AGENDA

Plan Commission

Wednesday, July 1, 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

MINUTES TO BE APPROVED

General Minutes 6-17-26

P2604-01 Kosinski Residence Minutes

CASES TO BE HEARD

P2605-02 / ARCHEE GLOBAL LLC / 3 N. Staffire Drive / Special Use for a Home-Based Business – Threading Salon

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 6-17-26
07/01/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- General Minutes 6-17-26

CALL TO ORDER

The meeting was called to order by Co-Chairperson Don Watson at 7:00pm.

ROLL CALL

Members Present:	Don Watson, Anil Barot, Charles Nordstrom, Steve Robles, Kenneth Ropiak, Tanvi Vora, Dale Litney,
Members Absent:	Chairperson Rich Gerber, David Piecuch
Also Present:	Chido Baker, AICP, Community Planner

CONSIDERATION OF MINUTES

Co-chairperson Watson stated they would approve the minutes listed below by voice acclamation.

Mtg Date	Case Number and Name
6/3/2026	General Minutes
	P2605-01 / Hernandez Residence

MOTION CARRIED: All ayes with two members absent

PUBLIC HEARINGS

OTHER BUSINESS

PUBLIC COMMENTS

ADJOURNMENT

A motion was made by Mr. Barot, seconded by Mr. Ropiak, to close the meeting.

MOTION CARRIED: All ayes with two members absent

There being no further business, the meeting was adjourned at 7:45 pm.

Chido Baker, AICP, Community Planner
I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

Taylor Storm, Recording Secretary
Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2604-01 Kosinski Residence Minutes
07/01/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-06-17 PC Minutes.pdf

P2604-01 / 319 Wianno Lane / Kosinski Residence / Teardown and Replacement Plan
Village of Schaumburg
Plan Commission
June 17, 2026
1
The hearing was called to order at 7:00 p.m. by Co-chairperson Don Watson.

ROLL CALL

Members Present: Co-chairperson Don Watson, Dale Litney, Charles Nordstrom, Steve Robles, Anil Barot, Tanvi Vora, and Kenneth Ropiak

Members Absent: Chairperson Rich Gerber, David Piecuch

Staff Present: Chidochashe Baker, AICP, Community Planner

A quorum was present.

Sworn in for testimony: Chidochashe Baker, AICP, Community Planner

Bart Kosinski, Applicant

David Hellmer, neighbor

Michael Kersoy, neighbor

Chrise Karaindros, neighbor

John Davis, neighbor

Co-chairperson Watson introduced the case being presented P2604-01 / 319 Wianno Lane / Kosinski Residence / Teardown and Replacement Plan

Chairperson Gerber asked the Recording Secretary if public notice was given regarding the case. Ms. Storm stated that Staff and the petitioner have given proper public hearing notification.

Mr. Kosinski stated that he purchased the property at 319 Wianno Lane and intends to build a two-story home with a two-car attached garage at approximately 3,100 square feet. He said that the goal of the build is to blend in with surrounding properties. The lot was purchased with the intention of building a home and selling it.

Ms. Baker stated that the proposed property is on a lot that has been vacant for almost a year. The Village was court-ordered to demolish the existing building in 2025. The property had been vacant for over ten years before the demolition. She explained that the case is a Teardown and Replacement because the demolition occurred so recently. The lot is zoned R6-C, with a proposed lot coverage of 20.8%. Lots in this zoning have a maximum lot coverage of 32%. The proposed property will use similar building materials and styles of surrounding properties to blend with existing lots. Staff recommends approval based on the conditions in the staff report.

Co-chairperson Watson asked if there were any questions or comments from the public.

Mr. Hellmer, neighbor, expressed several concerns. He stated that the property owner will be renting the property and will not be on-site full time. He shared that there is a large Sugar Maple Tree in the corner of the property that has a large hole in it, which allows animals to live inside and causes further deterioration of the tree. Mr. Hellmer also expressed concern that the property owner will change the location of the driveway. He stated that the driveway does not need to be changed. He also shared that the air conditioning unit will be located on the side of the house closest to his bedroom window, and he believes that the noise will keep him up at night. He asked if the location of the unit could be moved, as this is a new property and construction has not begun. Mr. Hellmer also asked where the sump pump discharge will go. He stated that there will likely be two or three pumps due to the size of the property.

Mr. Kersoy, neighbor, asked if neighboring property taxes would go up due to the size of the proposed property. Ms. Baker stated that property taxes are not within the realm of the Village. Mr. Kersoy emphasized that he has no issue with the type of property that is developed, as long as the property taxes do not increase.

Ms. Karaindros, neighbor, asked for clarification if the property was to be rented or sold to new buyers. Mr. Kosinski stated that the property will not be a rental, and will instead be sold to new buyers. Ms. Karaindros shared that the property will be an eyesore, very large, and has potential to increase property taxes.

Mr. Davis, neighbor, shared concerns regarding the Sugar Maple tree on the property, due to it's proximity to his own property. He stated that it is leaning over on his property and has potential to damage his structures. He also shared if it fell within the property lines, it could damage the new home. Co-chairperson Watson stated that the discussion was relating to the new property, but additional comments would be entertained after the initial discussion.

Mr. Hellmer added to his initial comments, stating that there is still a foundation in the ground on the property. He stated that he never saw anyone from the Village come out to inspect the demolition process on a day-today basis. He said that debris and materials were deposited into a dumpster, and believes that the demolition was not done properly.

Ms. Vora asked if there is landscaping required on the property in addition to the required two tree minimum. Ms. Baker explained that the Village code requires a minimum number of trees on the property based on lot size. She stated that existing trees can fulfill the requirement. If one tree were to be removed, it would have to be replaced.

Mr. Barot asked if the Village has been previously notified about the tree. Ms. Baker stated she would need to consult previous Customer Service Requests as confirmation. Mr. Barot asked if there were any rules that would prevent the tree from being removed. Ms. Baker stated the condition requires a minimum of two trees on the property, whether those are existing trees or tree replacements. Mr. Barot also asked why the sump pump and air conditioning units were not included in the drawings. Ms. Baker stated this initial process with the planning division focuses on review of zoning and bulk requirements and preliminary reviews from the engineering and building divisions. Specific elements such as the sump pump and AC unit location would be

reviewed in depth during the permitting process. She stated that the engineering division completed a preliminary review of the plans and submitted comments for the hearing.

Mr. Robles stated that the tree was referred to as protected. He asked the petitioner if this was to meet the code requirement, or if there was any desire to keep the tree. Mr. Kosinski stated that he was not aware of any condition of the tree or issues with animals. He stated that if the tree needs to be removed and replaced, he will take care of that.

Mr. Ropiak asked why several drawings he received showed the driveway on the left side of the property, and the other drawings referenced the driveway on the right side. Mr. Kosinki stated that the correct drawings reference the driveway on the right side of the property.

Co-chairperson Watson asked if the applicant had any issues with removing the tree as a condition of approval. He asked if this could be added as a condition. Ms. Baker stated yes. Co-chairperson Watson asked if the foundation of the property still exists. Ms. Baker stated that she is unsure if the foundation still exists, but she would check records to confirm. If it does then the applicant will need to submit for demolition permits. Mr. Kosinski stated that if this demolition was ordered and permits were pulled, then it would be illegal to leave any element of the build in-tact. Co-chairperson Watson asked the applicant if he would be willing to modify the locations of the sump pump or air conditioning unit as new comments are added. Mr. Kosinski stated that the locations were decided with the architect based on the lot and locations from the previous home. He stated he is willing to change the design to accommodate concerns. Co-chairperson Watson asked if this construction plan is standard for homes in the area. Ms. Baker stated that the neighborhood has a variety of home styles, and the proposed property would fit in with the area.

Mr. Ropiak asked for clarification if this home will be a two-story property or a split level. Ms. Baker clarified that the property will be a two-story home.

Ms. Karaindros asked the applicant what the potential sale will be on the home. Mr. Kosinski stated that this same footprint was developed and sold in Bridgeview for $625,000. He estimates the property to sell for at least $700,000 in Schaumburg.

Mr. Kersoy asked when construction will begin. Mr. Kosinski stated that once the plans are approved, they will start construction as soon as possible. He also asked who to contact regarding taxes. Mr. Robles stated tax questions should be directed to the township assessor.

Hearing no additional questions or comments, Chairperson Gerber asked if there was a motion to close the hearing.

A motion was made by Mr. Barot, seconded by Mr. Ropiak, to close the hearing.

MOTION CARRIED: Vote 7-0 with two members absent.

Mr. Litney asked for consideration for this case to be moved to a later hearing until information about the demolition can be presented to the board. Mr. Robles stated that because the demolition was through a court order, the demolition is outside of the Village's hands. Ms. Baker stated that the commission can recommend a condition to remove the existing sugar maple tree and replace

it with another tree be added to the approval, if they see fit. The commission agreed to add a condition for the sugar maple tree to be removed and replaced.

A motion was made by Mr. Barot to recommend approval of a Teardown and Replacement Plan for the property 319 Wianno Lane, Kosinski Residence, case number P2604-01, seconded by Mr. Robles.

MOTION CARRIED: Vote 6-1 with two members absent.

A poll was taken:	Mr. David Piecuch	– Absent
	Mr. Charles Nordstrom	– Yes
	Mr. Dale Litney	– No
	Mr. Don Watson	– Yes
	Mr. Steve Robles	– Yes
	Mr. Kenneth Ropiak	– Yes
	Mr. Anil Barot	– Yes
	Ms. Tanvi Vora	– Yes
	Mr. Rich Gerber	– Absent

Co-chairperson Watson stated that the case will be placed on the consent agenda for the July 14th Village Board meeting. Mr. Kosinski stated that he is unable to attend that date due to a previously scheduled conflict, and requested the case be heard at a different date. Ms. Baker stated that Mr. Kosinski may have a representative present at the Village Board meeting if he is unable to attend. She mentioned she can confirm if the case can be moved, and will let the applicant know which meeting to attend.

The hearing was adjourned at 7:45 p.m.

Chido Baker, AICP, Community Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

Taylor Storm, Recording Secretary

Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2605-02 / ARCHEE GLOBAL LLC / 3 N. Staffire Drive / Special Use for a Home-Based Business – Threading Salon
07/01/26
Plan Commission

Presenter:

Lead Department: Community Development

Executive Summary:

The petitioner requests approval of a Special Use for a Home-Based Business - Threading Salon for Archee Global LLC to be located at 3 N. Staffire Drive.

Recommended Action:

Staff recommends approval of a Special Use for a Home-Based Business - Threading Salon for Archee Global LLC, proposed to be located at 3 N. Staffire Drive, Case No. P2605-02, subject to the conditions stated in the PRG Report.

ATTACHMENTS:

- PRG Report
- Location Map
- Project Narrative
- Floor Plan
- Plat of Survey
- Cosmetologist License

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: July 1, 2026

DATE PREPARED: June 22, 2026

CASE NUMBER: P2605-02

TITLE: ARCHEE GLOBAL LLC / 3 N. Staffire Drive / Special Use for a Home-Based Business –Threading Salon

BACKGROUND INFORMATION

Petitioner: Pinakben Thakkar

Status of Petitioner: Owner and Occupant of Subject Property

Existing Zoning: R-6C – Cluster Single-Family Residence District

Location of Parcel: North of Schaumburg Road, East of Barrington Road

Requested Action:

- Special Use for a Home-Based Business [Title 15, Chapter 154, Section 154.65(B)(5) of the Village Zoning Ordinance]

ANALYSIS

Summary:

The petitioner requests Special Use approval for a home-based business to provide salon and cosmetology-related personal care services at their home located at 3 N. Staffire Drive. Section 154.65(B)(5) of the Village Zoning Ordinance requires that Special Use approval is required for any home-based business that requires the care or treatment of humans within the home. The petitioner proposes to use their basement for a threading business in addition to other related salon and cosmetic services. Per the submitted floor plan and business narrative, the petitioner will use a total of 140 square feet of the basement to conduct the business, which is within the maximum square footage allowed for home-based businesses.

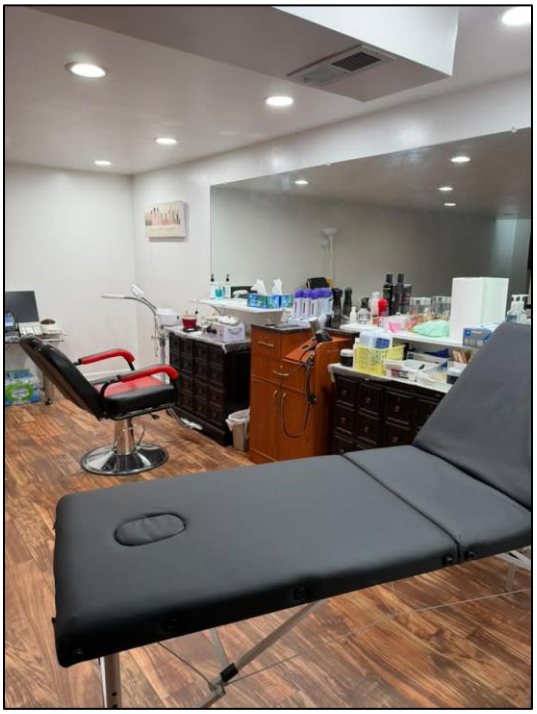


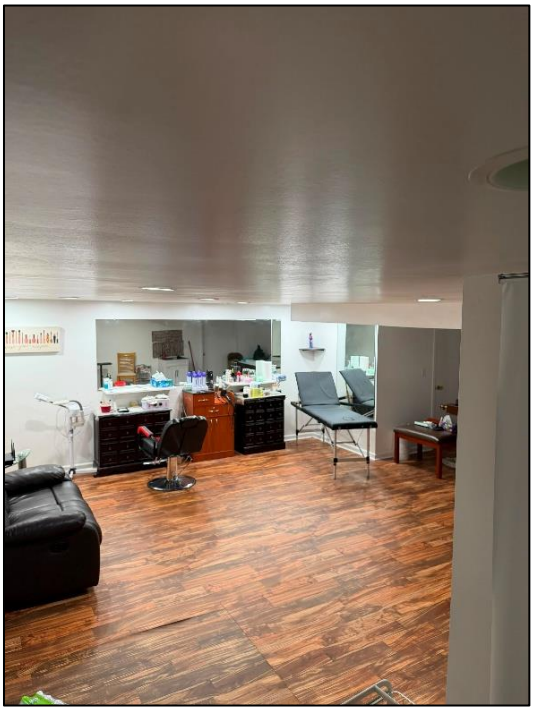
Historically, the Zoning Board of Appeals reviewed special use requests for home-based businesses. In March 2022, the Village Board approved a code amendment redistributing the duties and responsibilities of the Zoning Board of Appeals and Plan Commission. As a result of the approved code change, the Plan Commission gained responsibility of residential special use requests, including requests related to special use for home-based businesses.

The petitioner is proposing to provide salon and cosmetology-related personal care services under their business Archee Global LLC. The services offered will include hair styling and basic salon service; facial/beauty treatment; eyebrow threading and similar beauty grooming services; and makeup and beauty consultation services. No permanent makeup, body art, or massage therapy services will be provided. The petitioner will be the sole employee.

The business will be appointment-based only. The hours of operation are Monday to Friday 10am-6pm and Saturday 10am-4pm. The business will be closed on Sundays. The petitioner anticipates a maximum of three clients per day and 15 clients per week, with only one client served at a time. Appointments will be spaced to allow time for cleaning and preparation and to prevent multiple clients from waiting at the property. Since the business is appointment-based and does not accept walk-ins, it is not expected to create parking or traffic issues in the neighborhood.

The petitioner's equipment will consist of a styling chair, a facial/treatment chair, a waiting chair, storage cabinets, and a wall mirror. Pictures of the room and equipment are included for your reference.





The Village adopted the Illinois Barber, Cosmetology, Esthetics, Hair Braiding, and Nail Technology Act of 1985 (225 ILCS 410 et seq.) in Title 11 of the Village Code regarding Body Care Establishments. The regulations require that anyone engaged in the practice of barbering, cosmetology, esthetics, nail technology, electrolysis, or massage therapy obtain a professional license from the State of Illinois (Sch. Ord. 114.03). The petitioner received her cosmetologist license from the Illinois Department of Financial and Professional Regulation upon completion of her training (License No. 011.335228).



Additionally, the Village adopted Illinois state regulations to require cosmetologists to maintain certain sanitary standards (Sch. Ord. 114.01.A.1). The petitioner will clean and sanitize the space between appointments to comply with these standards. The village code states that the village may conduct health inspections to ensure compliance with these regulations. If special use approval is granted, the Community Development Department's Health Division will conduct an initial inspection prior to operation and then inspect the business on an annual basis.

In the past, the Village Board has approved other home-based businesses for salon, cosmetology, and related services under Section 154.65(B)(5). This includes massage therapists (Case Nos. Z0003-08, Z0209-04, Z0608-05, Z0707-01, Z0707-05, Z1001-02), nail technicians (Case No. Z0303-02, Z0711-04), hair dressers (Case No. Z0305-08, Z0710-04), and a microblading technician (Case No. Z1807-01). Other cases where special use approval has been granted for the treatment or care of humans include a personal trainer (Case No. Z9804-03), a music teacher (Case No. Z0512-02), a counselor (Case No. Z0508-05), home daycare providers (Case No. Z0212-01, Z0403-11), a dog rescue provider (Case No. Z0802-01), a pet aqua therapist (Case No. Z1104-10), and a seamstress/ alteration business (Z1312-06). All client visits were allowed up to a maximum of six clients to visit the home per day.

Because of the nature of the business and the length of time per session for each client, Staff recommends limiting the maximum number of clients to three as indicated on the petitioner's application. Staff also recommends that client visits be staggered so multiple clients are not at the subject property at the same time. The petitioner agreed to both these conditions in their business narrative.

Staff has evaluated this request and recommends approval since the proposed use meets the special use standards and requirements under §154.44(D)(3). These requirements include:

1. **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.** This proposed use aligns with the village code's regulations for special uses by promoting the social and economic welfare of the village while also being compatible with surrounding land uses.
2. **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 in conformance with the village code regulations for home-based businesses, which requires the business to be secondary to the residential use of the dwelling, be conducted in a manner that does not change the residential character of the neighborhood, and be compatible with surrounding uses. It will not cause negative traffic, parking, noise, or property value impacts in the neighborhood.
3. **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 petitioner is aware of the various Village regulations and the conditions of this report and is in agreement with them.

Compatibility with Surrounding Land Uses:

The proposed home-based business will have a negligible impact on surrounding properties. As described, the use will not generate a significant amount of additional traffic nor create any traffic hazards or nuisances.

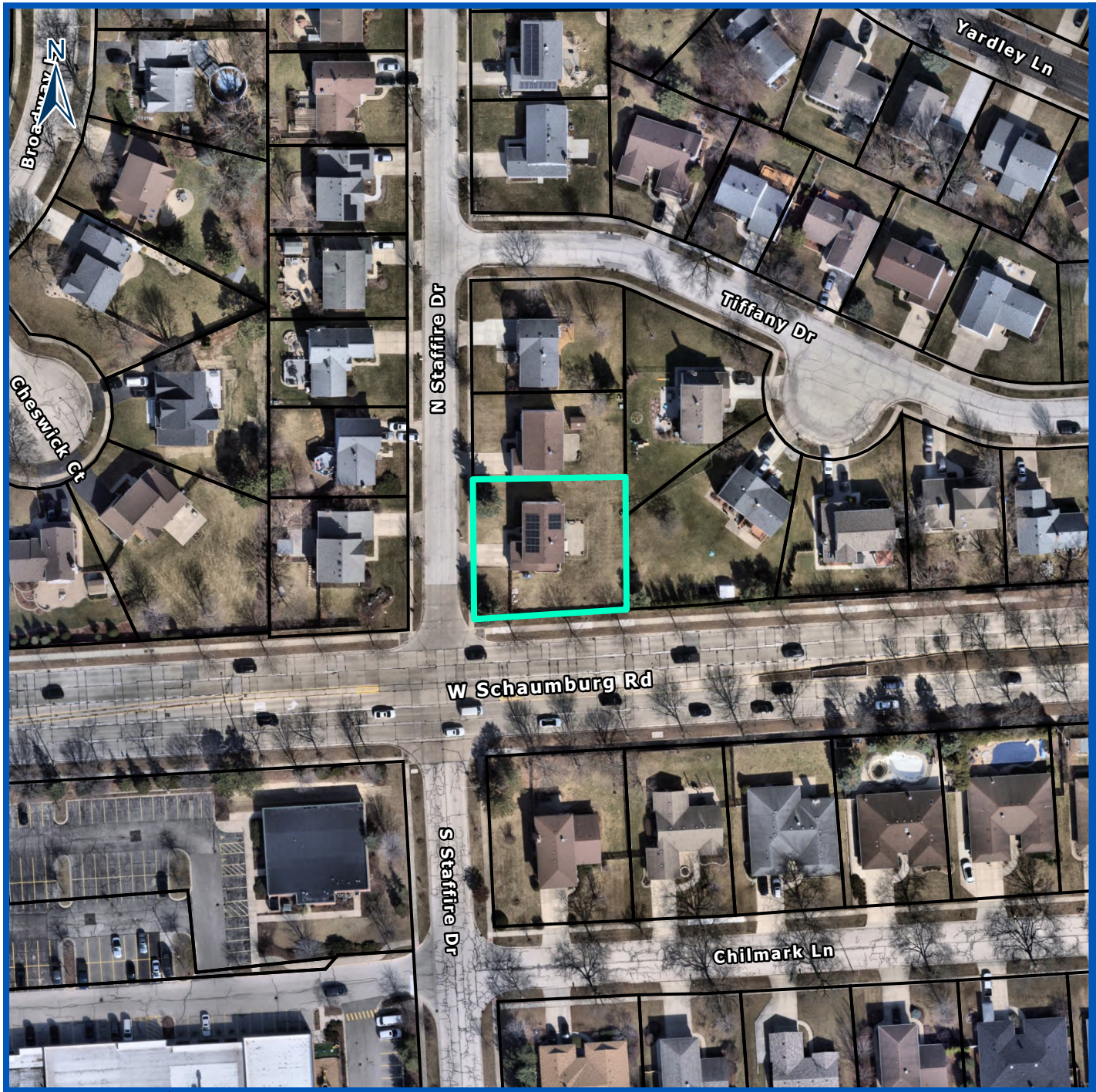
RECOMMENDATION

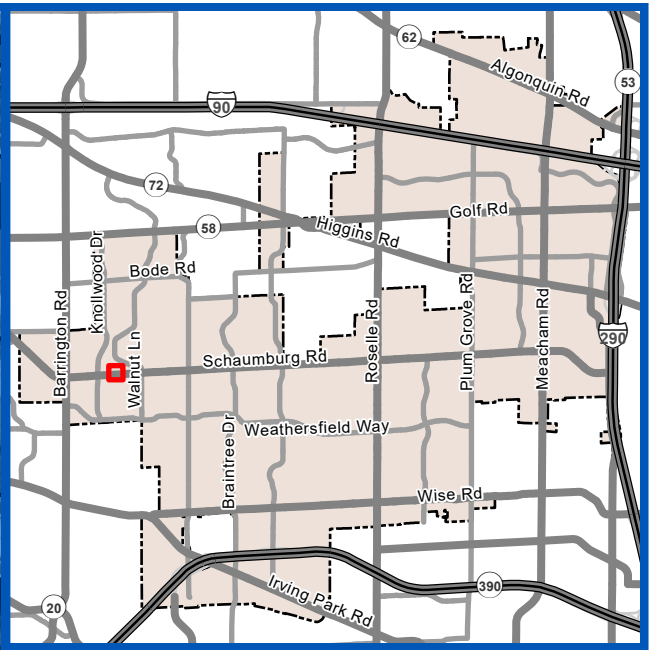
Staff feels that the proposed business does not differ fundamentally from previously approved Special Use home-based businesses requesting client visits. Staff has reviewed the proposed plan and recommends **approval** of a Special Use for a Home-Based Business – Threading Salon for Archee Global LLC, located at 3 N. Staffire Drive, Case No. P2605-02, subject to the following conditions:

1. The proposed home-based business shall abide by all provisions of Section 154.65 (Home-Based Businesses) of the Village Zoning Ordinance.
2. The petitioner shall comply with Village of Schaumburg Code Chapter 114 Body Care Establishments.
3. The home-based business shall be limited to a maximum of three client visits per day.
4. Adequate, off-street parking shall be provided for all clients visiting the home.
5. The petitioner shall stagger appointments to avoid any conflicts with parking.
6. The petitioner's state license shall be posted in the room where the business is taking place.
7. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
   a. Floor Plan, received by the Community Development Department on June 3, 2026.
   b. Plat of Survey, received by the Community Development Department on June 10, 2026.

c. Business Narrative, received by the Community Development Department on June 3, 2026.
d. Cosmetologist license, issued by the Illinois Department of Financial and Professional Regulation, License No. 011.335228, received by the Community Development Department on May 11, 2026.

pc: Petitioner





Subject Property

P2605-02

ARCHEE GLOBAL LLC

Special Use for a Home-Based Business - Threading Salon

0 50 100
Feet

3 N. Staffire Drive

VILLAGE OF SCHAUMBURG

Prepared By:
Village of Schaumburg
Community Development Department

REVISED PROJECT NARRATIVE

Home-Based Interior Salon / Cosmetology Services - Basement Level Only

Property Address: 3 N Staffire Dr, Schaumburg, IL 60194

Applicant Response Purpose: This revised narrative is submitted to provide a more detailed description of the proposed home-based business use, including services, operating schedule, anticipated client volume, and clarification regarding the waiting chair shown on the floor plan.

1. Summary of Proposed Use

The proposed use is a small, owner-operated home-based interior salon / cosmetology service located only within a designated portion of the basement. The proposed business area is approximately 10 feet by 14 feet, totaling 140 square feet, which is below the 160 square foot maximum allowed for the use. The remainder of the basement will remain residential / storage use only and will not be used for business activity. The main floor of the residence will remain residential only.

No exterior modifications, additions, separate business entrance, exterior signage, or structural changes are proposed. Clients will access the basement through the existing interior residential stairway by appointment only. The business will not accept walk-in clients.

2. Services to Be Provided

The services proposed at the property are limited to appointment-based salon and cosmetology-related personal care services. These may include:

- Hair styling and basic salon service appointments;
- Facial / beauty treatment services using the facial / treatment chair shown on the floor plan;
- Eyebrow, threading, or similar beauty grooming services if permitted under the applicable license;
- Makeup / beauty consultation services; and
- Client consultation, preparation, checkout, and cleaning / sanitizing between appointments.

No massage therapy services are proposed. The item previously described as a massage bed should be understood as a facial / treatment chair used only for salon, facial, or cosmetology-related beauty services. It will not be used for massage therapy, medical treatment, sleeping, or residential lodging.

3. Days and Hours of Operation

Day	Proposed Hours
Monday - Friday	10:00 AM - 6:00 PM, by appointment only
Saturday	10:00 AM - 4:00 PM, by appointment only
Sunday	Closed

Appointments will be scheduled in advance and staggered to avoid overlap. The business will not operate as a walk-in salon, and no public waiting area or customer queue is proposed.

4. Anticipated Client Count / Traffic

The business is intended to be low-volume and owner-operated. The anticipated client count is as follows:

- Approximately 1 to 3 clients per operating day;
- Approximately 10 to 15 clients per week;
- Only one client appointment will generally be served at a time; and

- Appointments will be spaced to allow time for cleaning, preparation, and to prevent multiple clients from waiting at the property.

Because the business is by appointment only and limited to a small number of clients, it is not expected to create a parking, traffic, noise, or neighborhood impact. No employees are proposed.

5. Response Regarding Waiting Chair

The waiting chair is not intended to create or support walk-in customer traffic. The chair is included for limited, incidental seating only. It may be used if an appointment client arrives a few minutes early, needs to sit briefly during check-in or checkout, or if a parent / guardian must briefly accompany a client. The chair may also be used during consultation or while the owner prepares the service area. Appointments will be scheduled to avoid client overlap, and the chair will not be used as a public waiting room or waiting area for walk-in customers.

6. Basement Area and Floor Plan Clarification

Area	Dimensions	Square Footage	Use
Entire Basement	30 ft x 15 ft	450 sq ft	Residential basement floor plan shown for context
Proposed Business Area	10 ft x 14 ft	140 sq ft	Interior salon / cosmetology services only
Remaining Basement Area	Approx. 310 sq ft	Not used for business	Residential / storage use only

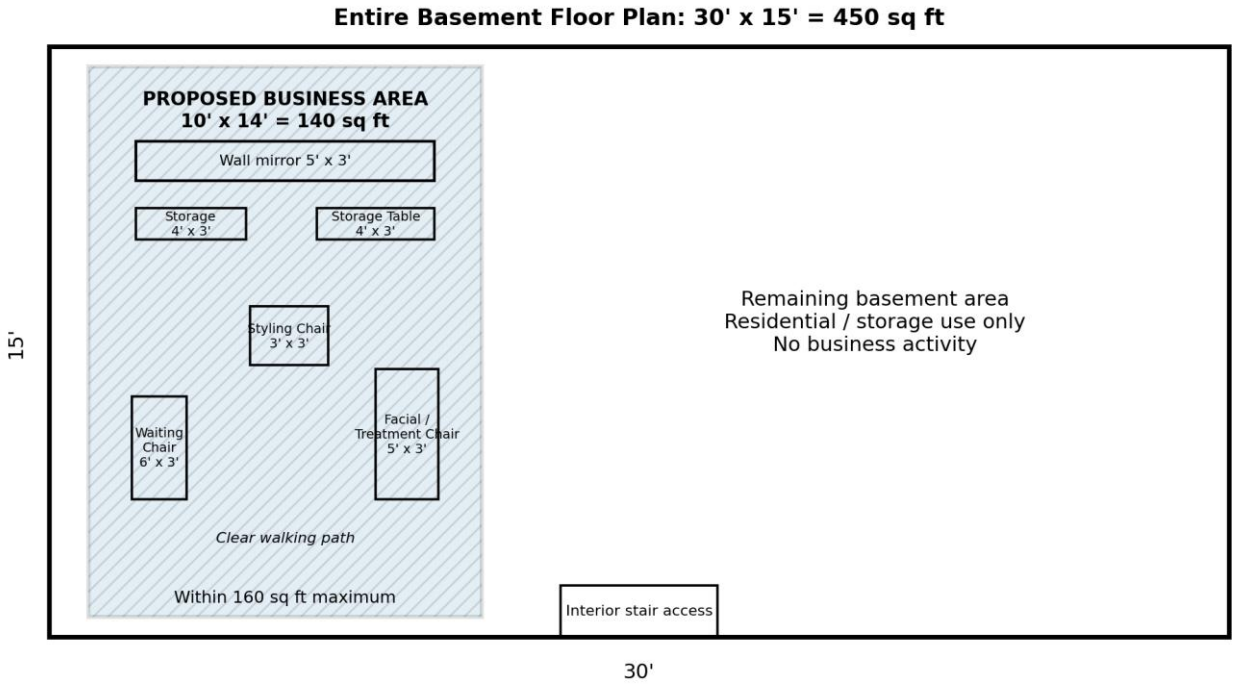
Business activity, salon equipment, client service, and product storage will be limited to the designated 10 ft by 14 ft business area shown on the floor plan. No business activity is proposed outside the shaded business area.

7. Additional Operating Conditions

- Owner-operated business only; no employees are proposed.
- Appointment-only service; no walk-ins.
- No exterior signage is proposed.
- No exterior entrance dedicated to the business is proposed.
- No structural changes or exterior modifications are proposed.
- No retail sales area open to the public is proposed beyond incidental product storage related to appointments.
- All residential use of the property will remain maintained.

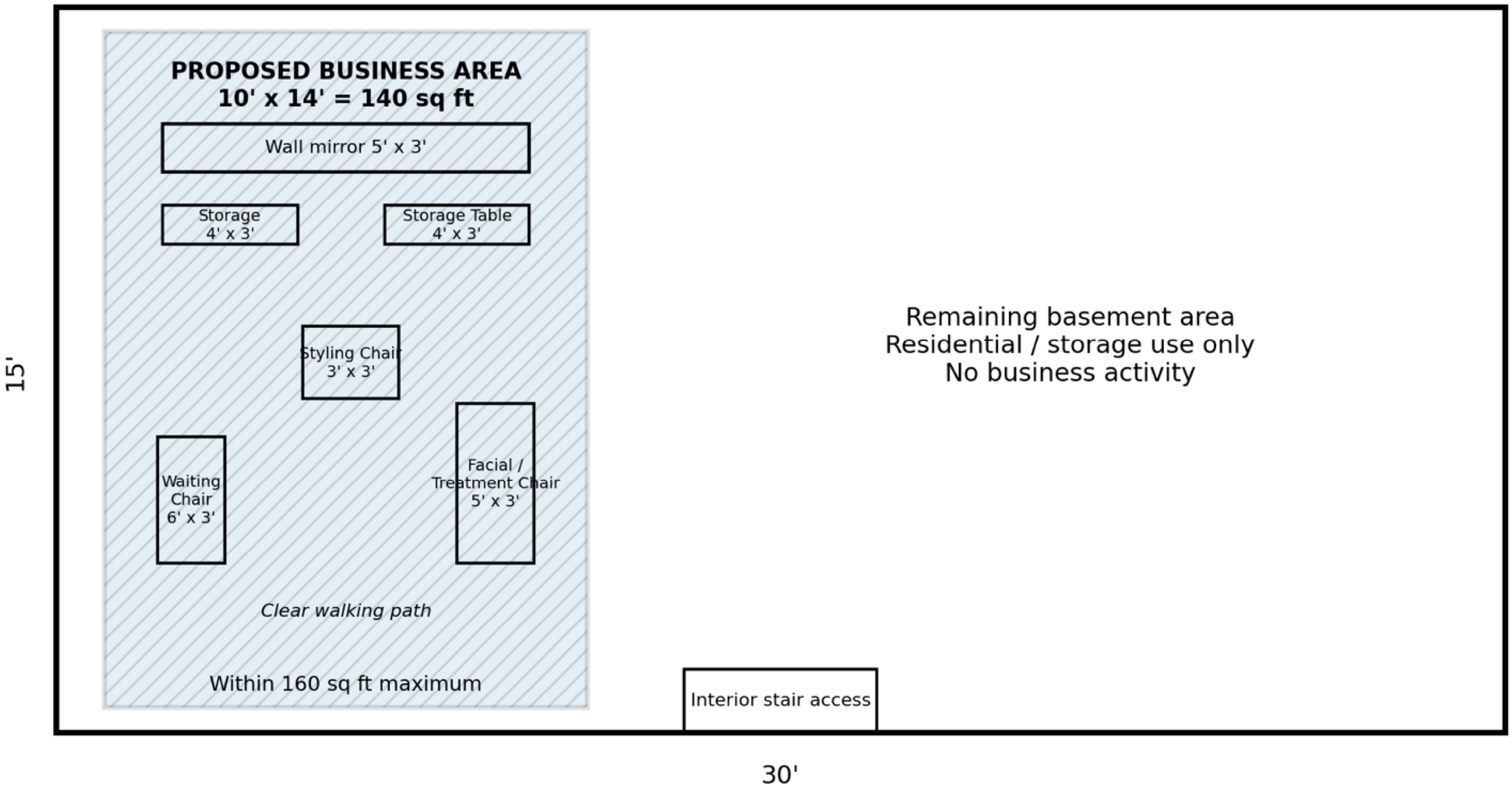
8. Floor Plan Reference

The attached / referenced floor plan identifies the entire basement dimensions of 30 ft by 15 ft and the proposed business area of 10 ft by 14 ft. The proposed business area totals 140 square feet, which is within the 160 square foot maximum.



Note: The floor plan label should read "Facial / Treatment Chair" rather than "Massage Bed." No massage services are part of the proposed use.

Entire Basement Floor Plan: 30' x 15' = 450 sq ft



A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P.= SET IRON PIPE
S.I.R.= SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

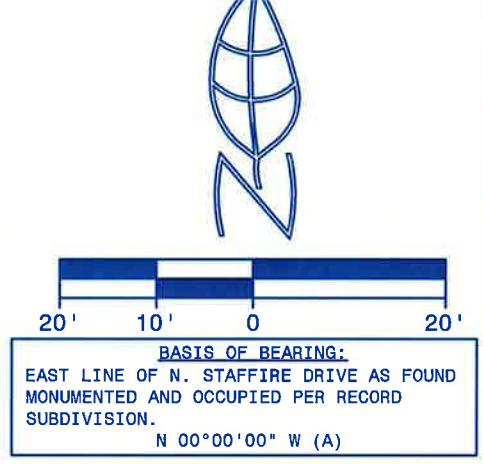
PLAT OF SURVEY

OF

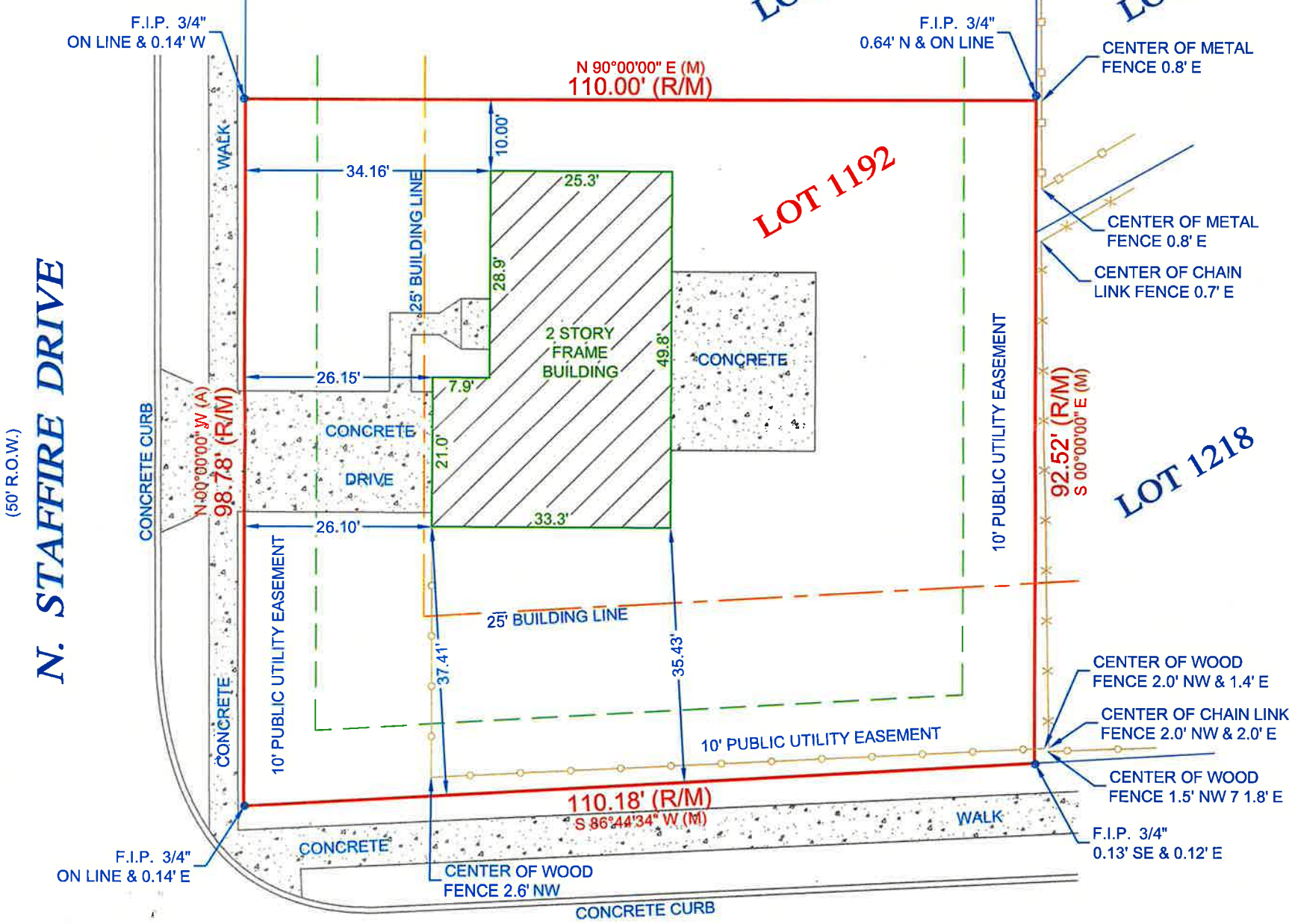
LOT 1192 IN STRATHMORE, SCHAUMBURG, UNIT 14, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 27, 1975 AS DOCUMENT NUMBER 2792704.

AREA OF SURVEY:

"CONTAINING 10,521 SQ. FT. OR 0.24 ACRES MORE OR LESS"



BASIS OF BEARING:
EAST LINE OF N. STAFFIRE DRIVE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°00'00" W (A)



BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE!

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 29TH DAY OF OCTOBER, A.D. 2021, AT LISLE, ILLINOIS.

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2023
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 3 N. STAFFIRE DRIVE
SCHAUMBURG, ILLINOIS

CLIENT NAUMANN, AGNELLO & ASSOC., LLC

FIELDWORK DATE (CREW) 10/28/2021 (JB/JP)
DRAWN BY: R.E.S. REVISED: JOB NO. 21-10-0323

State of Illinois

Department of Financial and Professional Regulation

Division of Professional Regulation

LICENSE NO.
011.335228

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2027

LICENSED COSMETOLOGIST

PINAKBEN THAKKAR
3 N STAFFIRE DR
SCHAUMBURG, IL 60194-3823

MARIO TRETO, JR.
SECRETARY

CAMILE LINDSAY
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

21807155

Cut on Dotted Line

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 5014900

LICENSE NO.
011.335228

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSED COSMETOLOGIST

PINAKBEN THAKKAR

EXPIRES:
09/30/2027

MARIO TRETO, JR.
SECRETARY

CAMILE LINDSAY
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

Cut on Dotted Line