

PUBLICATION OF:

ORDINANCE NO. 25-018

**AN ORDINANCE GRANTING A SPECIAL USE FOR A TECHNICAL SCHOOL FOR
FLIGHT INNOVATION INC (1827 WALDEN OFFICE SQUARE, UNIT 460)**

CASE NO. Z2501-01

ADOPTED: FEBRUARY 25, 2025

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

FEBRUARY 26, 2025

ORDINANCE NO. 25-018

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CASE NO. Z2501-01

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on February 12, 2025 and has recommended a Special Use for a Technical School for Flight Innovation Inc located at 1827 Walden Office Square, Unit 460, Case No. Z2501-01;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Technical School for Flight Innovation Inc located at 1827 Walden Office Square, Unit 460, Case No. Z2501-01 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Special Use for a Technical School described as follows:

- Special Use Approval for Technical School (Secondary Education – In-person) [Title 15, Chapter 154, Section 154.174(B) of the Zoning Ordinance]

for Flight Innovation Inc located at 1827 Walden Office Square, Unit 460, Case No. Z2501-01 be and is hereby granted on the property legally described as:

PARCEL 1:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWELVE, TOWNSHIP FORTY-ONE NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED 368.55 FEET NORTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION TWELVE ON THE WEST LINE OF THE EAST HALF OF FRACTIONAL SECTION ONE, TOWNSHIP FORTY-ONE NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 59 DEGREES 58 MINUTES 38 SECONDS EAST, A DISTANCE OF 2.29 FEET TO A POINT; THENCE SOUTHEASTERLY FROM SAID POINT ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 703.99 FEET, FOR AN ARC DISTANCE OF 334.82 FEET TO A POINT, SAID CURVE HAVING A CHORD LENGTH OF 331.67 FEET BEARING SOUTH 73 DEGREES 36 MINUTES 06 SECONDS EAST; THENCE EASTERLY FROM SAID POINT ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 539.96 FEET, FOR AN ARC DISTANCE OF 65.18 FEET TO A POINT, SAID CURVE HAVING A CHORD LENGTH OF 65.14 FEET BEARING SOUTH 83 DEGREES 46 MINUTES 10 SECONDS EAST; THENCE DUE SOUTH FROM SAID POINT, A DISTANCE OF 626.08 FEET TO A POINT; THENCE DUE EAST FROM SAID POINT, A DISTANCE OF 137.41 FEET TO A POINT; THENCE DUE SOUTH FROM SAID POINT, A DISTANCE OF 484.58 FEET TO A POINT;

ORDINANCE NO. 25-018

**AN ORDINANCE GRANTING A SPECIAL USE FOR A TECHNICAL SCHOOL FOR
FLIGHT INNOVATION INC (1827 WALDEN OFFICE SQUARE, UNIT 460)**

CASE NO. Z2501-01

THENCE FROM SAID POINT NORTH 89 DEGREES 46 MINUTES 31 SECONDS EAST, A DISTANCE OF 397.05 FEET TO A POINT 1.11 FEET EAST OF THE WEST LINE OF THE EAST 422.12 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION TWELVE, WHICH LIES NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 09 MINUTES 09 SECONDS WEST IN SAID WEST LINE, 924.596 FEET TO ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD; THENCE SOUTH 58 DEGREES 55 MINUTES 28 SECONDS EAST IN SAID RIGHT-OF-WAY LINE, 470.96 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 5779.65 FEET, A DISTANCE OF 678.60 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ARBOR DRIVE; THENCE SOUTH 24 DEGREES 20 MINUTES 46 SECONDS WEST ON A RADIAL LINE, 83.0 FEET TO A POINT OF CURVE; THENCE SOUTHERLY AND EASTERLY ON THE ARC OF A CIRCLE, HAVING A RADIUS OF 87.0 FEET AND BEING CONVEX SOUTHWESTERLY, 137.163 FEET TO A POINT, SAID CURVE HAVING A CHORD LENGTH OF 123.391 FEET BEARING SOUTH 20 DEGREES 49 MINUTES 53 SECONDS EAST; THENCE NORTHWESTERLY FROM SAID POINT ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 549.817 FEET, FOR AN ARC DISTANCE OF 62.49 FEET TO A POINT, SAID CURVE HAVING A CHORD LENGTH OF 62.456 FEET BEARING NORTH 62 DEGREES 43 MINUTES 40 SECONDS WEST, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 549.817 FEET, FOR AN ARC DISTANCE OF 125.655 FEET TO A POINT, SAID CURVE HAVING A CHORD LENGTH OF 125.379 FEET BEARING NORTH 52 DEGREES 06 MINUTES 39 SECONDS WEST; THENCE NORTH 46 DEGREES 22 MINUTES 40 SECONDS WEST, A DISTANCE OF 343.449 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 31.0 FEET TO A POINT; THENCE DUE NORTH, A DISTANCE OF 150.0 FEET TO A POINT; THENCE DUE EAST, A DISTANCE OF 210.0 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 126.0 FEET TO A POINT; THENCE DUE EAST, A DISTANCE OF 21.0 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 68.0 FEET TO A POINT; THENCE DUE EAST, A DISTANCE OF 38.0 FEET TO A POINT; THENCE DUE NORTH, A DISTANCE OF 38.0 FEET TO A POINT; THENCE DUE EAST, A DISTANCE OF 112.0 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 20.0 FEET TO A POINT; THENCE DUE EAST, A DISTANCE OF 26.0 FEET TO A POINT; THENCE DUE NORTH, 140.322 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ORDINANCE NO. 25-018

**AN ORDINANCE GRANTING A SPECIAL USE FOR A TECHNICAL SCHOOL FOR
FLIGHT INNOVATION INC (1827 WALDEN OFFICE SQUARE, UNIT 460)**

CASE NO. Z2501-01

PARCEL 2:

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION TWELVE, TOWNSHIP FORTY-ONE NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION TWELVE, 400.0 FEET NORTH OF (AS MEASURED ALONG SAID EAST LINE WHICH BEARS NORTH 00 DEGREES 06 MINUTES 42 SECONDS WEST) THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION TWELVE; THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS WEST, 222.12 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS WEST, 136.18 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS WEST, 198.93 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 109.29 FEET; THENCE DUE EAST, 364.938 FEET; THENCE DUE SOUTH, 56.0 FEET; THENCE DUE EAST, 21.0 FEET; THENCE DUE SOUTH, 68.0 FEET; THENCE DUE EAST, 193.0 FEET; THENCE DUE NORTH, 38.0 FEET; THENCE DUE EAST, 112.0 FEET; THENCE DUE SOUTH, 20.0 FEET; THENCE DUE EAST, 264.0 FEET; THENCE DUE NORTH, 140.322 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 549.817 FEET, AN ARC DISTANCE OF 4.67 FEET (THE CHORD OF WHICH ARC BEARS SOUTH 59 DEGREES 41 MINUTES 23 SECONDS EAST AND MEASURES 4.67 FEET); THENCE SOUTH 00 DEGREES 07 MINUTES 14 SECONDS EAST, 458.66 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS EAST, 59.98 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 14 SECONDS EAST, 32.0 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS EAST, 69.0 FEET TO A POINT IN THE WEST LINE OF THE EAST 40 RODS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWELVE, AFORESAID; THENCE SOUTH 00 DEGREES 07 MINUTES 14 SECONDS EAST, ALONG SAID WEST LINE, 183.0 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION TWELVE; THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS WEST, ALONG THE LAST-MENTIONED SOUTH LINE, 266.99 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS WEST, 400.0 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS WEST, 400.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ORDINANCE NO. 25-018

**AN ORDINANCE GRANTING A SPECIAL USE FOR A TECHNICAL SCHOOL FOR
FLIGHT INNOVATION INC (1827 WALDEN OFFICE SQUARE, UNIT 460)**

CASE NO. Z2501-01

PARCEL 3:

THE WEST 400.0 FEET OF THE SOUTH 400.0 FEET OF THE NORTHEAST QUARTER OF SECTION TWELVE, TOWNSHIP FORTY-ONE NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AND 3 AS CREATED BY A DECLARATION OF EASEMENTS DATED SEPTEMBER 12, 1977, AND RECORDED ON SEPTEMBER 26, 1977, AS DOCUMENT NO. 24120477 OVER THE FOLLOWING LAND EXCEPT FOR THOSE PORTIONS FALLING WITHIN THE AFOREMENTIONED PARCELS 2 AND 3:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWELVE, TOWNSHIP FORTY-ONE NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE EAST 40 RODS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION TWELVE, SAID POINT BEING 361.0 FEET NORTH OF (AS MEASURED ALONG SAID WEST LINE WHICH BEARS NORTH 00 DEGREES 07 MINUTES 14 SECONDS WEST) THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION TWELVE; THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS WEST, 128.98 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 14 SECONDS EAST, 177.20 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 46 SECONDS WEST, 24.0 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 14 SECONDS WEST, 177.18 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 20 SECONDS WEST, 113.95 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS WEST, 24.0 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST, 113.95 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 14 SECONDS WEST, 151.57 FEET; THENCE DUE EAST, 19.67 FEET; THENCE DUE NORTH, 140.322 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 549.817 FEET, AN ARC DISTANCE OF 4.67 FEET (THE CHORD OF WHICH ARC BEARS SOUTH 59 DEGREES 41 MINUTES 23 SECONDS EAST AND MEASURES 4.67 FEET); THENCE SOUTH 00 DEGREES 07 MINUTES 14 SECONDS EAST, 289.46 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST, 128.98 FEET TO A POINT IN THE AFOREMENTIONED WEST LINE OF THE EAST 40

ORDINANCE NO. 25-018

**AN ORDINANCE GRANTING A SPECIAL USE FOR A TECHNICAL SCHOOL FOR
FLIGHT INNOVATION INC (1827 WALDEN OFFICE SQUARE, UNIT 460)**

CASE NO. Z2501-01

RODS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION TWELVE; THENCE SOUTH 00 DEGREES 07 MINUTES 14
SECONDS EAST, ALONG THE LAST-MENTIONED WEST LINE, 24.0
FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED
BY EASEMENT AGREEMENT BY AND BETWEEN 4TH LAKEWOOD
ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED
PARTNERSHIP, AND THIRD LAKEWOOD ASSOCIATES LIMITED
PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, DATED JULY 21,
1972, AND RECORDED JULY 28, 1972, AS DOCUMENT NO. 21993885 FOR
INGRESS AND EGRESS OVER:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION TWELVE, TOWNSHIP
FORTY-ONE NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL
MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID
SECTION TWELVE; THENCE NORTH 00 DEGREES 07 MINUTES 14
SECONDS WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID
SECTION TWELVE, A DISTANCE OF 644.19 FEET; THENCE SOUTH 84
DEGREES 02 MINUTES 23 SECONDS WEST, 33.30 FEET TO A POINT OF
CURVE; THENCE WESTERLY ALONG A CURVED LINE, TANGENT TO
THE LAST DESCRIBED COURSE, CONVEX TO THE SOUTH AND
HAVING A RADIUS OF 87.0 FEET, A DISTANCE OF 45.517 FEET TO A
POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ALONG A
CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS
OF 549.817 FEET, A DISTANCE OF 188.143 FEET TO A POINT OF
TANGENCY; THENCE NORTH 46 DEGREES 22 MINUTES 40 SECONDS
WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, 159.576
FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST,
122.949 FEET, TO THE POINT OF BEGINNING OF THE EASEMENT
HEREIN BEING DESCRIBED; THENCE CONTINUING NORTH 90
DEGREES 00 MINUTES 00 SECONDS WEST, 50.0 FEET; THENCE NORTH
00 DEGREES 00 MINUTES 00 SECONDS EAST, 63.0 FEET TO A POINT
OF CURVE; THENCE NORTHEASTERLY ALONG A CURVED LINE
CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 125.0 FEET,
A DISTANCE OF 54.571 FEET TO A POINT OF INTERSECTION WITH A
CURVED LINE; THENCE SOUTHEASTERLY ALONG A CURVED LINE
CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1721.978
FEET, A DISTANCE OF 28.426 FEET TO A POINT OF COMPOUND

ORDINANCE NO. 25-018

**AN ORDINANCE GRANTING A SPECIAL USE FOR A TECHNICAL SCHOOL FOR
FLIGHT INNOVATION INC (1827 WALDEN OFFICE SQUARE, UNIT 460)**

CASE NO. Z2501-01

CURVE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 561.694 FEET, A DISTANCE OF 21.750 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 75.0 FEET, A DISTANCE OF 29.582 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 63.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THE PROPERTY HEREIN DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY FILE NO. 1115186. EFFECTIVE DATE OCTOBER 7, 2011.

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. The Special Use shall be substantially in accordance with the Business Description and Floor Plans received by the Community Development Department on January 6, 2025.
2. The following plans/exhibits shall be adopted as part of the governing ordinance:
 - a. Floor Plan; received by the Community Development Department on January 6, 2025.
 - b. Business Narrative; received by the Community Development Department on January 6, 2025.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 25th day of February, 2025.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk