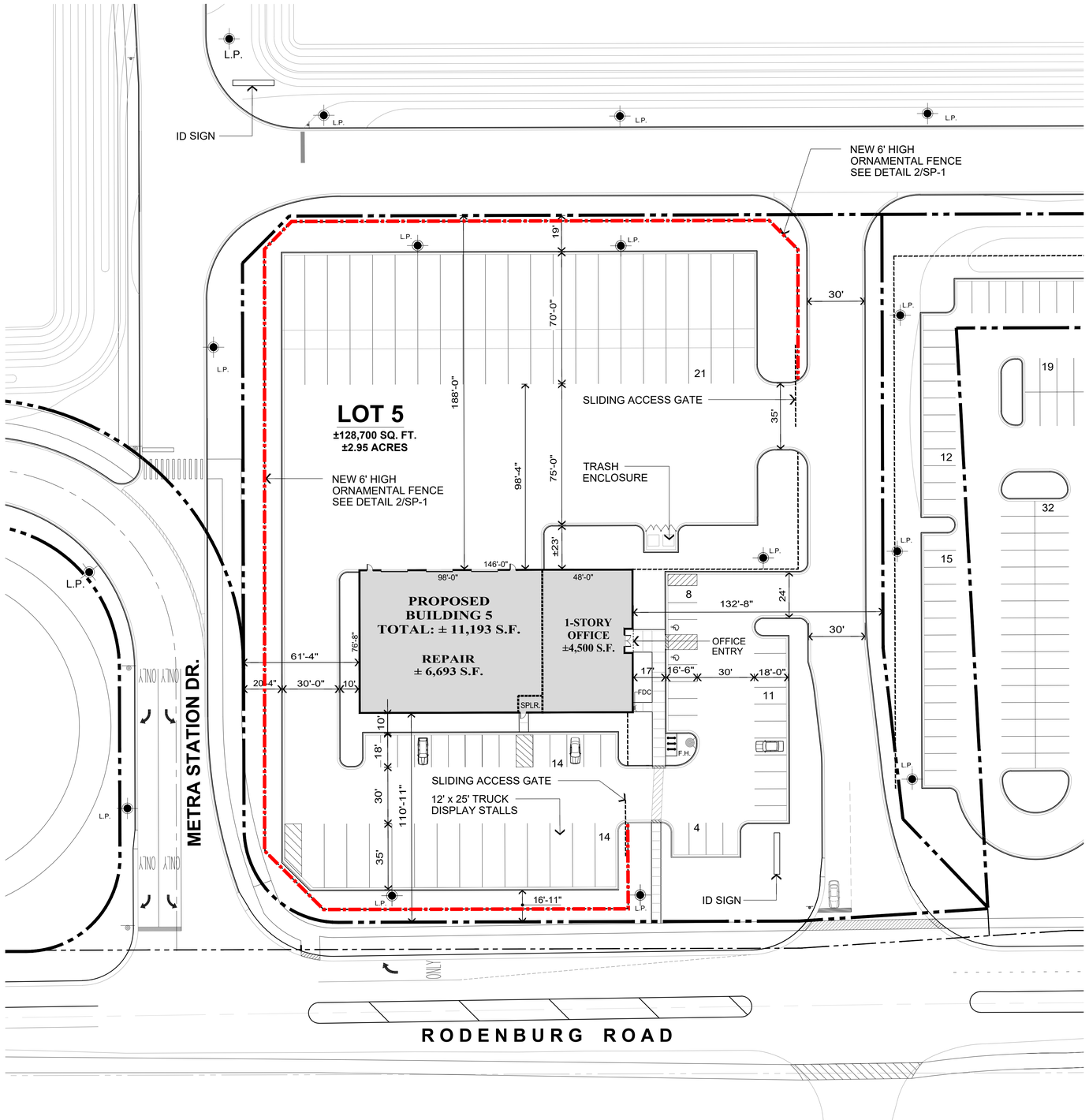
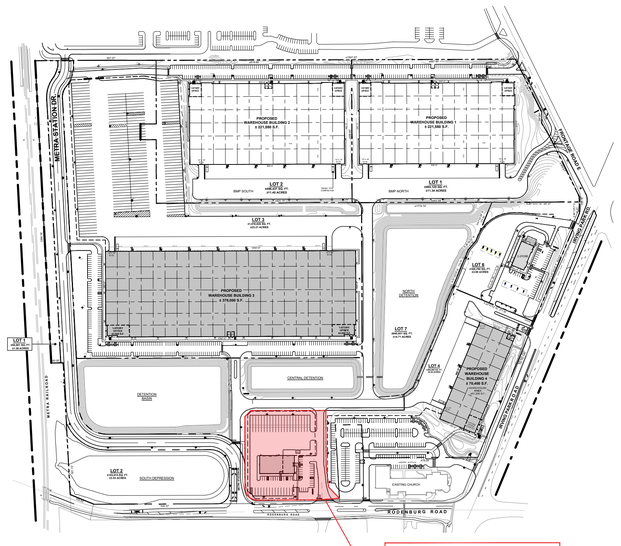


1 SITE PLAN
SCALE: 1" = 30'-0"
0 30' 60'
NORTH

PROJECT DATA LOT 5	
LOT AREA :	±2.95 ACRES ±128,700 SQ. FT.
OFFICE :	±4,500 SQ. FT.
REPAIR:	±6,693 SQ. FT.
TOTAL BUILDING AREA:	±11,193 SQ. FT.
PARKING REQUIRED	
OFFICE	23 STALLS
5/1000 NFA (±4,500 S.F.)	
REPAIR	
3.5/1000 NFA (±6,693 S.F.)	23 STALLS
TOTAL:	46 STALLS
PARKING PROVIDED	
STANDARD:	35 STALLS
ACCESSIBLE:	2 STALLS
PROVIDED ON SITE	9 STALLS
TOTAL:	46 STALLS
TRACTOR DISPLAY	
12' x 35' STALLS	14
SEMI TRACTOR/ TRAILER PARKING	
12' x 70' STALLS	21

2 REPRESENTATIVE FENCE IMAGE
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.
NORTH

ARCHITECT/ PLANNER:
arete design studio llc
architecture • planning • design
13545 West 159th Street, Mokena, Illinois 60448
815.485.7333
arete-ltd.com

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REAL ESTATE SERVICES:
DAVID HIGH
EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
M&Hiffman
ONE OAKBROOK TERRACE, SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

PROJECT:
PROPOSED TRUCK SALES AND LEASING FACILITY
1900 RODENBURG ROAD
SCHAUMBURG, ILLINOIS 60803

REVISION	DESCRIPTION	DATE
1	ISSUE FOR REVIEW	01.01.2026

SITE PLAN

PROJECT NO. 26039
SCALE: AS NOTED
DATE: 04.07.26
REFERENCE DRG.
SP-1

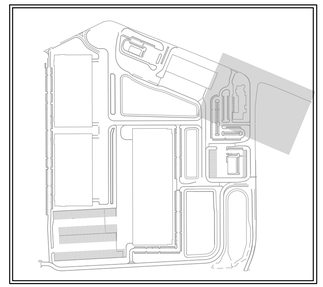
LEGEND

10' WIDE MUNICIPAL UTILITY EASEMENT FOR VILLAGE OF SCHAUMBURG

N

0 20 40 80

SCALE: 1"=40'



KEY MAP

IRVING PARK ROAD

IRVING PARK ROAD

RODENBURG ROAD

EXISTING CHURCH

EXISTING CHURCH PROPERTY

BRACE POLE DURING CONSTRUCTION

SMH-A1

SMH-WW

SMH-F

SMH-A

SMH-B

SMH-C

6" SAN

8" SAN

4" FM

FM

EX. 8" SAN

EX. SMH
804.46
797.08

CONNECTION TO THE EXISTING SANITARY MANHOLE SHALL BE MADE WITH RESILIENT CONNECTORS AND COMPLYING WITH ASTM STANDARD C-923. SEE PIPE TO EXISTING MANHOLE CONNECTION DETAIL

SMH
803.62
798.81 W
797.95 E

OVERHEAD SERVICE TO GARAGE

EX. 3" FORCE MAIN

OH

UNK=797.20

UNK=784.60

DRAWN BY

REVISIONS

DATE

Manhard CONSULTING

700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

390 O'HARE LOGISTICS PARK - PHASE II

VILLAGE OF SCHAUMBURG, ILLINOIS

OFFSITE SANITARY SEWER EASEMENT EXHIBIT

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: KTG
DATE: 05/28/2026
SCALE: 1"=40'

SHEET 1 OF 1

LOPSCIL02

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May 28, 2026 - 17:07 Dwg Name: P:\Lops\083\dwg\Eng\Preliminary\Exhibits Eng\LPE Buildings 3 & 4\OFFSITE SANITARY SEWER EASEMENT EXHIBIT.dwg, Updated By: kgross

SCHAUMBURG COMMUTER PARKING LOT SUBDIVISION

SCHAUMBURG BASEBALL PLAT OF CONSOLIDATION

LOGISTICS AVENUE (PRIVATE DRIVE)

FRONTAGE ROAD

EXISTING LOGISTICS BUILDING 2
LOT 2
(LONG AVENUE ASSEMBLAGE)

EXISTING LOGISTICS BUILDING 1
LOT 1
(LONG AVENUE ASSEMBLAGE)

EXISTING EXPERIOR TRUCK PARKING

SEE SHEET 2

SEE SHEET 4

BMP SOUTH

HWL=795.8
NWL=791.8

BMP NORTH

LOT 1

LOT 3

PROPOSED WAREHOUSE BUILDING 3

METRA ROAD

40' ACCESS DRIVE

EXISTING NORTH DETENTION BASIN
100 YR HWL = 787.72
DET HWL = 787.20
NWL = 783.80

LOT 6

C-STORE

IRVING PARK ROAD

LOT 7

EXISTING UNDERGROUND DETENTION VAULT

PROPOSED WAREHOUSE BUILDING 4

LOT 4

HWL=792.0
NWL=786.7

SOUTH OPEN POND
HWL = 792.00
NWL = 786.70

EXISTING CENTRAL DETENTION BASIN
100 YR HWL = 787.67
DET HWL = 787.20
NWL = 783.80

35' ACCESS DRIVE

SEE SHEET 3

LOT 5

30' ACCESS DRIVE

EXISTING UNDERGROUND DETENTION VAULT

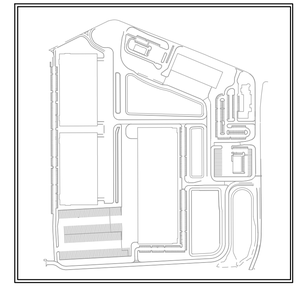
PROPOSED BUILDING 5

LOT 2

EXISTING SOUTH DEPRESSION
HWL = 787.1
NWL = 783.6

EXISTING CHURCH

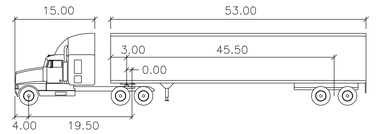
RODENBURG ROAD



KEY MAP

N

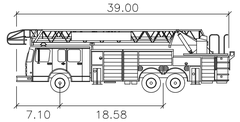
0 50 100 200
SCALE: 1"=100'



WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 40.0
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

WB-67



Pierce 100' Aerial

	feet
Width	: 8.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.1

FIRE TRUCK

LEGEND

FRONT TIRES

REAR TIRES

VEHICLE BODY

DRAWN BY

REVISIONS

DATE

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500

390 O'HARE LOGISTICS PARK - PHASE II

VILLAGE OF SCHAUMBURG, ILLINOIS

AUTOTURN EXHIBIT

PROJ. MGR.:	QDH
PROJ. ASSOC.:	MTM
DRAWN BY:	KTG
DATE:	06/10/2026
SCALE:	1"=100'

SHEET

1 OF 4

LOPSCIL02

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June 9, 2026 - 11:08 Dan Nowak P:\Jobs\D0\Vgra\Engr\Preliminary\Exhibits Engr\Prc Buildings 3 & 4\Autoturn Exhibit.dwg Updated By: kgass

EXISTING LOGISTICS BUILDING 2

EXISTING LOGISTICS BUILDING 1

BMP SOUTH

BMP NORTH

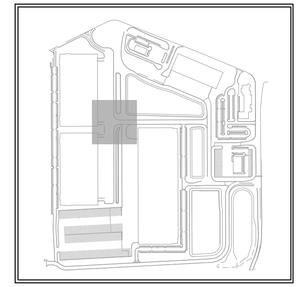
EXISTING NORTH DETENTION BASIN

40' ACCESS DRIVE

WB-67 Custom

WB-67 Custom

WB-67 Custom



KEY MAP

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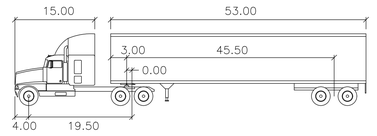
0 10 20 40

SCALE: 1"=20'



WB-67

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 40.0
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

WB-67

LEGEND

FRONT TIRES

REAR TIRES

VEHICLE BODY

DRAWN BY

REVISIONS

DATE

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500

390 O'HARE LOGISTICS PARK - PHASE II

VILLAGE OF SCHAUMBURG, ILLINOIS

AUTOTURN EXHIBIT

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: KTG
DATE: 06/10/2026
SCALE: 1"=20'

SHEET 2 OF 4

LOPSCIL02

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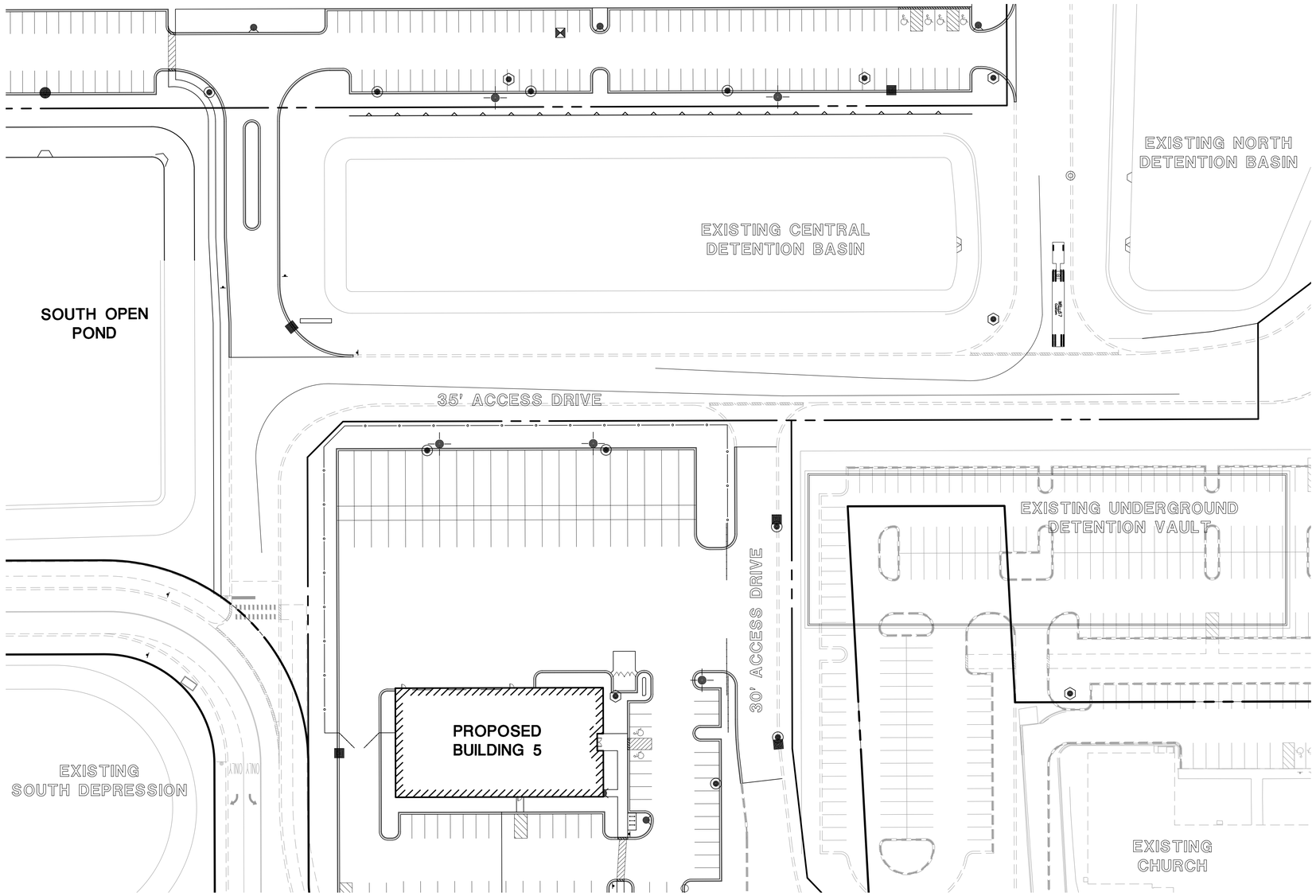
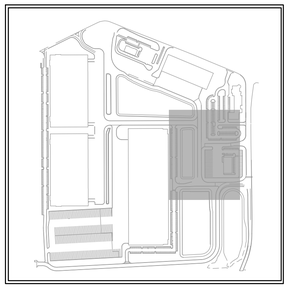
June 9, 2026 - 11:08 Data Name: P:\Projects\31\data\Xref\Preliminary\Exhibits Exp\Loc Buildings 3 & 4\Autoturn Exhibit.dwg Updated By: kgass





KEY MAP

N

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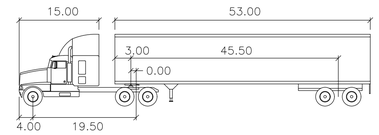
SCALE: 1"=40'



WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 40.0
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

WB-67

LEGEND

FRONT TIRES

REAR TIRES

VEHICLE BODY

DRAWN BY

REVISIONS

DATE

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333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500

390 O'HARE LOGISTICS PARK - PHASE II

VILLAGE OF SCHAUMBURG, ILLINOIS

AUTOTURN EXHIBIT

PROJ. MGR.: QDH
PROJ. ASSOC.: MTM
DRAWN BY: KTG
DATE: 06/10/2026
SCALE: 1"=40'

SHEET 3 OF 4

LOPSCIL02

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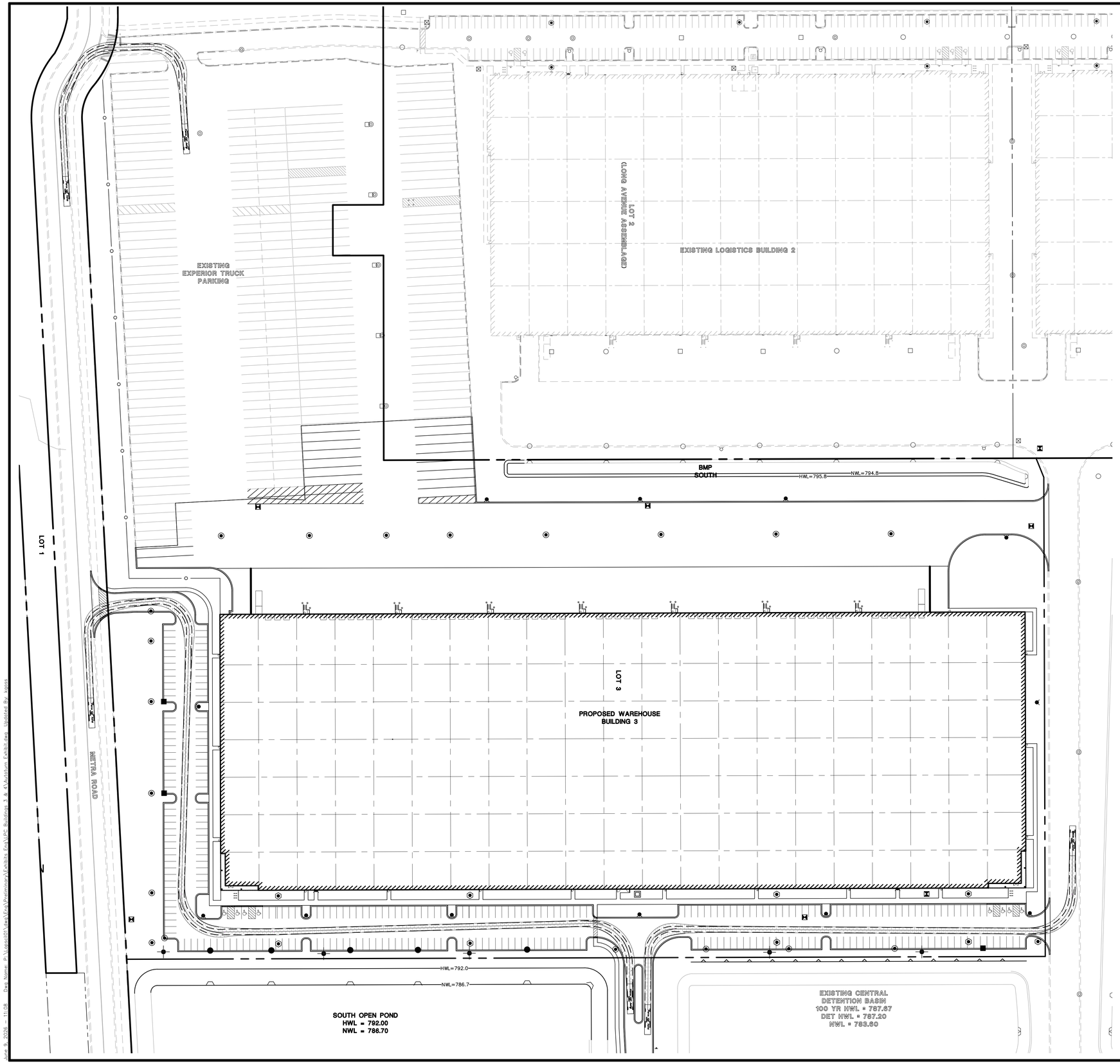
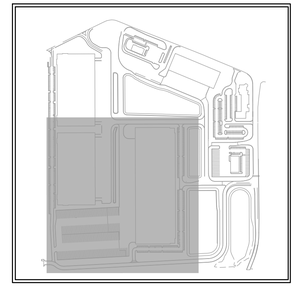
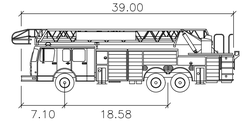
June 9, 2026 - 11:08 Dwg Name: P:\Jobs\01\Tech\Eng\Preliminary\Exhibit Eng\LPC Buildings 3 & 4\Autoturn Exhibit.dwg Updated By: kpass





KEY MAP

SCALE: 1"=60'



Pierce 100' Aerial

	feet
Width	: 8.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.1

FIRE TRUCK

LEGEND

- FRONT TIRES
- REAR TIRES
- VEHICLE BODY

DRAWN BY

REVISIONS

DATE

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Lombard, IL 60148
ph:630.691.8500

390 O'HARE LOGISTICS PARK - PHASE II

VILLAGE OF SCHAUMBURG, ILLINOIS

AUTOTURN EXHIBIT

PROJ. MGR.:	QDH
PROJ. ASSOC.:	MTM
DRAWN BY:	KTG
DATE:	06/10/2026
SCALE:	1"=60'

SHEET

4 OF 4

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June 9, 2026 - 11:08 Dwg Name: P:\Projects\01\data\Engr\Preliminary\Exhibits Eng\LPC Buildings 3 & 4\Autoturn Exhibit.dwg Updated By: kgass

GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive ▪ Vernon Hills, IL 60061
847.478.9700 ▪ GHA-Engineers.com

MEMORANDUM

To: Mr. Ben Fish
Vice President – Midwest Region
Logistics Property Company LLC

Copy: Vince Pergande – LPC
Laura Stark - LPC

From: Dan. Brinkman, PE, PTOE

Re: Traffic Generation comparison
Experior Global Facility
1001 W Irving Park Road
Schaumburg, Illinois

Date: June 2, 2026

Per your request, Gewalt Hamilton Associates, Inc. (GHA) has prepared the following comparison between the original proposal for the Experior Global development adjacent to LPC's Long Avenue project in Schaumburg, Illinois and an alternative where LPC acquires the balance of the undeveloped property as well as the truck parking facilities and constructs two additional warehouses.

GHA previously prepared a Traffic Impact Study for the LPC Long Avenue project that was dated December 1, 2025, which should be used for reference regarding the Long Avenue project.

Experior Global was approved for a development consisting of a mix of commercial, retail, office, and truck parking on the approximately 55-acre property located at the southwest corner of the IL Rte 19 (Irving Park Road) intersection with Rodenburg Road. (see ***Exhibit 1***)

LPC Subsequently received approval from the Village of Schaumburg to construct two warehouse facilities on the approximately 23-acre Long Avenue property (see ***Exhibit 1***)

KLOA, Inc. prepared a Traffic Impact Study for the Experior Global development dated January 17, 2022. An excerpt from the KLOA study is attached as ***Exhibit 2.*** *NOTE:* there is a mathematical error in the KLOA trip generation table. Evening total trips should be 306 not 206

as summarized in Table 7 of the KLOA report. ***Table 1*** summarizes the anticipated traffic volumes for the original Experior Global development per the KLOA study (corrected)

Table 1 – Original Experior Global Development Trips

Land Use	Size		ITE Code	Vehicle Type	Weekday Peak Hours						Daily		
					Morning Peak Hour			Evening Evening Peak					
					In	Out	Sum	In	Out	Sum	In	Out	Sum
Experior Logistics - Fuel Center													
Fuel Center w/ Convenience Store	8	Fuel Pumps	945	P & SU	108	108	216	91	91	182	1,029	1,029	2,058
				60% Pass-By Reduction	-65	-65	-130	-55	-55	-110	-617	-617	-1,234
	3	Truck Diesel Pumps		Trucks	12	12	24	12	12	24	412	412	824
Fast Food Restaurent w/ Drive-Through (no Indoor Seating)	1.5	KSF	935	All Vehicles	20	23	43	31	29	60	344	344	688
				20% Pass-By Reduction	-4	-4	-8	-6	-6	-12	-68	-68	-136
Total Fuel Center Trips					**71**	**74**	**145**	**73**	**71**	**144**	**1,100**	**1,100**	**2,200**
Experior Logistics - Commercial Cener													
Office	40	KSF	710	All Vehicles	67	9	76	13	65	78	262	262	524
Warehouse	48	KSF	150	All Vehicles	22	7	29	26	6	32	57	57	114
Total Commercial Trips					**89**	**16**	**105**	**39**	**71**	**110**	**319**	**319**	**638**
Experior Logistics - Tractor Trailer Facility													
Other	635	Trailer Parking		P & SU	4	0	4	2	3	5	160	158	318
				Trucks	12	22	34	26	21	47	158	152	310
Total Tractor Trailer Trips					**16**	**22**	**38**	**28**	**24**	**52**	**318**	**310**	**628**
Experior Logistics - Total Trips					**176**	**112**	**288**	**140**	**166**	**306**	**1,737**	**1,677**	**3,414**

Sources: May 2022 KLOA Study - See Attached

LPC is now proposing to acquire the Experior Global development and propose changes to the development from what was originally approved. LPC plans to keep the fuel center and re-purpose the building that was associated with the truck parking facility as a truck sales facility. The updated LPC site plan is provided as ***Exhibit 3.*** In lieu of the smaller warehouse / office building and the majority of the truck parking facilities, LPC intends to construct two warehouses: one of approximately 70,400 square feet fronting on Irving Park Road and a

second larger (approximately 378,000 square feet) just south of their own Long Avenue development and within the footprint of the previously approved truck parking facility.

GHA has estimated the traffic generation of the proposed LPC development including the two larger warehouses and the "maintenance building" as a truck sales facility. *Note: ITE does not have a land use for truck sales, so we selected the Recreational Vehicle Sales land use #842 as the most similar for comparison purposes.* ***Table 2*** provides the traffic generation estimates for the updated LPC development proposal.

Table 2 – Updated LPC Development Trips

Land Use	Size		ITE Code	Vehicle Type	Weekday Peak Hours						Daily		
					Morning Peak Hour			Evening Evening Peak					
					In	Out	Sum	In	Out	Sum	In	Out	Sum
Experior Logistics - Fuel Center													
Fuel Center w/ Convenience Store	8	Fuel Pumps	945	P & SU	108	108	216	91	91	182	1,029	1,029	2,058
				60% Pass-By Reduction	-65	-65	-130	-55	-55	-110	-617	-617	-1,234
	3	Truck Diesel Pumps		Trucks	12	12	24	12	12	24	412	412	824
Fast Food Restaurent w/ Drive-Through (no Indoor Seating)	1.5	KSF	935	All Vehicles	20	23	43	31	29	60	344	344	688
				20% Pass-By Reduction	-4	-4	-8	-6	-6	-12	-68	-68	-136
Total Fuel Center Trips					**71**	**74**	**145**	**73**	**71**	**144**	**1,100**	**1,100**	**2,200**
LPC Warehouse Development													
Warehouse	70.4	KSF	150	All Vehicles	15	5	20	8	19	27	48	49	97
Warehouse	378	KSF	150	All Vehicles	39	12	51	17	44	61	261	261	522
Total Warehouse Trips					**54**	**17**	**71**	**25**	**63**	**88**	**309**	**310**	**619**
Experior Logistics - Tractor Trailer Maintenance Building as Truck Dealership													
Truck Maintenance and Dealership	24.5	KSF	842	All Vehicles	9	2	11	6	13	19	61	62	123
LPC Proposed - Total Trips					**134**	**93**	**227**	**104**	**147**	**251**	**1,470**	**1,472**	**2,942**

Source: ITE Trip Generation Manual, 12th Edition

Trip generation excerpts from the 12th Edition of the ITE manual *Trip Generation* are attached as ***Exhibit 4.***

Table 3 calculates the net difference between the two proposals based on the calculations provided above.

Table 3 – Trip Generation Comparison

Experior Logistics - Total Trips	176	112	288	140	166	306	1,737	1,677	3,414
LPC Proposed - Total Trips	134	93	227	104	147	251	1,470	1,472	2,942
Net Change	-42	-19	-61	-36	-19	-55	-267	-205	-472

As can be seen in ***Table 3*** the updated LPC Development proposal is expected to generate fewer peak hour and fewer daily trips than the previously approved Experior Global Development. The new LPC Development proposal is expected to generate between 50-60 fewer Peak Hour trips and approximately 475 fewer trips daily.

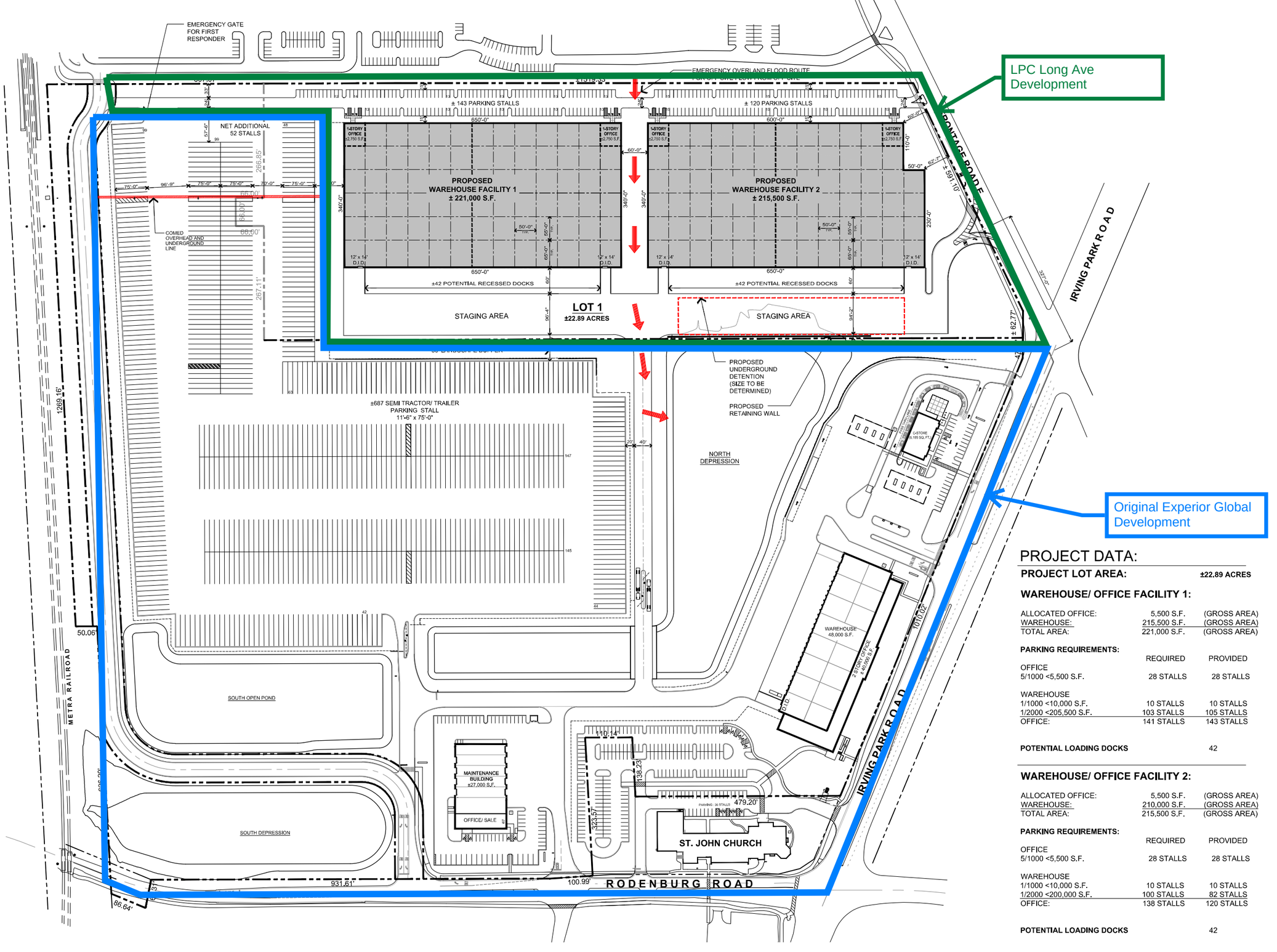
Based on our calculations and comparison of the two development proposals, it is our opinion that the new LPC Development proposal traffic can be accommodated by the area roadways and existing access system without any significant impacts or additional improvements.

I hope you find these comments helpful. Should you have any questions or require additional information, please do not hesitate to contact me directly.

Exhibits

1. Original Development Plan
2. KLOA Experior Global Development Study Excerpt
3. Updated Development Plan
4. ITE Trip Generation Excerpts

5841.951 LPC Schaumburg Supplement 060226.doc



CONCEPT SITE PLAN

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

PROJECT DATA:

PROJECT LOT AREA: **±22.89 ACRES**

WAREHOUSE/ OFFICE FACILITY 1:

ALLOCATED OFFICE:	5,500 S.F.	(GROSS AREA)
WAREHOUSE:	215,500 S.F.	(GROSS AREA)
TOTAL AREA:	221,000 S.F.	(GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
OFFICE		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <205,500 S.F.	103 STALLS	105 STALLS
OFFICE:	141 STALLS	143 STALLS

POTENTIAL LOADING DOCKS 42

WAREHOUSE/ OFFICE FACILITY 2:

ALLOCATED OFFICE:	5,500 S.F.	(GROSS AREA)
WAREHOUSE:	210,000 S.F.	(GROSS AREA)
TOTAL AREA:	215,500 S.F.	(GROSS AREA)

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
OFFICE		
5/1000 <5,500 S.F.	28 STALLS	28 STALLS
WAREHOUSE		
1/1000 <10,000 S.F.	10 STALLS	10 STALLS
1/2000 <200,000 S.F.	100 STALLS	82 STALLS
OFFICE:	138 STALLS	120 STALLS

POTENTIAL LOADING DOCKS 42

ARCHITECT/ PLANNER:
arete design studio, ltd
architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-ltd.com

CIVIL ENGINEER:
Manhard CONSULTING
333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

CONCEPT SITE PLAN

LONG AVE. WAREHOUSE FACILITY

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC
LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES
NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

SP-1

PROJECT #: 24031
DATE: 06/04/24
REVISIONS: 07/31/24
SCALE: AS NOTED

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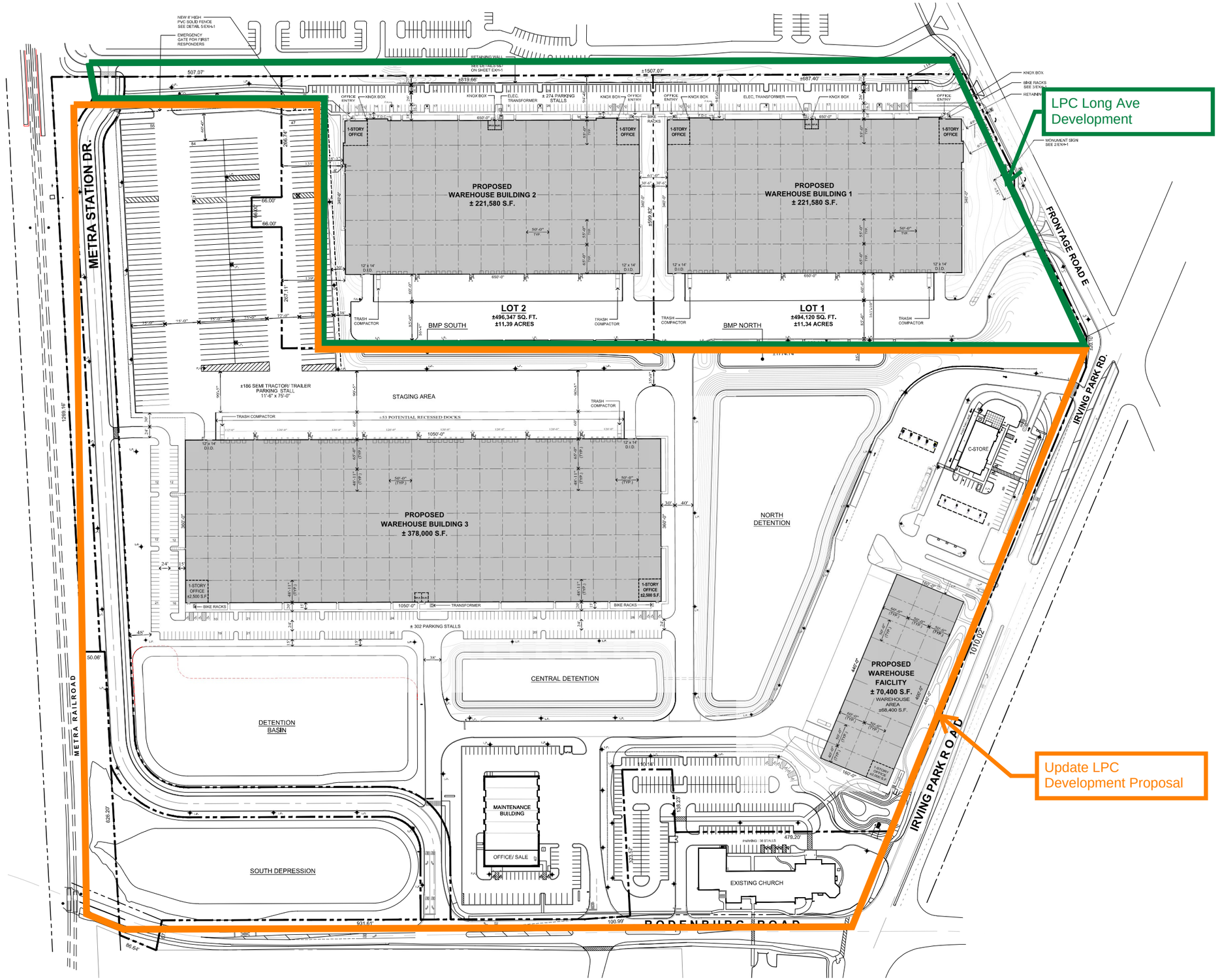
Exhibit 1



SITE PLAN

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

ARCHITECT/ PLANNER:

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architecture • planning • design
13543 West 185th Street, Mokena, Illinois 60448
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CIVIL ENGINEER:

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333 EAST BUTTERFIELD RD.
SUITE 600
LOMBARD, IL 60148

PROPOSED SITE PLAN

LONG AVE. WAREHOUSE SITE DEVELOPMENT PLAN

SCHAUMBURG, IL

FOR:

LOGISTICS PROPERTY COMPANY, LLC

LOGISTICS PROPERTY CO
191 NORTH WACKER DRIVE,
SUITE 1700
CHICAGO, IL 60606
CELL: 773-401-4733

REAL ESTATE SERVICES:
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EXECUTIVE VICE PRESIDENT
INDUSTRIAL SERVICES

NAI Hiffman
ONE OAKBROOK TERRACE,
SUITE 400
OAKBROOK TERRACE, IL 60181
CELL: 630-525-0649

EXH-1

PROJECT #: 25061
DATE: 04/10/26
REVISIONS:
SCALE: AS NOTED

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Exhibit 3

Table 7
ESTIMATED VEHICLE TRIP GENERATION FOR PROPOSED DEVELOPMENT

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily	
		In	Out	Total	In	Out	Total	In	Out
Fuel Center									
945	Fueling Center w/ Convenience Store								
	8 Regular Fuel Pumps	108	108	216	91	91	182	1029	1029
	60% Pass-By Reduction	-65	-65	-130	-55	-55	-110	-617	-617
	3 Truck Diesel Pumps	12	12	24	12	12	24	412	412
935	Fast Food Restaurant w/ Drive-Through (No Indoor Seating) 1,500 s.f.	20	23	43	31	29	60	344	344
	20% Pass-By Reduction	-4	-4	-8	-6	-6	-12	-68	-68
	Total New Trips	**71**	**74**	**145**	**73**	**71**	**144**	**1100**	**1100**
Commercial Center									
710	Office (40,000 s.f.)	67	9	76	13	65	78	262	262
150	Warehouse (48,000 s.f.)[1]	22	7	29	26	6	32	57	57
	Total Commercial Trips	**89**	**16**	**105**	**39**	**71**	**110**	**319**	**319**
Tractor Trailer Facility									
Other[2]	Trailer Parking (635 spaces)								
	Passenger Vehicles	4	0	4	2	3	5	160	158
	Trucks	12	22	34	26	21	47	158	152
	Total	**16**	**22**	**38**	**28**	**24**	**52**	**318**	**258**
Total Development New Trips		**176**	**112**	**288**	**140**	**166**	**206**	**1737**	**1677**

1 – Warehouse trips reduced by 20 percent as the truck traffic generated by the warehouse will be internal between the trailer parking facility and the warehouse.
306
2 – Calculated from existing data of a similar facility in Alsip, Illinois providing 650 trailer parking spaces

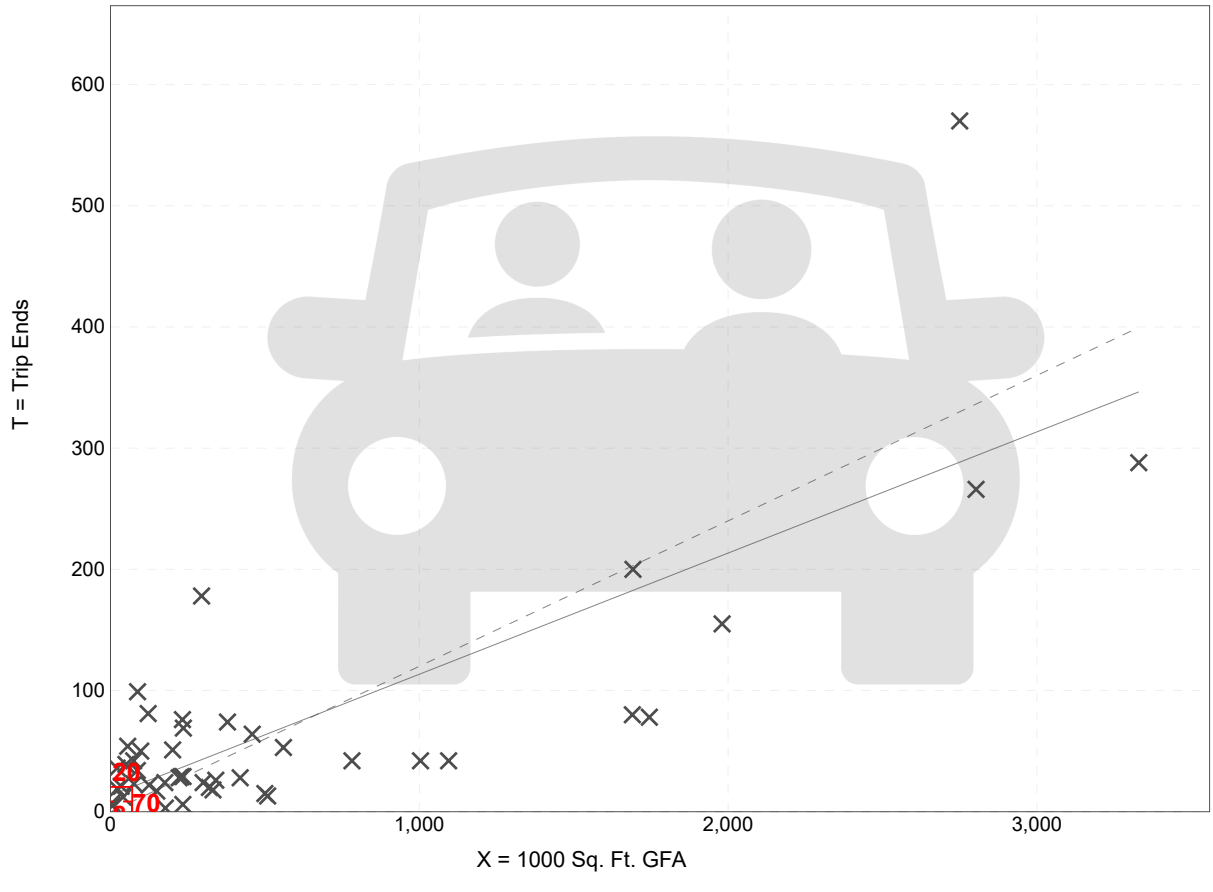
Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 47
Avg. 1000 Sq. Ft. GFA: 559
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.12	0.02 - 1.80	0.14

Data Plot and Equation



Fitted Curve Equation: T = 0.10(X) + 13.43

R^2= 0.62

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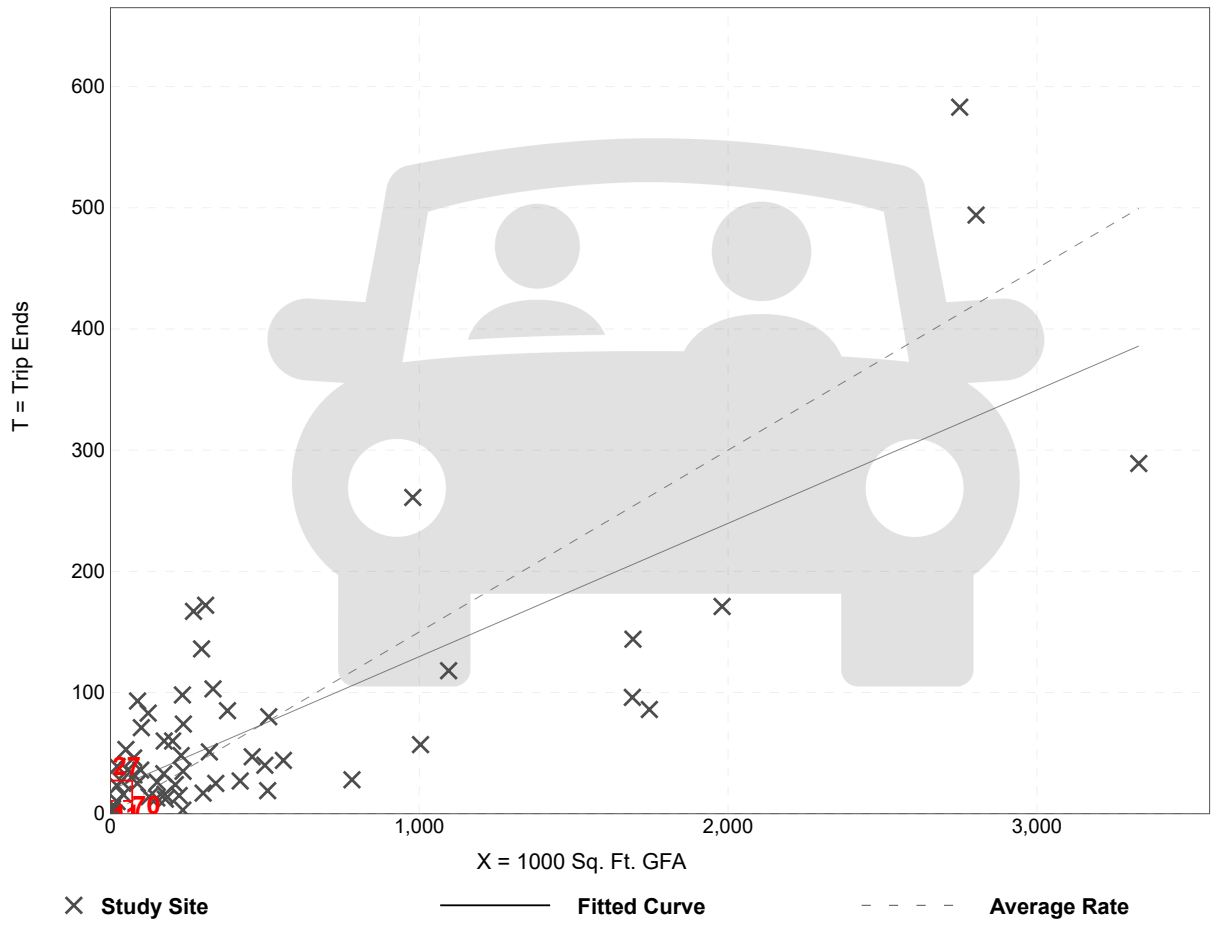
Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 58
Avg. 1000 Sq. Ft. GFA: 503
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.01 - 1.80	0.15

Data Plot and Equation



Fitted Curve Equation: T = 0.11(X) + 19.62

R^2= 0.63

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Warehouse
(150)

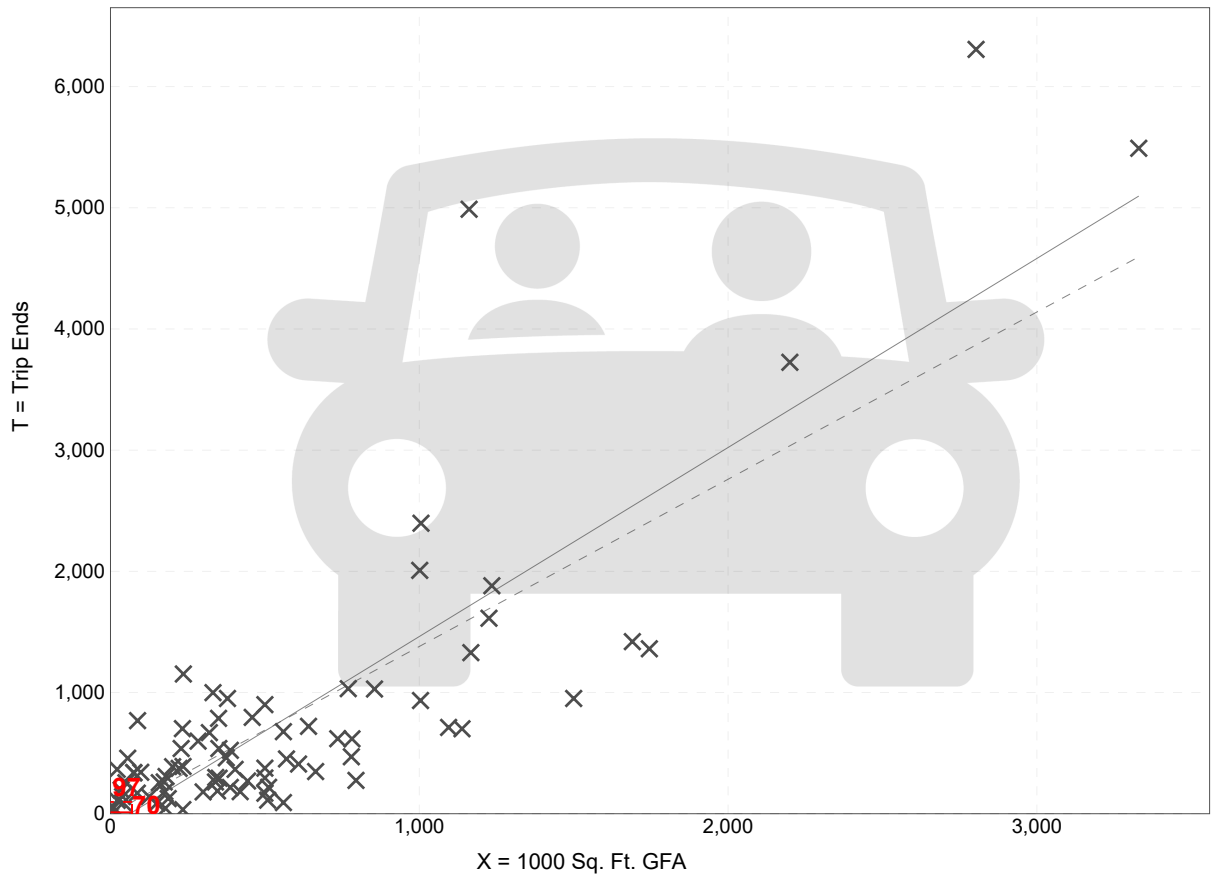
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 81
Avg. 1000 Sq. Ft. GFA: 554
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.38	0.15 - 16.93	1.05

Data Plot and Equation



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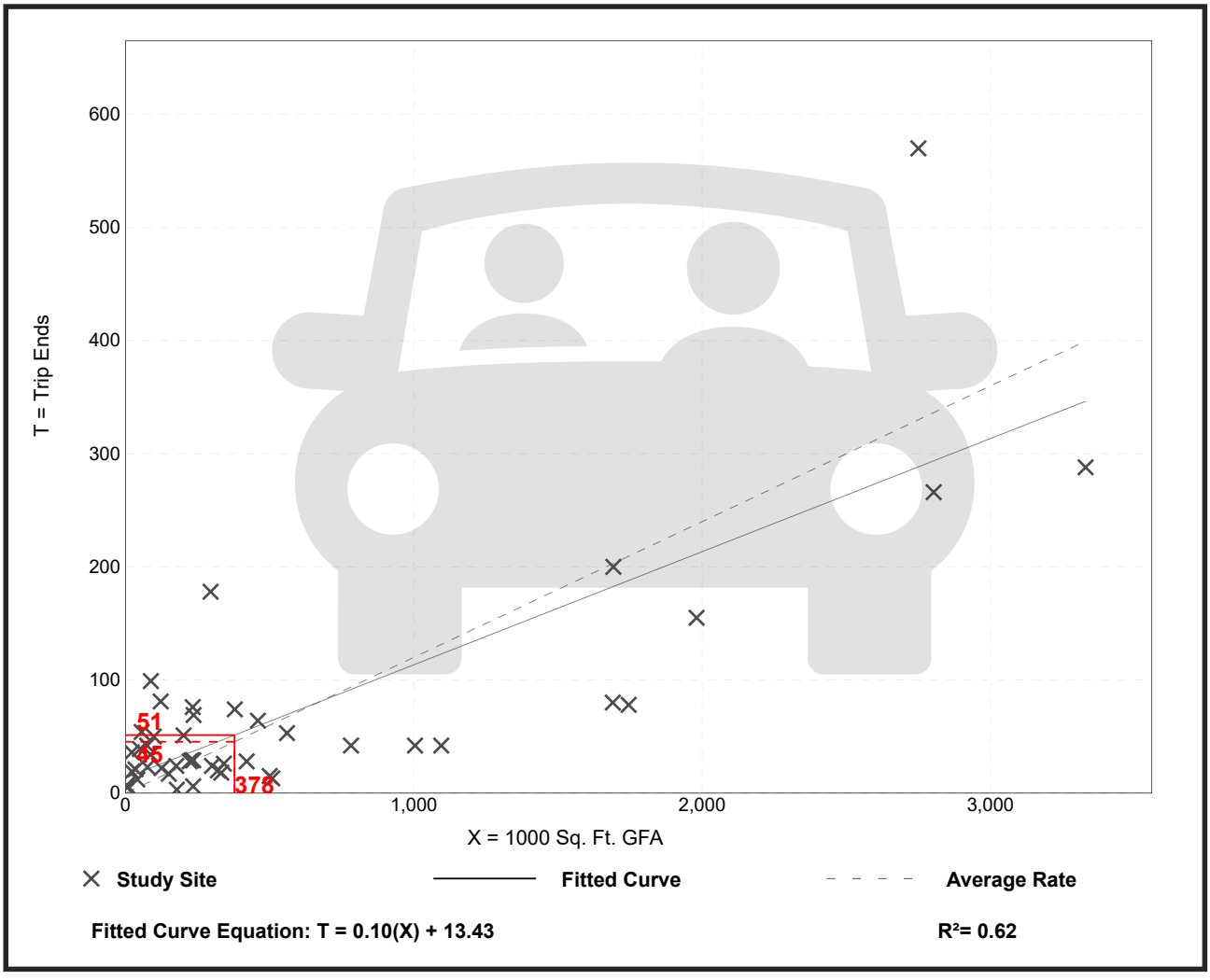
Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 47
Avg. 1000 Sq. Ft. GFA: 559
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.12	0.02 - 1.80	0.14

Data Plot and Equation



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Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
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Average Rate	Range of Rates	Standard Deviation
0.15	0.01 - 1.80	0.15

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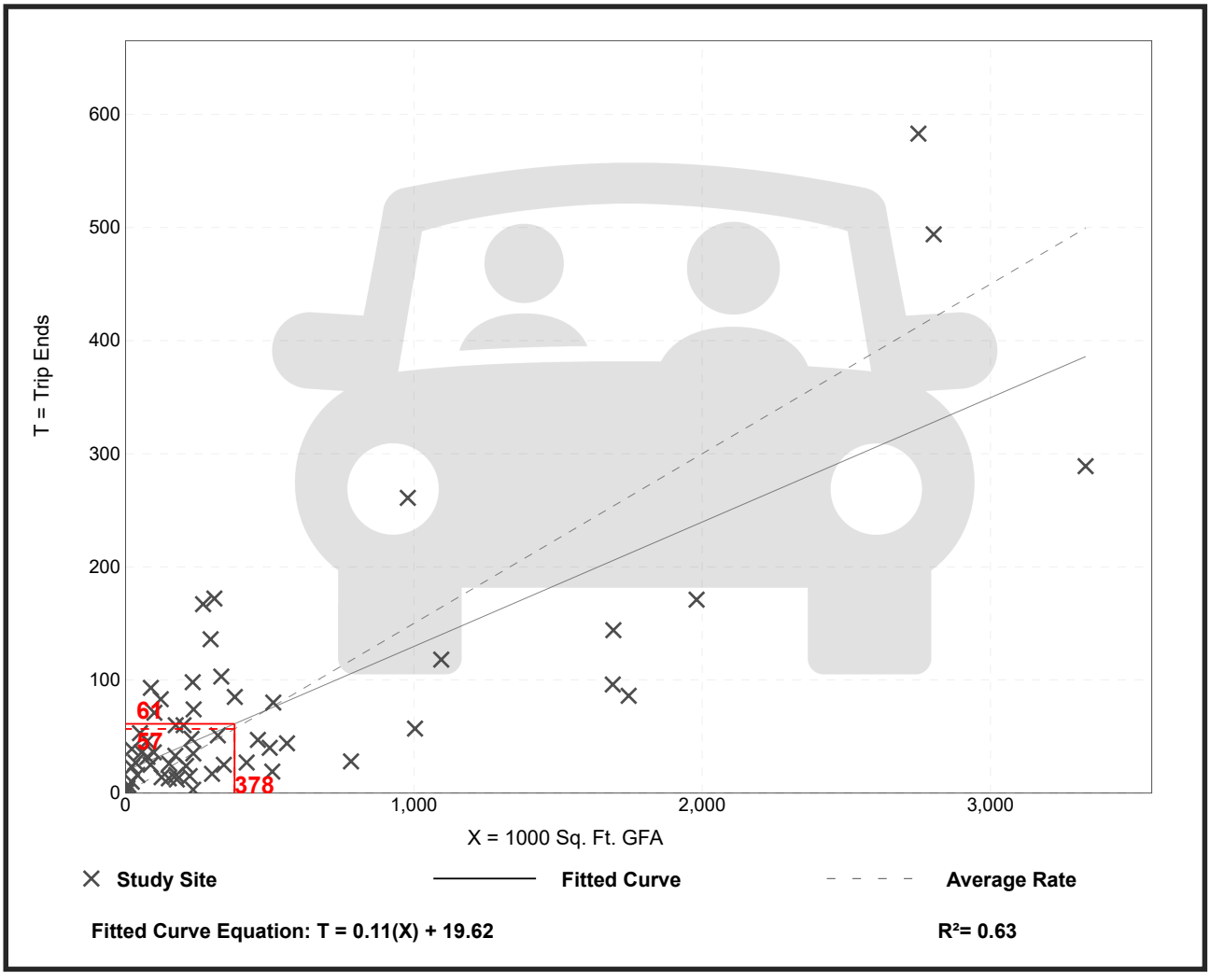

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Warehouse
(150)

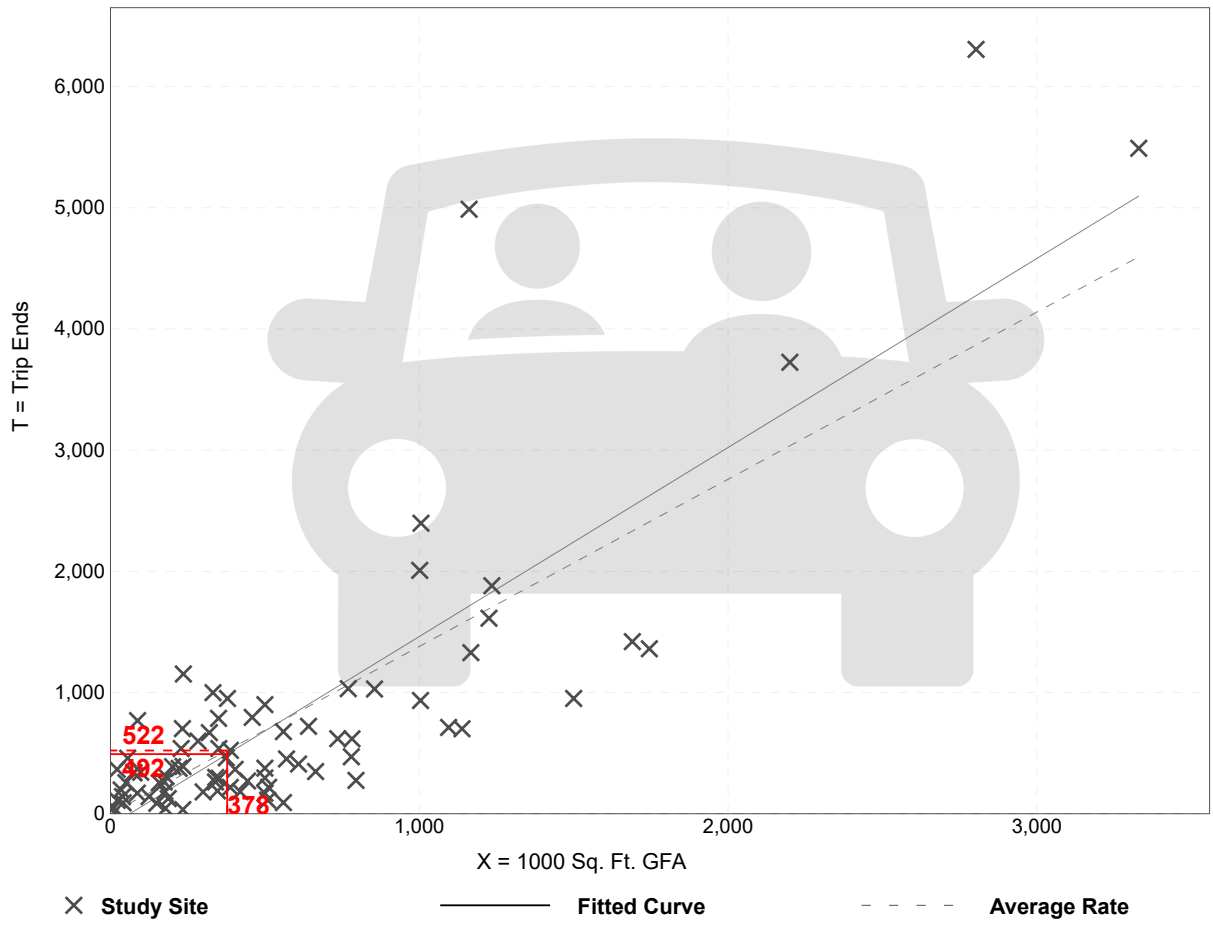
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 81
Avg. 1000 Sq. Ft. GFA: 554
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.38	0.15 - 16.93	1.05

Data Plot and Equation



Fitted Curve Equation: T = 1.56(X) - 97.97

R^2= 0.69

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Recreational Vehicle Sales
(842)

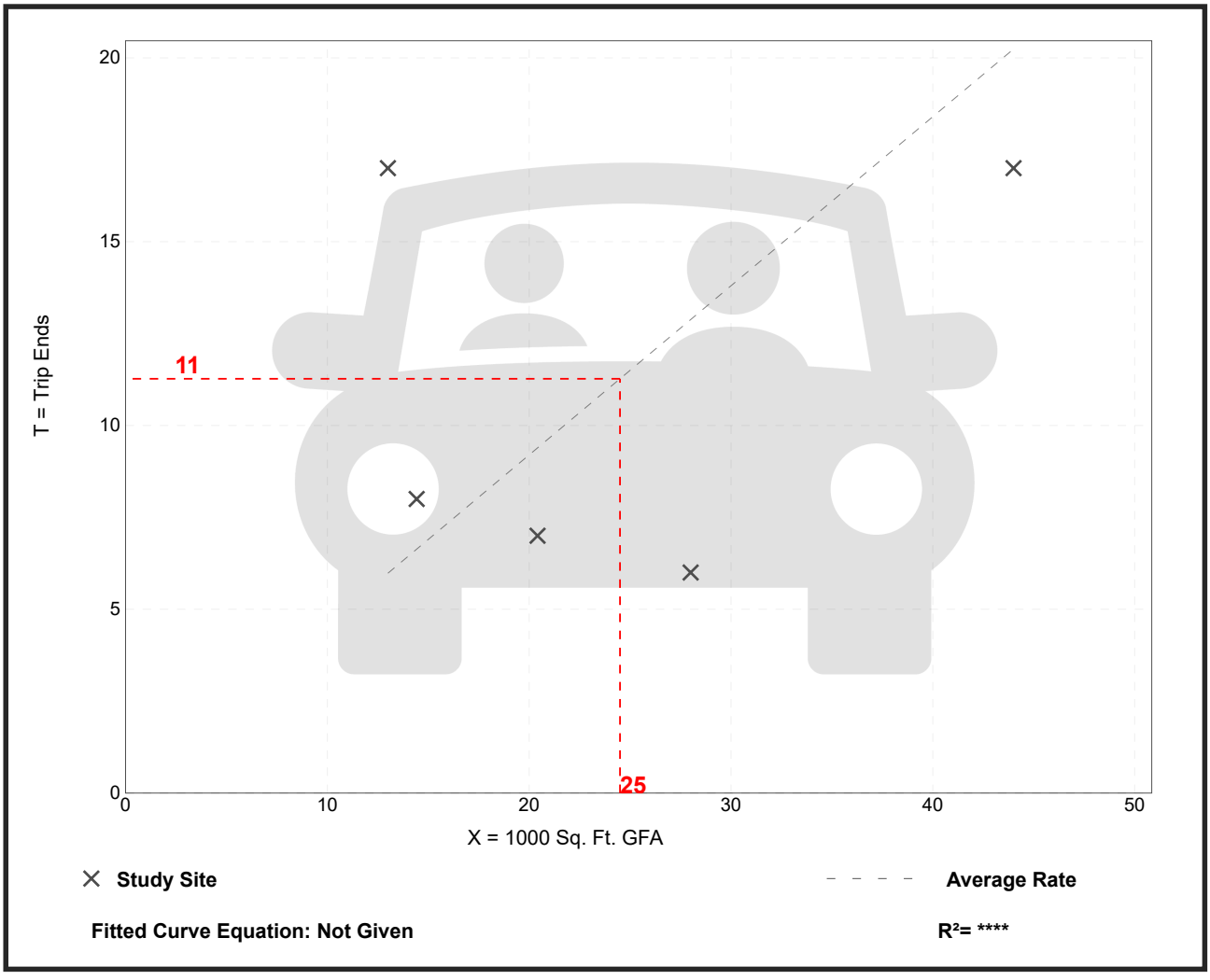
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 24
Directional Distribution: 85% entering, 15% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.46	0.21 - 1.31	0.35

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

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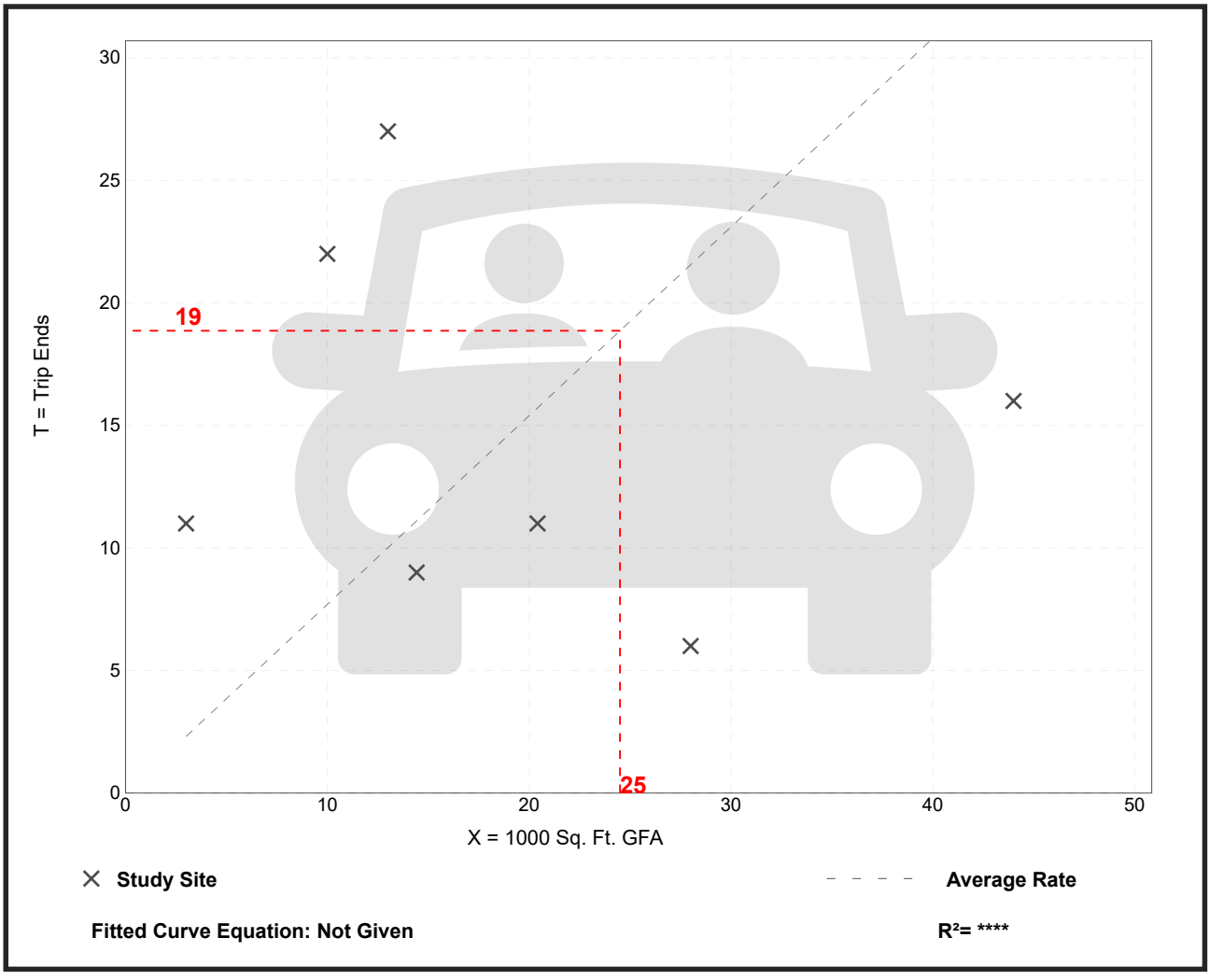
Recreational Vehicle Sales
(842)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 19
Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.77	0.21 - 3.67	0.86

Data Plot and Equation



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Recreational Vehicle Sales
(842)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

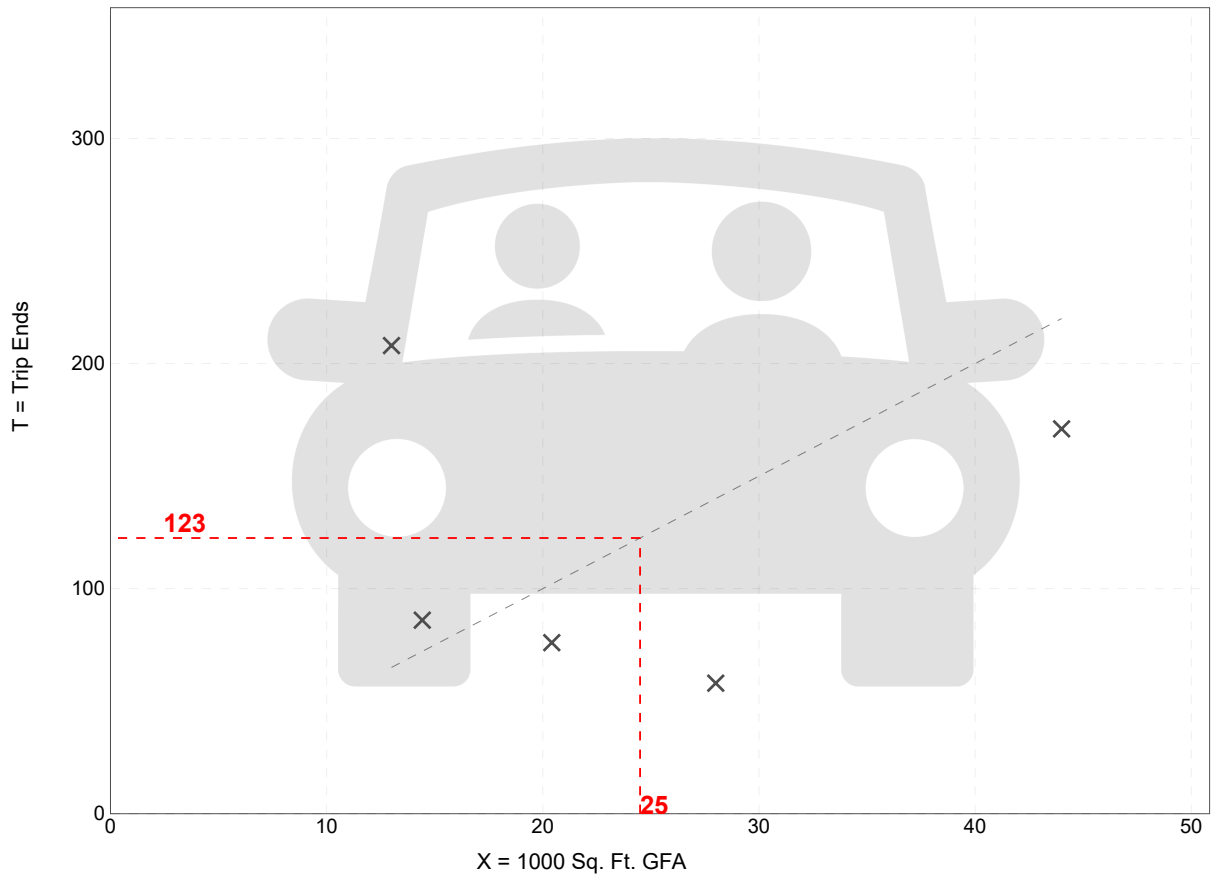
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.00	2.07 - 16.00	4.47

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

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