AGENDA

Public Hearing

Tuesday, January 13, 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

I. CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

A. Establishment of the Schaumburg Special Service Area 17 (The District at Veridian)

IV. COMMENTS FROM THE PUBLIC

V. 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

Establishment of the Schaumburg Special Service Area 17 (The District at Veridian)
01/13/26
Public Hearing

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

Executive Summary:

In 2016, TUF Partners purchased the Motorola campus and partnered with the Village to redevelop the area now referred to as 90 North District West. At the core of the redevelopment plan is a mixed-use main street area called "The District at Veridian."

The District properties are served by a network of public streets and right-of-way which mirror the buildings and roadways approved with the project's Development Framework Plan. The District is divided into four major blocks and phased construction has started with Block 1, located at the northwest corner of Meacham Road and Progress Parkway.

While The District roadways and Block 1 Parking Garage are public, they will be privately maintained. To ensure that the public infrastructure is maintained to village standards, a Streets Agreement between The District association and the village was approved which outlined maintenance items, frequency and responsibilities. A condition of the Development Framework Plan required that a dormant Special Service Area (SSA) tax levy be established to recoup any maintenance costs the village may incur should this infrastructure not be maintained to the standards set forth in the Streets Agreement.

Staff worked with legal counsel to draft an ordinance proposing to establish the SSA and setting a date for the required public hearing, which was approved by the Village Board on October 28, 2025. Per state statute, a public hearing must occur at a Village Board meeting at least 60 days following approval of the proposed ordinance. The hearing date was established to be January 13, 2026.

A direct annual tax at a rate not to exceed $206.33 per $100.00 of equalized assessed value of the properties located in The District were calculated based on the largest single-year maintenance and capitol repair costs for all The District streets and Block 1 parking garage combined. Based on these costs, which were prepared by the developer and independently verified, the annual tax rate will not exceed $4,150,000.00. This amount is the maximum amount that the Village could levy in a single year. However, if the dormant SSA is activated, the tax rate will be based off actual costs incurred. For example, if a street needs to be resurfaced, then the tax rate will be based on the actual cost the Village

paid to resurface the street.

No action is required to be taken by the Village Board during the public hearing. This public hearing is a requirement for the establishment of the proposed Special Service Area. The proposed Ordinance Establishing the Schaumburg Special Service Area 17 (The District at Veridian) will appear on the January 27, 2026 Village Board agenda.

Recommended Action:

No action is required.

ATTACHMENTS:

- Ordinance Establishing SSA 17 - The District at Veridian.docx
- Exhibit A.pdf
- Exhibit B.pdf
- Exhibit C.pdf

PUBLICATION OF:

ORDINANCE NO. 26-_____

AN ORDINANCE ESTABLISHING THE SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS

ADOPTED:

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG
ON
_____, 2026

ORDINANCE NO. 26 - ___

AN ORDINANCE ESTABLISHING THE SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: AUTHORITY TO ESTABLISH SPECIAL SERVICE AREAS. Special Service Areas within home rule municipalities are established pursuant to Article VII, Section 6 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.*

SECTION 2: FINDINGS.

The Village Board finds:

A. The question of the establishment of the area hereinafter described as a special service area was considered by the President and Board of Trustees (hereinafter the "Village Board") of the Village of Schaumburg (hereinafter the "Village") pursuant to an Ordinance entitled: "AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH" adopted October 28, 2025, and was considered pursuant to a hearing held on January 13, 2026, by the Village Board pursuant to a Newspaper Notice duly published in *Daily Herald*, a newspaper of general circulation in the Village, at least fifteen (15) days prior to the hearing, and pursuant to Personal Notice by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the special service area. Said Personal Notice by mail was given by depositing said Personal Notice in the United States mail not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the said Personal Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. A Certificate of Publication of said Newspaper Notice is attached to this Ordinance as **Exhibit A** and made part hereof. Said Newspaper Notice and Personal Notice conformed in all respects to the requirements of Section 27-25 of the Special Service Area Tax Law (35 ILCS 200/27-25).

B. That a public hearing on the question set forth in the Newspaper Notice and Personal Notice was held on 13th day of January 2026. All interested persons were given an opportunity to be heard on the question of the creation of the special service area, and the levy of an annual tax to pay for the proposed Special Services (as defined in Section 5 below), as set forth in the Newspaper Notice and Personal Notice. The public hearing was opened on 13th day of January 2026, and there was final adjournment thereof on 13th day of January 2026, as part of the regular Schaumburg Village Board meeting on said date.

C. That the owners of the properties that will benefit from the creation of a special service area, TUF Partners, LLC, DST Veridian, LLC, and DST Retail, LLC., have provided executed "Letters of No Objection" to the creation of a dormant special service area over the property, which are attached to this Ordinance as **Exhibit B**. There are also no electors currently residing within this property.

D. That after considering the data, as presented at the public hearing, the Village Board finds that it is in the public interest and in the interest of the Schaumburg Special Service Area 17 (The District at Veridian) that said special service area, as hereinafter described, be established.

E. Said area is compact and contiguous and is within the North District West ("NDW") zoning classification in the Village.

F. It is in the best interest of said special service area that the furnishing of the municipal services proposed be considered for the common interests of said area.

G. The area hereinafter described will benefit specifically from the municipal services to be provided, and the proposed municipal services are unique and in addition to municipal services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the expenditure of funds by the Village, and the levy of special taxes against said area, for the services to be provided, be considered.

SECTION 3: SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN) ESTABLISHED.

A special service area to be known and designated as "Schaumburg Special Service Area 17 (The District at Veridian)" is hereby established and shall consist of the following-described territory:

LOTS 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 OF TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD

PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2025 AS DOCUMENT NO. 2512821023, IN COOK COUNTY, ILLINOIS.

PINs: 02-34-401-007-0000 & 07-01-300-008-0000

Along with those portions of Lakepointe Drive, Landmark Drive, Veridian Boulevard, and Legacy Drive, adjacent to the real property described above (hereinafter "Schaumburg Special Service Area 17").

(hereinafter the "Subject Property").

An accurate map of the Subject Property is attached hereto as **Exhibit C** and made part hereof.

SECTION 4: PURPOSE OF THE AREA. The purpose of the formation of Schaumburg Special Service Area 17 is to fund the Village of Schaumburg's cost of maintenance, repair, reconstruction and/or replacement of maintenance, repair, reconstruction and/or replacement of public improvements within The District at Veridian, including but not limited to the curb & gutter, concrete roadway, concrete parking garage, asphalt roadway, storm water infrastructure, roadway lighting, parking garage lighting, landscaping, striping, permeable pavers, signage, traffic signals, as well as any and all associated infrastructure located in The District at Veridian area property described in Section 4 above, as required by the Village of Schaumburg Village Code ("Special Services"), within said Schaumburg Special Service Area 17, but only to the extent such Special Services are required to be performed by the Village of Schaumburg due to the breach by The District Owner's Association, Inc. (the "Association") of its obligations under that certain Public Streets And Parking Garage Maintenance Agreement between the Association and the Village of Schaumburg (the "Public Improvements Maintenance Agreement").

SECTION 5: TAX LEVIES/RATES. The Village shall levy a direct annual tax in an amount not to exceed $206.33 per $100 of equalized assessed valuation of property in Schaumburg Special Service Area 17 (The District at Veridian) based on assessed value of each parcel, for each year during which the Village of Schaumburg is required to expend funds relative to said Special Services, so long as the common areas, as referenced above, exist. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Schaumburg Special Service Area 17 (The District at Veridian); however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within Schaumburg Special Service Area 17 (The District at Veridian).

The aforementioned tax, if any, is to be levied upon all taxable property within Schaumburg Special Service Area 17 (The District at Veridian) and shall be in addition to all other taxes provided by law.

SECTION 6: COOK COUNTY CLERK AND COOK COUNTY RECORDER OF DEEDS FILINGS. The Village Clerk is hereby directed and ordered to file a certified copy of

this Ordinance with the Cook County Clerk, and record a certified copy of this Ordinance with the Cook County Recorder's Office, within sixty (60) days of the effective date hereof.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this this _____ day of _____ 2026, pursuant to a roll call vote as follows:

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this _____ day of _____ 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino
Village Clerk
Village of Schaumburg

Exhibit A

Certificate of Publication of Newspaper Notice

NOTICE OF PUBLIC HEARING
VILLAGE OF SCHAUMBURG
SCHAUMBURG SPECIAL SERVICE AREA 17
(THE DISTRICT AT VERIDIAN)

NOTICE IS HEREBY GIVEN that on January 13, 2026, at 7:00 p.m. in the Temporary Schaumburg Village Hall, 1000 Woodfield Road, Schaumburg, Illinois 60173-4728, a public hearing will be held by the President and Board of Trustees of the Village of Schaumburg to consider forming a special service area consisting of the following described property:

LOTS 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 OF TOWNE CENTER AT VERIDIAN PLAT OF RESUBDIVISION #4 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2025 AS DOCUMENT NO. 2512821023, IN COOK COUNTY, ILLINOIS.

PINs: 02-34-401-007-0000 & 07-01-300-008-0000

Along with those portions of Lakepointe Drive, Landmark Drive, Veridian Boulevard, and Legacy Drive, adjacent to the real property described above (hereinafter "Schaumburg Special Service Area 17 (The District at Veridian)").

Street Location: The approximate 30.4-acre site is generally located south of Algonquin Road, north of Progress Parkway, west of Meacham Road, and east of Prestige Place.

All interested persons affected by the formation of Schaumburg Special Service Area 17 (The District at Veridian) will be given an opportunity to be heard regarding the formation of and the boundaries of Schaumburg Development Special Service Area 17 (The District at Veridian) and may object to the formation of Schaumburg Development Special Service Area 17 (The District at Veridian) and the levy of taxes affecting said Schaumburg Development Special Service Area 17 (The District at Veridian).

The purpose of the formation of Schaumburg Development Special Service Area 17 (The District at Veridian) is to fund the Village of Schaumburg's cost of maintenance, repair, reconstruction and/or replacement of maintenance, repair, reconstruction and/or replacement of public improvements within The District at Veridian, including but not limited to the curb & gutter, concrete roadway, concrete parking garage, asphalt roadway, storm water infrastructure, roadway lighting, parking garage lighting, landscaping, striping, permeable pavers, signage, traffic signals, as well as any and all associated infrastructure located in The District at Veridian area property described above, as required by the Village of Schaumburg Village Code, within said Schaumburg Special Service Area 17 (The District at Veridian), but only to the extent such Special Services are required to be performed by the Village of Schaumburg due to the breach by The District Owner's Association, Inc. of its obligations under that certain Public Streets And Parking Garage Maintenance Agreement between the Association and the Village of Schaumburg.

A tax levy at a rate of a direct annual tax not to exceed $206.33 per $100 of equalized assessed valuation of property in Schaumburg Special Service Area 17 (The District at Veridian) based on assessed value of each parcel, for each year during which the Village of Schaumburg is required to expend funds relative to said Special Services, so long as the common areas, as referenced above, exist. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Schaumburg Special Service Area 17 (The District at Veridian); however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within Schaumburg Special Service Area 17 (The District at Veridian).

At the public hearing, all persons affected by the formation of said Schaumburg Special Service Area 17 (The District at Veridian), including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one (51%) of the electors residing within Schaumburg Special Service Area 17 (The District at Veridian) and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of Schaumburg Special Service Area 17 (The District at Veridian) is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Schaumburg Development Special Service Area 17 (The District at Veridian), the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Schaumburg Development Special Service Area 17 (The District at Veridian) may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this 22nd day of December, 2025.

Jane Lentino
Village Clerk
Village of Schaumburg

Published in Daily Herald Dec. 26, 2025 (316975)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/26/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 316975

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Exhibit B

Letters of No Objection to Creation of Special Service Area 17

(Attached)

WAIVER OF RIGHT TO FILE AN OBJECTION PETITION OPPOSING THE CREATION OF SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN)

I, the undersigned, as authorized representative of DST Retail, LLC, ("Owner"), hereby voluntarily waive the right of Owner to file an objection petition opposing the creation of "Schaumburg Special Service Area 17 (The District at Veridian)", herein after referred to as "SSA".

In regard to said voluntary waiver, we hereby certify that:

A. Owner is the owner of record for Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, and Lot 14 ("Property") within the overall District at Veridian property legally described in **Exhibit A** attached hereto and made a part hereof, and the sole taxpayer of record in regard to the Property, which is located within the SSA; and

B. Lot 1 as well as portions of Veridian Boulevard, Landmark Drive, Legacy Drive and Lakepointe Drive have been dedicated to the Village of Schaumburg.

C. No electors reside on the Property owned by Owner.

I understand that Section 27-55 of the Special Service Area Tax Law (35 ILCS 200/27-55) allows Owner to object to the creation of the SSA, and that a successful objection petition requires the signatures of at least fifty-one percent (51%) of the owners of record and at least fifty-one percent (51%) of the electors residing in the proposed SSA. Also, I acknowledge that an objection petition relative to the creation of the SSA would have to be filed with the Village Clerk within sixty (60) days of the January 13, 2026, public hearing.

In consideration of my signing this waiver form, I request, on behalf of Owner, that the Corporate Authorities of the Village of Schaumburg approve the ordinance required to create the SSA before the expiration of the sixty (60) day objection filing period, and that the Village file said ordinance with the Cook County Clerk, and record said ordinance with the Cook County Recorder of Deeds, before the expiration of the sixty (60) day objection filing period.

I agree that this waiver form shall be admissible in evidence in any action in which the terms of this waiver form are sought to be enforced.

I have carefully read and fully understand and agree that this is a waiver of Owner's right to file an objection petition opposing the creation of the SSA, have been duly authorized to sign this waiver form, and have signed it of my own free and voluntary act and as the free and voluntary act and deed of Owner.

Signature: _____ Date: December 22, 2025

Name: Robert J. Burk II

Title: Authorized Person

531636_1

STATE OF ILLINOIS)
) **SS**
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named ROBERT I. BURK II, personally known to me to be the Authorized Person for DST Retail, LLC ("Company"), and also known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, he signed and delivered the said instrument, pursuant to authority given by said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this 23RD day of December, 2025.

Peggy Elaine Graf
Notary Public

OFFICIAL SEAL
PEGGY ELAINE GRAF
Notary Public, State of Illinois
Commission No. 997326
My Commission Expires
September 23, 2028

My Commission Expires: September 23 2028

531636_1

EXHIBIT A

LEGAL DESCRIPTION OF THE DISTRICT AT VERIDIAN PROPERTY

LOTS 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 OF TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2025 AS DOCUMENT NO. 2512821023, IN COOK COUNTY, ILLINOIS.

PINs: 02-34-401-007-0000 & 07-01-300-008-0000

Along with those portions of Lakepointe Drive, Landmark Drive, Veridian Boulevard, and Legacy Drive, adjacent to the real property described above.

WAIVER OF RIGHT TO FILE AN OBJECTION PETITION OPPOSING THE CREATION OF SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN)

I, the undersigned, as authorized representative of DST Veridian, LLC, ("Owner"), hereby voluntarily waive the right of Owner to file an objection petition opposing the creation of "Schaumburg Special Service Area 17 (The District at Veridian)", herein after referred to as "SSA".

In regard to said voluntary waiver, we hereby certify that:

A. Owner is the owner of record for Lot 1A ("Property") within the overall District at Veridian property legally described in **Exhibit A** attached hereto and made a part hereof, and the sole taxpayer of record in regard to the Property, which is located within the SSA; and

B. Lot 1 as well as portions of Veridian Boulevard, Landmark Drive, Legacy Drive and Lakepointe Drive have been dedicated to the Village of Schaumburg.

C. No electors reside on the Property owned by Owner.

I understand that Section 27-55 of the Special Service Area Tax Law (35 ILCS 200/27-55) allows Owner to object to the creation of the SSA, and that a successful objection petition requires the signatures of at least fifty-one percent (51%) of the owners of record and at least fifty-one percent (51%) of the electors residing in the proposed SSA. Also, I acknowledge that an objection petition relative to the creation of the SSA would have to be filed with the Village Clerk within sixty (60) days of the January 13, 2026, public hearing.

In consideration of my signing this waiver form, I request, on behalf of Owner, that the Corporate Authorities of the Village of Schaumburg approve the ordinance required to create the SSA before the expiration of the sixty (60) day objection filing period, and that the Village file said ordinance with the Cook County Clerk, and record said ordinance with the Cook County Recorder of Deeds, before the expiration of the sixty (60) day objection filing period.

I agree that this waiver form shall be admissible in evidence in any action in which the terms of this waiver form are sought to be enforced.

I have carefully read and fully understand and agree that this is a waiver of Owner's right to file an objection petition opposing the creation of the SSA, have been duly authorized to sign this waiver form, and have signed it of my own free and voluntary act and as the free and voluntary act and deed of Owner.

Signature: _____ Date: December 22, 2025

Name: ROBERT J. BURK II

Title: Authorized Person

531636_1

STATE OF ILLINOIS)
) **SS**
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named ROBERT J. BURK II, personally known to me to be the Authorized Person for DST Veridian, LLC ("Company"), and also known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, he signed and delivered the said instrument, pursuant to authority given by said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this 23rd day of December, 2025.

Peggy Elaine Graf
Notary Public

OFFICIAL SEAL
PEGGY ELAINE GRAF
Notary Public, State of Illinois
Commission No. 997326
My Commission Expires
September 23, 2028

My Commission Expires: September 23 2028

531636_1

EXHIBIT A

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PINs: 02-34-401-007-0000 & 07-01-300-008-0000

Along with those portions of Lakepointe Drive, Landmark Drive, Veridian Boulevard, and Legacy Drive, adjacent to the real property described above.

WAIVER OF RIGHT TO FILE AN OBJECTION PETITION OPPOSING THE CREATION OF SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN)

I, the undersigned, as authorized representative of TUF Properties, LLC, ("Owner"), hereby voluntarily waive the right of Owner to file an objection petition opposing the creation of "Schaumburg Special Service Area 17 (The District at Veridian)", herein after referred to as "SSA".

In regard to said voluntary waiver, we hereby certify that:

A. Owner is the owner of record for Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, and Lot 13 ("Property") within the overall District at Veridian property legally described in **Exhibit A** attached hereto and made a part hereof, and the sole taxpayer of record in regard to the Property, which is located within the SSA; and

B. Lot 1 as well as portions of Veridian Boulevard, Landmark Drive, Legacy Drive and Lakepointe Drive have been dedicated to the Village of Schaumburg.

C. No electors reside on the Property owned by Owner.

I understand that Section 27-55 of the Special Service Area Tax Law (35 ILCS 200/27-55) allows Owner to object to the creation of the SSA, and that a successful objection petition requires the signatures of at least fifty-one percent (51%) of the owners of record and at least fifty-one percent (51%) of the electors residing in the proposed SSA. Also, I acknowledge that an objection petition relative to the creation of the SSA would have to be filed with the Village Clerk within sixty (60) days of the January 13, 2026, public hearing.

In consideration of my signing this waiver form, I request, on behalf of Owner, that the Corporate Authorities of the Village of Schaumburg approve the ordinance required to create the SSA before the expiration of the sixty (60) day objection filing period, and that the Village file said ordinance with the Cook County Clerk, and record said ordinance with the Cook County Recorder of Deeds, before the expiration of the sixty (60) day objection filing period.

I agree that this waiver form shall be admissible in evidence in any action in which the terms of this waiver form are sought to be enforced.

I have carefully read and fully understand and agree that this is a waiver of Owner's right to file an objection petition opposing the creation of the SSA, have been duly authorized to sign this waiver form, and have signed it of my own free and voluntary act and as the free and voluntary act and deed of Owner.

Signature: _____ Date: December 22, 2025

Name: Jim WEIIS

Title: Authorized Person

531636_1

STATE OF ILLINOIS)
) **SS**
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Jim Wells, personally known to me to be the Authorized Person for TUF Properties, LLC ("Company"), and also known to me to be the same person whose name is subscribed to the foregoing instrument as, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, pursuant to authority given by said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this 23rd day of December, 2025.

Peggy Elaine Graf
Notary Public

OFFICIAL SEAL
PEGGY ELAINE GRAF
Notary Public, State of Illinois
Commission No. 997326
My Commission Expires
September 23, 2028

My Commission Expires: September 23 2028

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LOTS 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 OF TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2025 AS DOCUMENT NO. 2512821023, IN COOK COUNTY, ILLINOIS.

PINs: 02-34-401-007-0000 & 07-01-300-008-0000

Along with those portions of Lakepointe Drive, Landmark Drive, Veridian Boulevard, and Legacy Drive, adjacent to the real property described above.

Exhibit C

Map of Schaumburg Development Special Service Area 17

(attached)

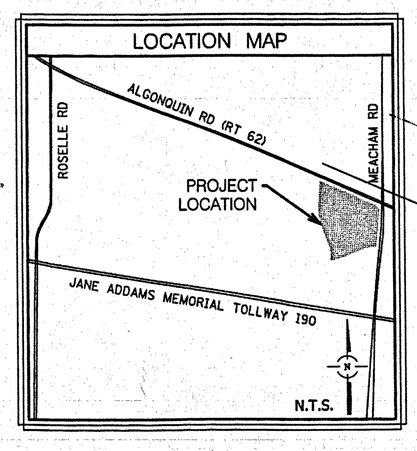
Doc# 2512821023 Fee $133.00
ILRHSP FEE:$18.00 RPRF FEE:$1.00
MONICA GORDON
COOK COUNTY CLERK'S OFFICE
DATE: 5/8/2025 12:00 PM
PAGE: 1 OF 1

SUBDIVISION-ADDITIONAL FEE:$30.00
MONICA GORDON
COOK COUNTY CLERK'S OFFICE
DATE: 5/8/2025 12:02 PM

P.I.N.:
02-34-401-007
07-01-300-008

TOWNE CENTER AT VERIDIAN
PLAT OF RE-SUBDIVISION #4

BEING A RE-SUBDIVISION OF LOT 17 OF THE TOWN CENTER AT VERIDIAN RE-SUBDIVISION #2, RECORDED JULY 16, 2019, PER DOCUMENT 1919716093, BEING A RE-SUBDIVISION OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



STORMWATER/DRAINAGE EASEMENT PER DOCUMENT 2005913110 HEREBY RELOCATED

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	74,995	1.722
LOT 2	90,373	2.075
LOT 3	15,853	0.364
LOT 4	19,281	0.443
LOT 5	16,029	0.368
LOT 6	91,065	2.091
LOT 7	45,228	1.038
LOT 8	62,797	1.442
LOT 9	157,718	3.621
LOT 10	40,626	0.933
LOT 11	160,777	3.691
LOT 12	101,333	2.326
LOT 13	96,645	2.219
LOT 14	6,785	0.156
LOT 1 A	104,689	2.403
ROW DEDICATIONS	241,016	5.533
TOTAL	1,325,210	30.423

L1= 67.54'
N86°19'24"W

SCALE 1" - 60'
0 60 120

BASIS OF BEARINGS:
ASSUMED BEARING SYSTEM

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

IL 62 (EAST ALGONQUIN ROAD)
(R.O.W. VARIES)

LAKEPOINT DRIVE
HERETOFORE DEDICATED PER DOCUMENT 2029606033

LAKEPOINT DRIVE
HEREBY DEDICATED TO THE VILLAGE OF SCHAUMBURG

VERIDIAN BOULEVARD
HEREBY DEDICATED TO THE VILLAGE OF SCHAUMBURG

PRESTIGE PLACE
HERETOFORE DEDICATED PER DOCUMENT 2029606033

LANDMARK AVENUE
HERETOFORE DEDICATED PER DOCUMENT 2029606033

LANDMARK DRIVE
HEREBY DEDICATED TO THE VILLAGE OF SCHAUMBURG

LEGACY DRIVE
HEREBY DEDICATED TO THE VILLAGE OF SCHAUMBURG

PROGRESS PARKWAY
HERETOFORE DEDICATED FOR PUBLIC USE PER DOCUMENT 1825613044

NORTH MEACHAM ROAD
(R.O.W. VARIES)

NORTHGATE AT VERIDIAN RECORDED OCTOBER 22, 2020 AS DOCUMENT 2029606033

TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #2 RECORDED JULY 16, 2019 AS DOCUMENT 1919716093

LOT 15 TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #2 RECORDED JULY 16, 2019 AS DOCUMENT 1919716093

LOT 16 TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #2 RECORDED JULY 16, 2019 AS DOCUMENT 1919716093

LOT 17 TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #2 RECORDED JULY 16, 2019 AS DOCUMENT 1919716093

LOT 2 MSI CORPORATE CENTER SUBDIVISION RECORDED MARCH 31, 2014 AS DOCUMENT 1409016015

LOT 1
TO BE DEDICATED TO THE VILLAGE OF SCHAUMBURG
(CONVEYED AND WARRANTED UNDER SEPARATE DEED DOCUMENT AFTER THE DATE HEREOF)

DETAIL #1
NOT TO SCALE

PREPARED FOR:
TUF PROPERTIES, LLC
401 WEST SUPERIOR, SUITE 200
CHICAGO, IL 60654

VEHICULAR ACCESS NOTES

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED VEHICULAR ACCESS POINT ALSO KNOWN AS VERIDIAN BOULEVARD ALONG IL ROUTE 62 (ALGONQUIN ROAD) SERVING TOWNE CENTER AT VERIDIAN, AS DEPICTED HEREON.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO IL ROUTE 62 (ALGONQUIN ROAD) FROM LOT 7, LOT 8 NOR LOT 10.
3. ALL OTHER VEHICULAR ACCESS SHALL BE THROUGH INTERNAL CIRCULATION.

OWNER'S CERTIFICATE - INTERNAL R.O.W.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT DST COMMERCIAL, LLC, IS AN OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS:

TOWNSHIP HIGH SCHOOL DISTRICT 211
PALATINE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15
SCHAUMBURG COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 54
HARPER COMMUNITY COLLEGE DISTRICT 512

DATED THIS 4TH
DAY OF MARCH
A.D. 20 25

SIGNED:

Robert J. Burk II — Authorized Person
PRINTED NAME AND TITLE

ADDRESS:
2250 Progress Parkway
Schaumburg IL 60173

NOTARY PUBLIC CERTIFICATE

STATE OF IL)
COUNTY OF Cook) SS

I Bobbi Danielsen A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

Robert J. Burk II, Authorized Person
TITLE ~~Executive Assistant~~

WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARESUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSONAND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS 4TH DAY OF March, A.D. 20 25.

NOTARY PUBLIC

OFFICIAL SEAL
BOBBI DANIELSEN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 14 2025

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

14TH OF MARCH, 2025

JOSE RIOS, P.E.
REGION ONE ENGINEER

REVISIONS:	
07/25/24	02/25/25
07/31/24	03/03/25
09/13/24	03/11/25
10/02/24	
01/09/25	
01/10/25	

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700.
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 04/16/2024
JOB NO: 9243.19
FILENAME: 9243.19SUB-01
SHEET 2 OF 3

N:\Projects\9243\SURVEY\9243.19SUB-01.dgn SHEET 2 User=jleskovisek