AGENDA

Village Board
Tuesday, July 14, 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

Informational

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Thank you for your interest in Schaumburg Village Board meetings! Regular meetings of the Village Board are held at 7 pm on the second and fourth Tuesday of each month at the Schaumburg Village Hall in the Board Room at 1000 Woodfield Road. Members of the public are welcome to attend.

The Village Board uses a consent agenda for its meetings. The consent agenda is comprised of recommendations that have been advanced by 7 standing committees. These standing committee meetings are open to the public and held at regularly scheduled dates and times. Standing committees review items in detail and allow the members to discuss items, reach consensus, and make non-binding recommendations to the full Village Board. Because the items advanced by standing committees have been fully discussed at the committee level, recommendations are generally not subject to further deliberation at Village Board meetings. Items on the consent agenda may also be recommended by the Zoning Board of Appeals, Plan Commission, or the Village Manager. An elected official, staff member, or member of the general public may request that an item be removed from the consent agenda for further discussion. If there is such a request, the item can be removed from the consent agenda and discussed under committee reports.

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES.

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

A. June 23, 2026

V. Approval of Expenditures

A. $13,356,883.56

VI. Presentations

A. Presentation of Outstanding Citizen Award to Bill Taylor

B. Presentation of the Schaumburg Sister Cities Commission Scholarship Recipients by Suzanne Poeschel, Chair

C. Presentation of the 2025 Al Larson Environmental Award Recipients by Julie Fitzgerald, Director of Community Development

D. Presentation of 2026 Gold Level Water Ambassador to Josh Orin from Illinois Section of the American Water Works Association (ISAWWA)

VII. Liquor License Requests

A. Request from Mr. Bob Karas for One Class A-V (1) Liquor/Video Gaming License for Rookies All-American Pub & Grill located at 1416 N. Roselle Road (New Business).

VIII. Consent Agenda

The Consent Agenda will be read in its entirety and voted on as one motion to approve. If you wish to discuss an item further, please indicate that when the item is read by the Village Clerk so that it can be removed from the Consent Agenda and discussed further under Committee Reports. Otherwise, all items will be approved as presented on the Consent Agenda.

IX. Liquor License Requests - One (1) Day Liquor License Requests

A. Recommendation to Approve the Request from Friends of Schaumburg on behalf of Chandler's Chophouse for One (1) Class D One Day Liquor License for the annual picnic and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Mr. Brian Bieschke of the Friends of Schaumburg on behalf of Chandler's Chophouse for One (1) Class D One Day Liquor License for The Friends of Schaumburg annual picnic on August 16, 2026 at St. Peter Lutheran Church located at 202 E. Schaumburg Road (Waived Fee).

B. Recommendation to Approve the Request from St. Peter Lutheran Church for One (1) Class D One Day Liquor License for their annual Golf Tournament Fundraiser and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Ms. Mary Bahn of St. Peter Lutheran Church for One (1) Class D One Day Liquor License for the annual Golf Tournament Fundraiser on July 15, 2026 at the Schaumburg Golf Club located at 401 Roselle Road (Waived Fee).

X. Correspondence

A. Recommendation to Approve the Request from St. Peter Lutheran Church and School to Hold a Raffle
- [motion] to recommend the Village Board approve the request from St. Peter Lutheran Church and School to hold a raffle on July 15, 2026 at the St. Peter Golf Outing at Schaumburg Golf Club located at 401 Roselle Road, to approve a variance to Chapter 117.31 since the ticket price is over $5, and to waive the Fidelity Bond requirement.

B. Recommendation to Approve the Request from Friends of Schaumburg to Hold a Raffle
- [motion] to recommend the Village Board approve the request from Friends of Schaumburg to hold a raffle on August 16, 2026 at St. Peter Lutheran Church located at 202 E. Schaumburg Road, and to waive the fidelity bond requirement.

XI. Proclamations

A. Appendix Cancer Awareness Month - August 2026

XII. Engineering and Public Works Committee

A. Recommendation to Approve Additional Expenditures for the 2026 Street Improvement Program - Contract No. 1 with Builders Paving, LLC.
- [motion] to recommend the Village Board approve additional expenditures for the 2026 Street Improvement Program - Contract No. 1 with Builders Paving, LLC of Hillside, IL in the amount of $992,609.82.

B. Recommendation to Approve Additional Expenditures for the 2026 Street Improvement Program - Contract No. 1 with Engineering Enterprises, Inc.
- [motion] to recommend the Village Board approve additional expenditures for the 2026 Street Improvement Program - Contract No. 1 with Engineering Enterprises Inc. of Sugar Grove, IL in the amount of $77,136.39.

C. Recommendation to Accept the 2026 Sanitary Sewer Overflow and Basement Backup Mitigation Report and Refer Amendments to Policy Statement 5.72 to the Committee of the Whole
- [motion] to recommend the Village Board accept the 2026 Sanitary Sewer Overflow and Basement Backup Mitigation Report and Refer Amendments to Policy Statement 5.72 to Committee of the Whole.

XIII. Health and Human Services Committee

A. Recommendation to Approve the 2026 Al Larson Environmental Award Recipients
- [motion] to approve the Borre Residence, Stano and Galinska Residence, and JMS Electric as the 2026 Al Larson Environmental Award recipients.

XIV. Transportation Committee

A. Recommendation to Approve Alternative 3 as the Proposed Design Configuration for the Walnut Lane Resurfacing Project
- [motion] to recommend the Village Board approve Alternative 3 as the proposed design configuration for the Walnut Lane Resurfacing Project with a contingency for Alternative 2 if the Illinois Department of Transportation (IDOT) rejects Alternative 3.

B. Recommendation to Adopt an Ordinance Establishing Stop Control, Turning Restrictions, Speed Limit, and Parking Restriction for Metra Station Drive
- [motion] to recommend the Village Board adopt an Ordinance amending Title 7, Chapters 74 and 75, Various Schedules (Metra Station Drive).

C. Recommendation to Adopt an Ordinance Establishing Stop Control, Speed Limit, and Parking Restrictions for Cartwright Lane, Cartwright Court, Miller Way, Redlinger Road, and Scholten Drive (Summit Grove)
- [motion] to recommend the Village Board adopt an Ordinance amending Title 7, Chapters 74 and 75, Various Schedules (Cartwright Lane, Cartwright Court, Miller Way, Redlinger Road, and Scholten Drive).

D. Recommendation to Execute an Agreement with GFT Infrastructure, Inc. for Phase I Preliminary Engineering Services for Rodenburg Road Improvements, Irving Park Road to Wise Road
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement with GFT Infrastructure, Inc. of Schaumburg, IL for Phase I Preliminary Engineering Services for Rodenburg Road Improvements, Irving Park Road to Wise Road, in the amount of $317,264, and approve the required Resolution.

E. Recommendation to Award Bid for Airfield Lighting Improvements to Hecker and Company, Inc.
- [motion] to recommend the Village Board award a bid for the Airfield Lighting Improvements Project to the lowest responsible bidder, Hecker and Company, Inc. of Wheeling, IL in the amount of $818,991.

F. Recommendation to Execute an Agreement with Crawford, Murphy, & Tilly, Inc. For Construction Phase Services for Airfield Lighting Improvement Project
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement with Crawford, Murphy & Tilly, Inc. of Aurora, IL for Construction Phase Services for the Airfield Lighting Improvement Project in the amount of $117,000, and approve the required Resolution.

G. Recommendation to Execute an Agreement for the Hangar Feasibility Study at Schaumburg Regional Airport with Mead & Hunt, Inc.
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement with Mead & Hunt, Inc. of Chicago, IL for the Hangar Feasibility Study at Schaumburg Regional Airport, and approve the required Resolution.

XV. Plan Commission

A. Recommendation to Approve a Teardown and Replacement Plan for Kosinski Residence / 319 Wianno Lane
- [motion] to recommend the Village Board approve the Teardown and Replacement Plan for Kosinski Residence (319 Wianno Lane - P2604-01).

B. Recommendation to Approve a Special Use for a Home-Based Business – Threading Salon for Archee Global LLC / 3 N. Staffire Drive
- [motion] to recommend the Village Board Approve a Special Use for a Home-Based Business - Threading Salon for Archee Global LLC (3 N. Staffire Drive - P2605-02).

XVI. Zoning Board of Appeals

A. Recommendation to Approve a Special Use for a Banquet Hall for Vanam Indian Vegetarian / 331 W. Golf Road
- [motion] to recommend the Village Board Approve a Special Use for a Banquet Hall for Vanam Indian Vegetarian (331 W. Golf Road - Z2603-02).

B. Recommendation to Approve a Special Use for a Banquet Hall and Valet Parking Plan for Swadeshi Banquet Hall / 1209 E. Golf Road
- [motion] to recommend the Village Board Approve a Special Use for a Banquet Hall and Valet Parking Plan for Swadeshi Banquet Hall (1209 E. Golf Road - Z2604-01).

XVII. Project Review Group

A. Recommendation to Approve a Site Plan Approval for Building and Parking Lot Development for Napleton Schaumburg Subaru / 200 W. Higgins Road
- [motion] to recommend the Village Board Approve a Site Plan Approval for Building and Parking Lot Development for Napleton Schaumburg Subaru (200 W. Higgins Road – SP2605-02).

XVIII. Award of Bid

A. Recommendation to Award Bid for the 90 North Park Turf Establishment Project to Brightview Landscapes, LLC
- [motion] recommend the Village Board award the bid for the 90 North Park Turf Establishment Project to the lowest responsible bidder, Brightview Landscapes, LLC of Elmhurst, IL in the amount of $83,800.

XIX. Resolutions (Next Res. R-26-051)

A. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with GFT Infrastructure, Inc. of Schaumburg, IL for Phase I Preliminary Engineering Services for Rodenburg Road Improvements, Irving Park Road to Wise Road, in the Amount of $317,264.

B. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with Crawford, Murphy & Tilly, Inc. for Construction Phase Services, in the Amount of $117,000 for the Airfield Lighting Improvement Project.

C. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with Mead & Hunt, Inc. for the Hangar Feasibility Study at Schaumburg Regional Airport.

XX. Ordinances (Next Ord. 26-048)

A. Ordinance No. 26-___An Ordinance Granting a Special Use for a Banquet Hall for Vanam Indian Vegetarian (331 W. Golf Road - Z2603-02).

B. Ordinance No. 26-____An Ordinance Granting a Special Use for a Banquet Hall and

Valet Parking for Swadeshi Banquet Hall (1209 E. Golf Road - Z2604-01).

C. Ordinance No. 26-_____An Ordinance Granting a Teardown and Replacement Plan (319 Wianno Lane – P2604-01).

D. Ordinance No. 26-_____An Ordinance Granting a Special Use for a Home-Based Business - Threading Salon for Archee Global LLC (3 N. Staffire Drive – P2605-02).

E. Ordinance No. 26-_____An Ordinance Amending Title 7, Chapters 74 and 75, Various Schedules (Metra Station Drive).

F. Ordinance No. 26-_____An Ordinance Amending Title 7, Chapters 74 and 75, Various Schedules (Cartwright Lane, Cartwright Court, Miller Way, Redlinger Road, and Scholten Drive).

G. Ordinance No. 26-____An Ordinance Granting a Site Plan Approval for Building and Parking Lot Development for Napleton Schaumburg Subaru (200 W. Higgins Road – SP2605-02).

XXI. Committee Reports

A. Recommendation to Approve a Fence Variation for 200 Tulip Court
- [motion] to recommend the Village Board Approve a Fence Variation (200 Tulip Court - P2605-01)

B. Ordinance No. 26-_____An Ordinance Granting a Fence Variation (200 Tulip Court – P2605-01).

XXII. Comments from the Public

XXIII. Counsel Report

XXIV. President's Report

A. Resignations/Appointments of Committee Members

XXV. Manager's Report

XXVI. Trustee Comments

XXVII. Adjournment

XXVIII. Executive Session

XXIX. Reconvene

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

June 23, 2026
07/14/26
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-06-23.docx

VILLAGE OF SCHAUMBURG **"UNAPPROVED"**
VILLAGE BOARD MINUTES
TUESDAY, JUNE 23, 2026
PARKER HALL

M I N U T E S

I. CALL TO ORDER: 7:00 PM

II. Roll Call – Roll Call – Trustee Clar, Sullivan, Bieschke, LaRosa
Trustee Patel, Madej absent
President Dailly

STAFF PRESENT: B. Townsend – Village Manager
P. Hewson – Deputy Village Manager
L. Malina – Village Attorney
F. Puccini – Fire Chief
G. Wolf - Chief of Police
L. Petersen – Director/Finance
R. Franklin – Assistant Director/Community Development
M. Frank – Director/Economic Development
D. Parran – Community Development/Code Enforcement Supervisor
S. Kenyon – Director/Transportation
B. McQueen – Engineering Division Manager
P. Schaak – Director/Information Technology
S. Tanner - Assistant Director/Human Resources
T. Weiler – Director/Cultural Services
K. Schref – Director/Communications and Outreach
T. Reid – Director/Communications and Outreach

OTHERS PRESENT: H. Raimondi – Chairman/Zoning Board of Appeals
R. Gerber – Chairman/Plan Commission

III. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Trustee Clar.

IV. APPROVAL OF MINUTES:

A. Trustee Bieschke made a motion to approve the June 09, 2026, Village Board Minutes and Trustee LaRosa seconded the motion. Voice vote – 4-0. Motion carried unanimously.

B. Trustee Bieschke made a motion to approve the June 09, 2026, Executive Session Village Board Minutes and Trustee Sullivan seconded the motion. Voice vote – 4-0. Motion carried unanimously.

V. APPROVAL OF EXPENDITURES:

$10,008,729.03 – Trustee Clar made a motion to approve the expenditures as presented and Trustee Sullivan seconded the motion. Roll Call – Trustee Clar, Sullivan, Bieschke, LaRosa. Trustee Patel, Madej absent. No Trustee voted nay. Motion carried unanimously.

VI. PRESENTATIONS

A. Presentation of Retirement Plaque/ Thirty-Four Years of Service to Deborah Parran, Code Enforcement Supervisor

President Dailly congratulated Deborah Parran on her retirement thanked her for her 34 years' service to the Village and presented her with her award.

VII. LIQUOR LICENSE REQUESTS:

A. Request from Mr. Sandeep Kumar for One (1) Class A Liquor License for Ahaar Indian Kitchen and Bar located at 25 S. Roselle Road (New Business).

Sandeep Kumar came forward to answer any questions the Board may have. He explained Ahaar will be a high-end Indian restaurant with a full bar that will complement the cuisine and offer a complete dining experience. There being no objections from the Board, President Dailly explained the process for the liquor license.

VIII. CONSENT AGENDA:

President Dailly stated the consent Agenda will be read in its entirety and voted on as one motion to approve. If you wish to discuss an item further, please indicate that when the item is read by the Village Clerk so it can be removed from the Consent Agenda and discussed further under Committee Reports. Otherwise, all items will be approved as presented on the Consent Agenda.

Jane Lentino, Village Clerk, read the Consent Agenda.

IX. Correspondence

A. Recommendation to Approve the Schaumburg Professional Firefighters Benevolent Association to Hold a Raffle
- [motion] to recommend the Village Board approve the request from the Schaumburg Firefighters Benevolent Association to hold a raffle on September 12, 2026, at Olympic Park, 1675 Old Schaumburg Road, and to grant a variance to Municipal Code Section 117.31

B. Recommendation to Approve the Request from Schaumburg Firefighters Benevolent Association to Hold a Raffle
- [motion] to recommend the Village Board approve the request from Schaumburg Firefighters Benevolent Association to hold a raffle on September 12, 2026, at Olympic Park, 1675 Old Schaumburg Road, and to grant a variance to Municipal Code Section 117.31.

C. Recommendation to Approve the Request from Prairie Center Arts Foundation to Hold Raffles
- [motion] to recommend the Village Board approve the request from the Prairie Center Arts Foundation to hold raffles during each of the Summer Breeze concerts from July 11, 2026, through August 29, 2026, at the Al Larson Cultural Center located at 201 Schaumburg Court, and to waive the fidelity bond requirement.

D. Recommendation to Approve the Request from Citizens Police Academy Alumni Association of Schaumburg to Hold a Raffle
- [motion] to recommend the Village Board approve the request from Citizens Police Academy Alumni Association of Schaumburg to hold a raffle on September 7, 2026, at the Septemberfest Grounds located at 201 Schaumburg Court, and to waive the fidelity bond.

E. Recommendation to Approve the Request from the THANC Foundation to Hold a Raffle
- [motion] to recommend the Village Board approve the request from the THANC Foundation to hold a raffle on August 16, 2026, at Olympic Park located at 1675 Old Schaumburg Road, to grant a variance to Municipal Code Section 117.31, and to waive the fidelity bond requirement.

F. Recommendation to Approve the Request from the THANC Foundation to Hold a Raffle
- [motion] to recommend the Village Board approve the request from the THANC Foundation to hold a raffle on October 29, 2026 at Top Golf located at 2050 Progress Parkway, grant a variance to Municipal Code Section 117.31, and waive the fidelity bond requirement.

X. Engineering and Public Works Committee

A. Recommendation to Approve an Agreement for the 90 North Park - Stage III Design Services with RVi Planning + Landscape Architecture
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the 90 North Park – Stage III Design services with RVi Planning + Landscape Architecture of Naperville, IL in the amount of $298,100, and approve the required Resolution.

B. Recommendation to Amend Policy Statement 7.14 - Driveway Apron Replacement Policy

- [motion] to recommend the Village Board refer the amendment to Policy Statement 7.14 Driveway Apron Replacement Policy to the Committee of the Whole.

C. Recommendation to Approve Supplemental Engineering for the Salem Drive Reconstruction – Parker Drive to Schaumburg Road - Phase II Final Design with Hampton, Lenzini and Renwick, Inc.
- [motion] to recommend the Village Board approve supplemental engineering for the Salem Drive Reconstruction - Parker Drive to Schaumburg Road - Phase II Final Design with Hampton, Lenzini and Renwick, Inc. of Elgin, IL in the amount of $343,157.50.

D. Recommendation to Approve Waiver of the Competitive Process and Approve an Agreement for the Enterprise Asset Management System Cloud Upgrade and Implementation with Trimble
- [motion] to recommend the Village Board approve waiver of the competitive process and authorize the Village Manager and Village Clerk to execute an agreement for the Enterprise Asset Management System Cloud Upgrade and Implementation with Trimble of Westminster, CO in the amount of $145,250, and approve the required Resolution.

E. Recommendation to Authorize Participation in the Sourcewell Cooperative Purchasing Program and Award the Purchase of a Generator and Automatic Transfer Switch to Altorfer Power Systems, Inc.
- [motion] to recommend the Village Board authorize participation in the Sourcewell Cooperative Purchasing Contract and award the purchase of a Generator and Automatic Transfer Switch to Altorfer Power Systems, Inc.

F. Recommendation to Authorize Participation in the Sourcewell Cooperative Purchasing Program and Award the Purchase of One Sewer Camera Truck to EJ Equipment, Inc.
-[motion] to recommend the Village Board authorize participation in the Sourcewell Cooperative Purchasing Contract and award the purchase of one Sewer Camera Truck to EJ Equipment, Inc. of Manteno, IL in an amount not to exceed the approved budget.

G. Recommendation to Authorize Participation in the Sourcewell Cooperative Purchasing Program and Award the Purchase of One Trailered Generator to Interstate Power Systems
-[motion] to recommend the Village Board authorize participation in the Sourcewell Cooperative Purchasing Contract and award the purchase of one trailered generator to Interstate Power Systems of Carol Stream, IL in an amount not to exceed the approved budget.

H. Recommendation to Authorize Participation in the Sourcewell Cooperative Purchasing Program and Award the Upfit of One Tandem-Axle Dump Truck to Bonnell Industries
- [motion] to recommend the Village Board authorize participation in the Sourcewell Cooperative Purchasing Contract and award the upfit of one Tandem-Axle Dump Truck to Bonnell Industries of Dixon, IL in an amount not to exceed the approved budget.

XI. Finance, Legal, and General Government Committee

A. Recommendation to Approve the Finance Department Monthly Report for May 2026
- [motion] to recommend the Village Board approve the Finance Department Monthly Report for May 2026.

B. Recommendation to Authorize Annual Contribution to Meet Chicago Northwest for FY26/27
-[motion] to recommend the Village Board approve continued participation in Meet Chicago Northwest and authorize the Village Manager to make the payment equaling 10% of the 4% Hotel/Motel tax revenue for FY 26/27.

C. Recommendation to Proceed with Phase 2 Proposal for Advertising, Media Planning, and Media Buying Services with Red Caffeine
-[motion] to recommend the Village Board accept the Phase 2 proposal for Advertising, Media Planning, and Media Buying Services with Red Caffeine, of Lombard, IL, in the amount of $250,000, and authorize the Village Manager to execute the contract.

D. Recommendation to Authorize the Village Manager to Execute a 2026 Order Form between the Village of Schaumburg and SAP Success Factors for Subscription Fees for Software and Services
-[motion] to recommend the Village Board approve a Resolution authorizing the Village Manager to execute the subscription renewal of SuccessFactors of South San Francisco, CA at a year one cost of $129,065.22, the subsequent four years of the contract are subject to an annual 3.3% increase and will be approved by the Village Manager with the contractor's satisfactory performance and an approved budget.

E. Recommendation to Authorize the Village Manager to Execute a Statement of Work between the Village of Schaumburg and HR Path for Professional Services
-[motion] to recommend the Village Board approve a Resolution authorizing the Village Manager to execute a Statement of Work between the Village of Schaumburg and HR Path of Atlanta, GA, at a cost of $128,000.

XII. Zoning Board of Appeals

A. Recommendation to Approve a Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review for 7 Brew Development / 400 E. Golf Road
- [motion] to recommend the Village Board Approve a Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review for 7 Brew Development (400 E. Golf Road - Z2602-03).

B. Recommendation to Approve a Site Plan Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review for Club Car Wash / 404 E. Golf Road
- [motion] to recommend the Village Board Approve a Site Plan Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review for Club Car Wash (404 E. Golf Road – Z2605-03).

XIII. Award of Bid

A. Recommendation to Award Bid for New Village Hall Fortinet Hardware and Maintenance to Saitech, Inc. of Fremont, CA.
- [motion] to recommend the Village Board award the bid for the New Village Hall Fortinet Hardware and Maintenance to the lowest responsible bidder, Saitech, Inc. of Fremont, CA in the amount of $197,864.

XIV. Traffic Agreements

A. Recommendation to Approve a Traffic Agreement with Streets of Woodfield Owner, LLC for the property located at 601 N. Martingale Road, 1901 E. Woodfield Road, 1900 and 1950 E. Higgins Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Streets of Woodfield Owner, LLC located at 601 N. Martingale Road, 1901 E. Woodfield Road, 1900 and 1950 E. Higgins Road.

B. Recommendation to Approve a Traffic Agreement with Streets of Woodfield Owner, LLC for the property located at 750 N Martingale Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Streets of Woodfield Owner, LLC located at 750 N. Martingale Road.

XV. Resolutions (Next Res. R-26-045)

A. Resolution No. R-26-045 A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement for the 90 North Park - Stage III Design Services with RVi Planning + Landscape Architecture.

B. Resolution No. R-26-046 A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement for Enterprise Asset Management System Cloud Upgrade and Implementation with Trimble.

C. Resolution No. R-26-047 A Resolution Authorizing Village Manager to Execute a 2026 Order Form between the Village of Schaumburg and Success Factors for Subscription Fees for Software and Services.

D. Resolution No. R-26-048 A Resolution Authorizing Village Manager to Execute a Statement of Work between the Village of Schaumburg and HR Path for Professional Services Fees for Implementation Services.

E. Resolution No. R-26-049 A Resolution Authorizing Village Manager to Execute a Collective Bargaining Agreement between the Village of Schaumburg and the Schaumburg Professional Firefighters Association, IAFF Local 4092 (2026-2029).

F. Resolution No. R-26-050 A Resolution Authorizing Village Manager to Execute a Collective Bargaining Agreement between the Village of Schaumburg and the American Federation of State, County and Municipal Employees, Council 31, Local 1919 (2025-2028).

XVI. Ordinances (Next Ord. 26-046)

A. Ordinance No. 26-046 An Ordinance Granting a Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through, Sign Variation and Woodfield Regional Center Design Review for 7 Brew Development (400 E. Golf Road - Z2602-03).

B. Ordinance No. 26-047 An Ordinance Granting a Site Plan Approval, Special Use for a Car Wash, Parking Variation and Woodfield Regional Center Design Review for Club Car Wash (404 E. Golf Road – Z2605-03).

Trustee LaRosa made a motion to approve the Consent Agenda and Trustee Sullivan seconded the motion. Roll Call – Trustee Clar, Sullivan, Bieschke, LaRosa. Trustee Patel, Madej absent. No Trustee voted nay. Motion carried unanimously.

XVIII. COMMITTEE REPORTS:

A. Recommendation to Approve a Fence Variation for 200 Tulip Court
- [motion] to recommend the Village Board Approve a Fence Variation (200 Tulip Court P2605-01)

President Dailly called Rich Gerber, Chairman/Plan Commission, forward.

Mr. Gerber explained the petitioner had done some renovations which included a fence. He said the contractor worked with Staff on the design to make sure it was compliant. He said toward the end of the project, the contractor notified Staff that there was a sleeve that goes on top and bottom of each board which expanded the width of the board. He said Plan Commission felt there was a breakdown in communication between Staff and the contractor regarding spacing between boards which caused the fence to become non-compliant. He said Plan Commission felt there was lack of communication on both sides and the petitioner was not doing anything unorthodox having taken the proper steps to satisfy Village requirements. He said the non-compliance was discovered upon final inspection.

President Dailly asked Staff to come forward, Ryan Franklin, Assistant Director/Community Development came forward.

Mr. Franklin said the petitioner was granted a permit for improvements to his home which included a fence. He said the permit was approved as noted, indicating the specifics with respect to the board width and spacing. He said at the Plan Commission Public Hearing on June 3, 2026, petitioner provided testimony about the contractor contacting Staff and asked for specific information about how the spacers would impact the board width and indicated that the spacers would not impact the spacing. He said the Village's code is clear about spacing of a semi-open fence being 30%, and the brackets added to the board surface but didn't increase the spacing between the boards, and the inspection failed. He said Staff worked with the petitioner to apply for a variation and request relief.

President Dailly clarified that the requirement is 2-5/8 inches spacing between boards. Mr. Franklin said that was correct and the spacers added width to the board, but no accommodation was made to increase the measurement of the space.

President Dailly asked if the contractor was present. He was not, but Mr. Franklin said he has a license and has pulled permits in the past. President Dailly asked the petitioner to come forward.

President Dailly asked the Petitioner to come forward.

Juan Hernandez came forward and said a substantial addition was added to their home and the fence was the final step. He said they have been compliant throughout the 2-year project. He said the permit was filed for a 5-foot-high fence with 6-inch boards with 2-5/8 inch spacing. He said the contractor didn't realize the tongue in groove construction of the fence would add 2-1/2 inches to the width of the boards. He said the contractor called the Village to ask about the spacers. He said his contractor was told to keep the 2-5/8 inch spacing. There was discussion about the math, and the ordinance says 30% open and does not give a specific formula even though there is a formula that is used to decipher spacing. He said it is a $40,000.00 fence and it would be a financial hardship to have to tear it down and replace it.

President Dailly asked to clarify that it is a composite board fence. Mr. Hernandez said yes. President Dailly asked for questions form the Board.

Trustee Bieschke asked to clarify Staff's recommendation to deny the variance request and the reason for denial. Mr. Franklin said it was denied because it's non-compliant and the spacing was noted on the approved plans. Trustee Bieschke asked if the phone call confirmed that Staff said told the contractor to proceed with the spacing for the 6-inch board even though the board width is 8.5-inches total. Mr. Franklin said he was able to confirm that an approximate 12-minute call took place on the date provided but could not confirm what was said. Trustee Bieschke asked if new plans were submitted when the design changed. Mr. Franklin said the petitioner called but did not submit new plans. He said the permit was part of a larger over-all addition and there would be supplemental information related to the fence, but no redesign was submitted.

Trustee Clar clarified that the contractor called the Village and what the reason was that he was not at the meeting. Mr. Hernandez said he did not ask the contractor to be there. Trustee Clar asked what would be involved in fixing the board width. Mr. Hernandez said he would have to tear the fence down and start over. He said he didn't know what the requirements were and was never presented with any alternative. He said he asked the contractor to call before the fence was installed.

Trustee Bieschke discussed the math involved in calculating the spacing for the fence.

President Dailly said clarification needs to be made so it's not a question in the future.

President Dailly said granting one variation does not set a precedence and this is not a solid fence. He said the petitioner made an attempt to meet the requirements and asked for a motion to approve Plan Commission's request to approve the fence variation.

B. Ordinance No. 26-____ An Ordinance Granting a Fence Variation (200 Tulip Court – P2605-01).

Trustee Sullivan made the motion to approve the Plan Commission's recommendation to approve the fence variation and Trustee Bieschke seconded the motion. Roll Call – Trustee Sullivan, LaRosa, President Dailly. Trustee Patel, Madej absent. Trustee Clar, Bieschke voted nay. Motion passes.

Attorney Malina said an ordinance needs to be approved to adopt this ordinance and 4 affirmative votes are required. He recommended deferring the vote to the next Village Board meeting.

President Dailly asked for a motion to defer the vote to the July 14, 2026, Village Board meeting.

Trustee Bieschke motioned to defer the vote to the July 14, 2026, Village Board meeting and Trustee LaRosa seconded the motion. Voice vote – 4-0. Motion carried unanimously.

XIX. COMMENTS FROM THE AUDIENCE:

No Comments from the Audience.

XX. COUNSEL REPORT:

No Counsel Report.

XXI. PRESIDENT'S REPORT:

President Dailly asked for concurrence in the appointments/resignations on the following committee/commissions at the June 09, 2026, Board meeting:

Bikeways Advisory Committee (all terms end 4/30/27):

Re-Appointment(s): Robert Schmidt (Chair) - Park District Representative
Lynn Caldarola - At Large
Jay R. Flynn - At Large
Gary Pilafas - Hoffman Estates Representative
Charlotte Kegarise - At Large
Thomas Rickert - At Large
Glenn Szurgot - ZBA Representative
Dale Litney - Plan. Comm. Representative
Jim Pye - School District 54 Representative
Neil Holdway – Schaumburg Bike Club
Robert Riddle – At Large

Schaumburg Regional Airport Advisory Commission:

Removal(s): Bernie Mayle (removed as Chair) (term ended 04/30/26)
Jack Trudel (removed as Co-Chair) (term ended 04/30/26)
Re-Appointment(s): Brian Bieschke (term ends 04/30/28) (Chair)
Mark Madej (term ends 04/30/28) (Co-Chair)
Jack Trudel (term ends 04/30/28)
Bernie Mayle (term ends 04/30/28)
Jamie Clar (term ends 04/30/28) (Alt)
Scott Longueil (term ends 04/30/28) (Alt)
William McLeod (term ends 04/30/28) (Alt)

Sister Cities Committee:

Removal(s) Kazuko Mino (Japan)
Appointment(s): Hironori "Hank" Fujibuchi (Japan)

Trustee LaRosa made a motion to approve the Appointments/Resignations and Trustee Sullivan seconded the motion. Roll Call – Trustee Clar, Sullivan, Bieschke, LaRosa. Trustee Patel, Madej absent. No Trustee voted nay. Motion carried unanimously.

XXII. MANAGER'S REPORT:

A. Village Manager Townsend expressed appreciation and thanked Kassondra Schref, Director of Communications and Outreach, for her service, and wished her success in her future endeavors, and welcomed Tara Reid as the new Director of Communications and Outreach.

B. Village Manager Townsend thanked and congratulated Tiana Weiler and Staff for the successful official renaming the Al Larson Prairie Center for the Arts to the Al Larson Cultural Center at the official event held on June 20, 2026.

XXIII. TRUSTEE COMMENTS/MENTIONS:

No Trustee Comments/Mentions

XXIV. ADJOURNMENT:

Trustee Clar made a motion to adjourn the Village Board meeting at 7:41 PM and Trustee Bieschke seconded the motion. Voice vote – 4-0. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

$13,356,883.56
07/14/26
Village Board

Presenter:
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-07-14 Bills List Approval.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: July 10, 2026

TO: President, Village Board, Village Clerk

FROM: Director of Finance

SUBJECT: Approval of Disbursements

Attached is a summary of bills to be presented for approval at the July 14, 2026 meeting of the Village Board of Trustees. The bills list amount for approval is $8,617,878.93. These bills lists are dated June 20, 2026 through July 10, 2026.

Also for approval are the payrolls dated June 26, 2026 and July 10, 2026 for a total amount of $4,739,004.63.

The total amount of disbursements for approval is $13,356,883.56.

Lisa Petersen
Director of Finance

Village of Schaumburg
Check Runs: 6/27/2026 - 7/10/2026

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Accurate Translation Bureau	July 2026	$193.15	Language Services
		$193.15	
ACL America, Inc.	July 2026	$205.00	Occupancy Permit Refund
		$205.00	
Action Lock & Key Inc	July 2026	$225.00	Door Lock and Repairs
	July 2026	$225.00	Door Lock and Repairs
	July 2026	$225.00	Door Lock and Repairs
	July 2026	$689.83	Door Lock and Repairs
	July 2026	$886.30	Door Lock and Repairs
	July 2026	$2,424.47	Parking Garage Locks Re-Key to Master System
		$4,675.60	
Adan Perez Jr	July 2026	$483.57	Mileage Reimbursement
		$483.57	
Advanced Elevator Company	July 2026	$602.65	Elevator Maintenance
	July 2026	$1,040.00	Elevator Maintenance
	July 2026	$1,320.00	Elevator Maintenance
		$2,962.65	
Aetna Insurance	July 2026	$585.97	Ambulance Refund
		$585.97	
Air One Equipment Inc	July 2026	$24.99	Name Tags
	July 2026	$564.00	New Firefighter Gear
	July 2026	$2,340.00	New Firefighter Gear
	July 2026	$568.00	Paratech Controller
	July 2026	$182.00	Respirator
	July 2026	$232.00	Sensor Cap
	July 2026	$406.00	Spilfyter Classifier Strip
	July 2026	$45.00	Super Vac
	July 2026	$880.00	Technical Rescue Equipment
		$5,241.99	
Airtame US Inc	July 2026	$3,450.00	EOC Upgrades
		$3,450.00	
Al Warren Oil Company Inc	July 2026	$6,170.88	Diesel Fuel
	July 2026	$6,357.55	Diesel Fuel
	July 2026	$29,066.38	Diesel Fuel
	July 2026	$26,929.61	Unleaded Fuel
		$68,524.42	
Alexandra Moss	July 2026	$224.03	Mileage Reimbursement
		$224.03	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
All-Star Talent Inc.	July 2026	$14,993.34	Advertising Campaign Management
		$14,993.34	
Alvarez and Associates	July 2026	$4,000.00	Professional Services
		$4,000.00	
Alvarez, Inc.	July 2026	$66.44	Weed Abatement Program
	July 2026	$80.34	Weed Abatement Program
	July 2026	$84.98	Weed Abatement Program
	July 2026	$182.31	Weed Abatement Program
		$414.07	
Anna Jurek	July 2026	$51.11	Mileage Reimbursement
		$51.11	
Anthony Piccolo	July 2026	$49.73	Mileage Reimbursement
		$49.73	
Arka Barbell Club LLC	July 2026	$1,500.00	Fitness Coaching Sessions
		$1,500.00	
Arlington Power Equipment	July 2026	$122.36	Rapid Super Chains
		$122.36	
AT&T	July 2026	$53.99	Telephone Service
	July 2026	$58.28	Telephone Service
	July 2026	$129.60	Telephone Service
	July 2026	$682.60	Telephone Service
		$924.47	
Avia Partners, Inc.	July 2026	$185.37	Prisoner Prescriptions
		$185.37	
Belmonte Printing Company	July 2026	$81.00	Business Cards
	July 2026	$81.00	Business Cards
	July 2026	$285.00	Juvenile Expungement Cards
		$447.00	
Bernard Mukes	July 2026	$254.47	Mileage Reimbursement
		$254.47	
Best Technology Systems Inc	July 2026	$1,810.00	Repair and Maintenance of PBS Range
		$1,810.00	
Bisnow LLC	July 2026	$20,000.00	Sports and Entertainment Show Sponsor
		$20,000.00	
Blue Cross Blue Shield of Illinois	July 2026	$1,481.74	Ambulance Refund
		$1,481.74	
Bonnell Industries Inc	July 2026	$177,107.78	Upfit for Truck 31
	July 2026	$177,107.78	Upfit for Truck 32

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
	July 2026	$177,107.78	Upfit for Truck 92
	July 2026	$177,107.78	Upfit for Truck 99
		$708,431.12	
Bravo Company Engineering Inc	July 2026	$19,786.70	CDBG Sidewalk Project
		$19,786.70	
Builders Asphalt LLC	July 2026	$291.46	Hot Mix Asphalt
	July 2026	$1,613.06	Hot Mix Asphalt
	July 2026	$9,133.20	Hot Mix Asphalt
	July 2026	$15,721.14	Hot Mix Asphalt
		$26,758.86	
Builders Paving LLC	July 2026	$13,387.44	Street Improvement Program
	July 2026	$746,057.39	Street Improvement Program
		$759,444.83	
Camosy Incorporated	July 2026	$2,962,471.87	Village Hall Construction
		$2,962,471.87	
Carmichael Construction, Inc.	July 2026	$297,852.21	EPW Material Bin
		$297,852.21	
CDS Office Technologies Inc	July 2026	$8,185.00	Table Command Cases
		$8,185.00	
CDWG LLC	July 2026	$44,576.00	Broadcom VMWare License Renewal
		$44,576.00	
Chaplin Entertainment Inc	July 2026	$9,300.00	Performance Deposit
		$9,300.00	
Chastain & Associates LLC	July 2026	$11,734.50	Facilities Supplemental Project Management
		$11,734.50	
Chemtek, Inc.	July 2026	$7,274.30	PavePro Green Solution
		$7,274.30	
Chem-Wise Ecological Pest Management	July 2026	$640.00	Pest Management
		$640.00	
Chicago Quick Clean LLC	July 2026	$1,943.00	Porter Services for 90N Parking Garage
		$1,943.00	
Christopher B Burke Engineering Ltd	July 2026	$220.00	Consulting 90N Ent Dist Parking Garage
	July 2026	$7,145.00	Professional Services
	July 2026	$25,298.75	Professional Services
		$32,663.75	
Ciorba Group Inc	July 2026	$2,521.50	Professional Services
		$2,521.50	
Circle K Stores Inc.	July 2026	$1,106.00	Car Washes and Detailing

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
		$1,106.00	
Citi Cards-Costco	July 2026	$224.93	Supplies
		$224.93	
Citibot, Inc.	July 2026	$8,000.00	Annual Subscription
		$8,000.00	
CivicPlus, LLC	July 2026	$1,703.52	Municipal Code
		$1,703.52	
Civiltech Engineering Inc	July 2026	$41,820.25	90 North Park Stage 2 Construction Admin
	July 2026	$56,570.05	Eng Svcs Higgins Rd Bike Path
	July 2026	$1,467.57	Meacham Golf Bike Path Construction Admin
	July 2026	$1,735.50	Small Cell Permit Assistance
		$101,593.37	
Commonwealth Edison	July 2026	$55.86	Utility Service
	July 2026	$100.59	Utility Service
	July 2026	$108.77	Utility Service
	July 2026	$109.69	Utility Service
	July 2026	$159.15	Utility Service
	July 2026	$246.45	Utility Service
	July 2026	$430.82	Utility Service
	July 2026	$670.79	Utility Service
	July 2026	$1,372.90	Utility Service
	July 2026	$1,496.91	Utility Service
	July 2026	$5,461.62	Utility Service
	July 2026	$8,443.69	Utility Service
		$18,657.24	
Compassion Funeral Services Inc	July 2026	$477.00	Transport of Deceased
	July 2026	$477.00	Transport of Deceased
		$954.00	
Computershare Trust Company, N.A.	July 2026	$525.00	Paying Agent Fee
		$525.00	
Conklin & Conklin, LLC	July 2026	$650.00	Meacham Golf Bike Path
	July 2026	$1,518.00	Meacham Golf Bike Path
		$2,168.00	
Cook County	July 2026	$50,000.00	Rent Payment from Hunter for 2222 Hammond
		$50,000.00	
Costar Realty Information Inc	July 2026	$855.71	Monthly Subscription July
	July 2026	$855.71	Monthly Subscription June
		$1,711.42	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Crystal Maintenance Plus, Corp	July 2026	$260.00	Custodial Services
	July 2026	$32,696.00	Custodial Services
		$32,956.00	
DACRA Adjudication Systems LLC	July 2026	$4,161.00	Monthly Service Fee
		$4,161.00	
David Carlson	July 2026	$497.35	Mileage Reimbursement
		$497.35	
Deckard Technologies, Inc.	July 2026	$6,500.00	Software Subscription
		$6,500.00	
Deluca Visual Solutions Inc	July 2026	$170.00	Public Hearing Sign
		$170.00	
DiMeo Bros Inc	July 2026	$59,850.00	Walnut Lift Station Construction
		$59,850.00	
DJ's Scuba Locker Inc	July 2026	$636.00	Scuba Equipment
	July 2026	$3,826.10	Scuba Equipment
		$4,462.10	
Donald Richter	July 2026	$88.45	Mileage Reimbursement
		$88.45	
Edward Scheid	July 2026	$289.27	Mileage Reimbursement
		$289.27	
Elevated Safety LLC	July 2026	$1,300.00	Rope Rescue Class
	July 2026	$1,300.00	Rope Rescue Training
		$2,600.00	
Elizabeth DeChant	July 2026	$16.09	Mileage Reimbursement
		$16.09	
EMS Management & Consultants, Inc.	July 2026	$15,551.77	Ambulance Billing Fees
		$15,551.77	
Every Creative Graphics Inc	July 2026	$276.25	Graphic Design
		$276.25	
Fence Connection Inc	July 2026	$3,290.00	Fence Repair Restoration
		$3,290.00	
Ferguson US Holdings, Inc	July 2026	$65.00	Potable Water Meters
		$65.00	
Finer Line Inc	July 2026	$445.18	Employee Service/Retirement Awards
		$445.18	
First Line Technology LLC	July 2026	$3,349.46	Decon Solution
		$3,349.46	
Flowpoint Environmental Systems Inc	July 2026	$111.49	Software License Bulk Water Filling Station

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
	July 2026	$111.49	Software License Bulk Water Filling Station
		$222.98	
Forrest Lumpkins	July 2026	$60.00	Bike Locker Reimbursement
		$60.00	
Guardian Alliance Technologies Inc.	July 2026	$375.00	Background Check Fees
		$375.00	
H & H Electric Company	July 2026	$7,779.24	Traffic Signal & Opticom Maintenance & Repair
		$7,779.24	
Hayes Commercial LLC	July 2026	$4,473.16	HVAC Repair & Maintenance of Buildings
		$4,473.16	
Heather Anderson	July 2026	$176.17	Mileage Reimbursement
		$176.17	
Heidi Brandt	July 2026	$1,400.00	Team Building
	July 2026	$2,800.00	Team Building
		$4,200.00	
Hello! Booking Inc.	July 2026	$2,500.00	Performance Deposit
		$2,500.00	
Hennigh Law Corporation	July 2026	$58,805.00	Convention Ctr and Hotel Legal Services
		$58,805.00	
Henry Schein Inc	July 2026	$299.95	Neck Skins
		$299.95	
Home Depot Inc	July 2026	$314.16	Operating Supplies
		$314.16	
HR Green Inc	July 2026	$1,837.49	Eng Svcs Bode Rd Improvements
		$1,837.49	
Huuso, PLLC	July 2026	$95.00	Biohazard Cleaning
		$95.00	
ID Networks Inc	July 2026	$1,995.00	Annual Maintenance Fee for Guardian
	July 2026	$1,231.00	Annual Maintenance Fee for Livescan and Fingerroll
		$3,226.00	
IL Department of Innovation &Technology	July 2026	$72.79	Communication Charges
		$72.79	
Illinois Dept of Healthcare and Family Services	July 2026	$120,277.05	GEMT Q3 Procedure Code
		$120,277.05	
Integrity Environmental Services, Inc.	July 2026	$875.00	UST Project
		$875.00	
James Drive Safety Lane, LLC	July 2026	$82.00	Safety Lane Inspections

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
	July 2026	$328.00	Safety Lane Inspections
	July 2026	$491.00	Safety Lane Inspections
		$901.00	
James Hudson	July 2026	$125.42	Mileage Reimbursement
		$125.42	
James Nicolussi	July 2026	$71.05	Mileage Reimbursement
	July 2026	$122.52	Mileage Reimbursement
	July 2026	$173.28	Mileage Reimbursement
		$366.85	
Janelle Dougherty	July 2026	$60.18	Mileage Reimbursement
		$60.18	
Jessica K. Crowley	July 2026	$2,400.00	Public Safety Wellness Coordinator
		$2,400.00	
Johnny's Coffee Mart LLC	July 2026	$700.00	Custodial Services Metra Station
		$700.00	
Joseana Goncalves Quaresma Ripari	July 2026	$100.00	Zumba at the Barn
		$100.00	
Joseph D Davito	July 2026	$8,809.08	Professional Services
		$8,809.08	
Justifacts Credential Verification, Inc	July 2026	$1,127.50	Background Checks
		$1,127.50	
Karen McCartney	July 2026	$1,604.81	Travel Reimbursement
		$1,604.81	
KIM Construction Company Inc	July 2026	$77,469.75	Braintree Manhole Rehab
		$77,469.75	
Kimberly Vasquez	July 2026	$23,334.00	Settlement Agreement
		$23,334.00	
Kimley-Horn & Associates Inc	July 2026	$2,910.84	Springinsguth Rd Design Eng Svcs
		$2,910.84	
Kornerstone Builders Group Inc.	July 2026	$113,833.21	H-Mart Project Security Reimbursement Reissue
		$113,833.21	
Laura Lampe	July 2026	$235.00	Transfer Stamp Rebate
		$235.00	
Lauterbach & Amen LLP	July 2026	$1,530.00	GASB 74/75 Limited Report
		$1,530.00	
Law Office of Elizabeth Hantzos Finn, P.C.	July 2026	$2,000.00	Prosecution Services
		$2,000.00	
LiftOff LLC	July 2026	$11,595.15	O365 Government Cloud Licenses Subscription

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
		$11,595.15	
Linda Young	July 2026	$100.20	Travel Reimbursement
		$100.20	
Lionheart Critical Power Specialists	July 2026	$1,031.84	Repair & Maintenance of Generators & UPS Systems
	July 2026	$1,247.00	Repair & Maintenance of Generators & UPS Systems
	July 2026	$1,292.00	Repair & Maintenance of Generators & UPS Systems
	July 2026	$5,175.00	Repair & Maintenance of Generators & UPS Systems
		$8,745.84	
Lynette Johns	July 2026	$420.75	Travel Reimbursement
	July 2026	$420.75	Travel Reimbursement
	July 2026	$420.75	Travel Reimbursement
		$1,262.25	
Lyons Electric Company Inc	July 2026	$6,464.30	Streetlight Repair
		$6,464.30	
M.J. Taylor Law, LLC	July 2026	$2,000.00	Prosecution Services
		$2,000.00	
Mackie Consultants LLC	July 2026	$16,850.00	WaterMain Improvement Design 17 E Schaumburg
		$16,850.00	
Marissa Stanley	July 2026	$207.35	Mileage Reimbursement
		$207.35	
Matthew Wilson	July 2026	$5.58	Mileage Reimbursement
		$5.58	
MECO Consulting Group	July 2026	$3,600.00	Communications & Outreach Consultant Services
		$3,600.00	
MES I Acquisition Inc	July 2026	$144.65	Firefighter Gear Repair
		$144.65	
Metiri Analytical Group Inc	July 2026	$1,748.25	IEPA Mandated Water Samples
		$1,748.25	
Michael Hess	July 2026	$1,564.79	Travel Reimbursement
		$1,564.79	
Michelle Defer	July 2026	$261.25	Travel Reimbursement
		$261.25	
Microsoft Corporation	July 2026	$14,352.38	Microsoft Subscription
		$14,352.38	
Mid Atlantic Rescue Systems	July 2026	$1,147.39	Paratech Hydrafusion Pumps and Hardware
		$1,147.39	
Midwest Groundcovers LLC	July 2026	$796.45	Plant Material New PCA Plaza Sign
		$796.45	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Midwest Veterinary Company LLC	July 2026	$3,251.82	Vet Visit for Onyx
		$3,251.82	
Mirabella, Kincaid, Frederick, & Mirabella, LLC	July 2026	$11,666.00	Settlement Agreement
		$11,666.00	
Muse Piano Workshop	July 2026	$220.00	Piano Tuning Services
		$220.00	
Mutual Aid Box Alarm System Division 1	July 2026	$6,631.00	MABAS Annual Dues
		$6,631.00	
National Assoc of Telecommunications	July 2026	$1,725.00	NATOA Annual Conference
		$1,725.00	
National Power Rodding Corporation	July 2026	$33,075.25	Sewer Televising
		$33,075.25	
National Sports Nets, LLC	July 2026	$84,207.00	Ballpark New Safety Netting
		$84,207.00	
New Tradition Funeral Services, LLC	July 2026	$1,200.00	Transport of Deceased
		$1,200.00	
Northeastern Illinois Public Safety	July 2026	$5,950.00	Training
		$5,950.00	
Northern Illinois Gas Company	July 2026	$163.01	Utility Service
		$163.01	
Northern Illinois Police Alarm System	July 2026	$6,955.00	Annual Assessment Fees
	July 2026	$160.00	Annual Lunch Conference
		$7,115.00	
Northwest Central Dispatch System	July 2026	$14,256.20	Assessment Fees - Fire
	July 2026	$42,768.60	Assessment Fees - Police
		$57,024.80	
Northwest Community Hospital	July 2026	$227.27	Annual Fee for SOPs
	July 2026	$393.00	Annual Fire Department Physicals
	July 2026	$5,610.00	Medical/Physicals - Fire Candidates
	July 2026	$20.00	OSHA Questionnaire Physical Exams
	July 2026	$895.00	Pre-Employment Drug and Physical Testing
		$7,145.27	
Obscura, Inc.	July 2026	$162.50	Department Director Portrait
		$162.50	
Ogar Somo	July 2026	$70.00	CRM Renewal
		$70.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Om Shree Narandas Maharaj LLC	July 2026	$83.85	Car Washes and Detailing June
	July 2026	$115.85	Car Washes and Detailing May
		$199.70	
Pace Suburban Bus Division of RTA	July 2026	$33,442.88	Route 905- Woodfield Trolley Services
		$33,442.88	
Paddock Publications Inc	July 2026	$775.80	Daily Herald Annual Subscription
		$775.80	
Policy Confluence Inc. dba POLCO	July 2026	$8,300.00	Amendment to Subscription
		$8,300.00	
Prairie Center Arts Foundation	July 2026	$15,309.25	Reimbursement Of Ticket Sales
		$15,309.25	
Premiums Plus Promotional Products, Inc.	July 2026	$2,505.00	Promotional Items
		$2,505.00	
Pre-Paid Legal Services Inc	July 2026	$353.15	Employee Paid Legal Services
		$353.15	
Pro-Fire Sales and Service Inc	July 2026	$198.00	Firefighter Coat
	July 2026	$380.00	Gear Repair
		$578.00	
Proven Business Systems	July 2026	$1,532.57	Copier Usage
		$1,532.57	
Pulse Technology of Illinois Inc	July 2026	$999.99	Printer Maintenance
		$999.99	
Quadient Inc	July 2026	$402.80	Postage Machine
		$402.80	
R H Donnelley	July 2026	$58.10	Advertising Charges
		$58.10	
Rarestep, Inc.	July 2026	$22,950.00	Fleet Software Program
		$22,950.00	
Ray O'Herron Company Inc	July 2026	$50.98	ID Placard
	July 2026	$132.96	ID Placard
	July 2026	$337.91	ID Placard
		$521.85	
Red Caffeine, Inc.	July 2026	$23,605.58	Advertising Campaign
		$23,605.58	
Robert Thomas Byrne	July 2026	$306.68	Mileage Reimbursement
		$306.68	
Robert W. Kryder	July 2026	$12.83	Mileage Reimbursement
	July 2026	$14.50	Mileage Reimbursement

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
		$27.33	
Ryan McKeon	July 2026	$1,600.00	Annual Consumer Confidence Report
		$1,600.00	
Sadlick, William	July 2026	$94.61	Mileage Reimbursement
		$94.61	
Saitech Inc.	July 2026	$895.00	Fortinet Switch Support Renewal
	July 2026	$31,290.00	Veeam License Renewal
		$32,185.00	
Schroeder & Schroeder Inc	July 2026	$161,227.25	CDBG Sidewalk Project
		$161,227.25	
Sebert Landscaping	July 2026	$2,177.76	90N Parking Garage Landscaping
		$2,177.76	
Secretary of State	July 2026	$302.00	License Plates Renewal
		$302.00	
Sierra Systems Inc	July 2026	$6,780.00	IT Technical Staffing Services
	July 2026	$7,200.00	IT Technical Staffing Services
	July 2026	$7,470.00	IT Technical Staffing Services
	July 2026	$300.00	Website Coordinator
	July 2026	$700.00	Website Coordinator
		$22,450.00	
Sievert Electric	July 2026	$1,595.00	Hoist Inspections
		$1,595.00	
Southern Computer Warehouse	July 2026	$17,361.50	KnowBe4 Security Subscription
		$17,361.50	
State Industrial Products Corporation	July 2026	$1,665.00	Chemicals
		$1,665.00	
Strand Associates Incorporated	July 2026	$42,468.47	Weathersfield Resurfacing
	July 2026	$6,242.53	Weathersfield Way Improvements
		$48,711.00	
Stryker Sales Corporation	July 2026	$123.73	EMS Cuffs
	July 2026	$160.90	EMS Cuffs
		$284.63	
Tariq Dandan	July 2026	$520.00	Rental Inspections
	July 2026	$1,440.00	Rental Inspections
		$1,960.00	
Terrace Supply Company	July 2026	$214.20	Oxygen for Ambulances
	July 2026	$321.60	Oxygen for Ambulances
		$535.80	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Testing for Public Safety LLC	July 2026	$11,100.00	Sergeant Promotion Process
		$11,100.00	
Testing Service Corporation	July 2026	$450.00	Village Hall Soil Testing for Canopy
		$450.00	
The Grove at Schaumburg	July 2026	$2,083.81	HSHP Rent Payment
		$2,083.81	
The Site Management, LLC	July 2026	$4,656.94	Warrant Service Training
		$4,656.94	
TheaterMania.com Inc	July 2026	$638.28	Ticketing System Licensing Fees
		$638.28	
Thomas Wisniewski	July 2026	$192.85	Mileage Reimbursement
		$192.85	
Thomson Weir LLC	July 2026	$9,000.00	Professional Services
		$9,000.00	
Town Square Owners Association	July 2026	$1,737.55	Town Square Association Dues
		$1,737.55	
Trisha Kern	July 2026	$158.05	Mileage Reimbursement
	July 2026	$319.73	Mileage Reimbursement
		$477.78	
True North Consultants, Inc	July 2026	$4,000.00	218 Schaumburg Rd Environmental Survey
		$4,000.00	
United Door and Dock LLC	July 2026	$1,322.00	Overhead Doors Maintenance and Repairs
		$1,322.00	
US Postal Service	July 2026	$3,000.00	VOS Postage
		$3,000.00	
Verizon Wireless	July 2026	$540.28	Water Meter Data Collection
		$540.28	
Village of Hoffman Estates	July 2026	$355.33	Water Purchase
		$355.33	
Village of Romeoville	July 2026	$750.00	Training
	July 2026	$1,200.00	Training
	July 2026	$1,500.00	Training
		$3,450.00	
W S Darley & Company	July 2026	$52.50	Firefighter PPE
		$52.50	
Warehouse Direct, Inc.	July 2026	$101.18	Janitorial Supplies
	July 2026	$1,880.70	Janitorial Supplies
	July 2026	$5,115.20	Janitorial Supplies

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
		$7,097.08	
Woodfield Lake Office Campus Association	July 2026	$766.00	Monthly Assessment
		$766.00	
WPS Tricare for Life	July 2026	$115.18	Ambulance Refund
		$115.18	
Zachary Stevenson	July 2026	$5,000.00	Deposit For Holly Jolly Christmas
		$5,000.00	
	GRAND TOTAL	**$6,541,178.00**	

Village of Schaumburg
Check Runs: 6/20/2026 - 6/26/2026

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Abigail Marie House	June 2026	$500.00	Sister Cities Scholarship Recipient
		$500.00	
Adam Michael Sielig	June 2026	$116.00	Mileage Reimbursement
		$116.00	
Advanced Elevator Company	June 2026	$1,320.00	Elevator Maintenance
	June 2026	$1,750.00	Elevator Maintenance
		$3,070.00	
AFLAC Inc - American Family Life Insuran	June 2026	$4,016.54	Employee Paid Voluntary Insurance
		$4,016.54	
Al Warren Oil Company Inc	June 2026	$1,164.63	Diesel Fuel
	June 2026	$6,170.88	Diesel Fuel
	June 2026	$6,798.23	Diesel Fuel
		$14,133.74	
Alexandra Moss	June 2026	$235.62	Mileage Reimbursement
		$235.62	
Alliance Risk Control Services LLC	June 2026	$9,635.17	Onsite Safety Consulting
		$9,635.17	
Allison Albrecht	June 2026	$1,220.87	Travel Reimbursement
		$1,220.87	
Alvarez, Inc.	June 2026	$54.08	Weed Abatement Program
	June 2026	$72.62	Weed Abatement Program
		$126.70	
Anthony A. Cuzzone	June 2026	$500.00	Performance Fee 90N Series
		$500.00	
April Berkowski	June 2026	$300.00	Farmers Market Performance
	June 2026	$450.00	Farmers Market Performance
		$750.00	
Aquatic Eco Systems	June 2026	$382.00	Pond Monitoring at Town Square
		$382.00	
Armscor Cartridge Inc	June 2026	$11,275.00	Ammunition
		$11,275.00	
Articulate Global Inc	June 2026	$1,749.00	Software Subscription
		$1,749.00	
AT&T	June 2026	$26.27	Telephone Service
	June 2026	$246.90	Telephone Service
	June 2026	$420.97	Telephone Service

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
AT&T	June 2026	$941.36	Telephone Service
		$1,635.50	
Avia Partners, Inc.	June 2026	$259.69	Prisoner Prescriptions
		$259.69	
Baxter & Woodman Inc	June 2026	$495.00	MS4 Engineering Consulting
	June 2026	$1,949.00	SCADA Maintenance & Support
		$2,444.00	
Belmonte Printing Company	June 2026	$81.00	Business Cards
		$81.00	
Bill O'Connell	June 2026	$3,500.00	Performance Fee For Summer Breeze
		$3,500.00	
Boller Construction Company	June 2026	$756,694.14	90 North Park Construction
		$756,694.14	
Builders Asphalt LLC	June 2026	$891.49	Hot Mix Asphalt
	June 2026	$4,911.75	Hot Mix Asphalt
	June 2026	$5,133.00	Hot Mix Asphalt
	June 2026	$6,692.96	Hot Mix Asphalt
		$17,629.20	
Camosy Incorporated	June 2026	$144,499.50	Municipal Grounds Electrical Upgrade
		$144,499.50	
Carol Stream Fire District	June 2026	$5,667.84	Burn Tower Rental
		$5,667.84	
Central Square Technologies LLC	June 2026	$340.04	Alarm Billing Outsource Services
		$340.04	
Centralarm Monitoring LLC	June 2026	$504.00	Video Monitoring of Freight Elevator at Ballpark
		$504.00	
Chicago Quick Clean LLC	June 2026	$1,943.00	Parking Garage Porter Services
		$1,943.00	
Civiltech Engineering Inc	June 2026	$7,415.97	Braintree Dr Construction Admin
	June 2026	$34,202.73	Braintree Dr Construction Admin
	June 2026	$73,075.17	Braintree Dr Construction Admin
		$114,693.87	
Clark Baird Smith LLP	June 2026	$16,860.00	Professional Services
		$16,860.00	
Comcast Cable Communications	June 2026	$36.42	Cable for EOC
	June 2026	$21.40	Cable for PSB

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Comcast Cable Communications	June 2026	$20,403.94	MetroE Network & Internet June
	June 2026	$11,664.68	MetroE Network & Internet May
		$32,126.44	
Commonwealth Edison	June 2026	$23.44	Utility Service
	June 2026	$268.12	Utility Service
	June 2026	$380.02	Utility Service
	June 2026	$823.50	Utility Service
	June 2026	$1,563.70	Utility Service
	June 2026	$5,446.02	Utility Service
		$8,504.80	
Constellation Energy Services - Natural Gas LLC	June 2026	$5,455.89	Utility Service
		$5,455.89	
Crystal Fountains Inc.	June 2026	$8,977.41	Pande Fountain Light Cylinders
		$8,977.41	
DCG Roofing Solutions Inc	June 2026	$811.00	Roof Repairs FS 54 and PD
		$811.00	
Dive Right In Scuba	June 2026	$1,180.00	Scuba Equipment
		$1,180.00	
DuPage Mayors and Managers Conference	June 2026	$3,927.24	Membership Renewal
		$3,927.24	
Elevated Safety LLC	June 2026	$3,464.40	TRT Gear
		$3,464.40	
ENGIE North America Inc	June 2026	$7,006.13	Utility Service
		$7,006.13	
Evelyn De Ocampo	June 2026	$40.00	Refund Application Fee
		$40.00	
Ferguson US Holdings, Inc	June 2026	$62,026.40	Neptune 360 Hosted Software Annual Maintenance
	June 2026	$1,414.50	Potable Water Meters
	June 2026	$2,775.00	Potable Water Meters
	June 2026	$6,462.50	Potable Water Meters
		$72,678.40	
Flyer View Group	June 2026	$4,995.00	Brochure and Website Updates
		$4,995.00	
Form I-9 Compliance LLC	June 2026	$1,217.25	Annual Maintenance & Support
		$1,217.25	
Gary Rozwadowski	June 2026	$1,000.00	Performance Fee At 90N Series
		$1,000.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Guardian Alliance Technologies Inc.	June 2026	$1,755.00	Monthly Background Check Fees
		$1,755.00	
Hampton, Lenzini and Renwick Inc	June 2026	$535.32	Meacham Road Resurfacing
	June 2026	$13,700.00	Salem Drive Design Services
		$14,235.32	
Home Depot Inc	June 2026	$133.08	Operating Supplies
		$133.08	
iHeartMedia Entertainment Inc	June 2026	$1,800.00	Advertising for Schaumburg Trolley Services June
	June 2026	$3,600.00	Advertising for Schaumburg Trolley Services May
		$5,400.00	
Illinois Tax Increment Association	June 2026	$1,200.00	Annual Membership
		$1,200.00	
Infosense Inc	June 2026	$1,190.00	SL-DOG Portal License
		$1,190.00	
Integrity Environmental Services, Inc.	June 2026	$500.00	UST Project
	June 2026	$500.00	UST Project
	June 2026	$750.00	UST Project
	June 2026	$1,625.00	UST Project
		$3,375.00	
International Cybernetics Company, LP	June 2026	$3,000.00	Proactive Sidewalk Evaluation
		$3,000.00	
Isaac Ray Forensic Group LLC	June 2026	$3,300.00	Professional Services
		$3,300.00	
James Collins	June 2026	$50.00	Tai Chi Class
		$50.00	
Jay Johnson	June 2026	$50.00	Plein Air Competition Award Winner
		$50.00	
Jibran Ahmed Khan	June 2026	$500.00	Sister Cities Scholarship Recipient
		$500.00	
Kandace Spotts	June 2026	$100.00	Wellness Wednesday Line Dancing Class
		$100.00	
Karen McCartney	June 2026	$170.00	Travel Reimbursement
		$170.00	
Laura Elena Gallegos	June 2026	$483.84	Travel Reimbursement
	June 2026	$821.16	Travel Reimbursement
		$1,305.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Laura Trujillo	June 2026	$90.00	Yoga at The Barn
		$90.00	
Law Office of Elizabeth Hantzos Finn, P.C.	June 2026	$2,000.00	Prosecution Services
		$2,000.00	
Lyons Electric Company Inc	June 2026	$750.00	Streetlight Repair
	June 2026	$1,513.04	Streetlight Repair
	June 2026	$2,054.40	Streetlight Repair
	June 2026	$2,146.86	Streetlight Repair
		$6,464.30	
Marissa Stanley	June 2026	$169.65	Mileage Reimbursement
		$169.65	
Matthew Seroka	June 2026	$2,268.88	Travel Reimbursement
		$2,268.88	
Matthew Stangel	June 2026	$175.00	Employee Reimbursement
		$175.00	
Megan Thomas	June 2026	$350.00	Farmers Market Performance
	June 2026	$350.00	Farmers Market Performance
		$700.00	
Metiri Analytical Group Inc	June 2026	$1,354.50	IEPA Mandated Water Samples
		$1,354.50	
Michael Baker International Inc.	June 2026	$37,178.41	Walnut Ln Resurfacing
		$37,178.41	
Microsoft Corporation	June 2026	$15,504.36	Microsoft Subscription
		$15,504.36	
Midwest Veterinary Company LLC	June 2026	$1,607.45	Veterinary Hospital Fees
		$1,607.45	
Milan Strukl	June 2026	$2,068.33	Travel Reimbursement
		$2,068.33	
Morrison Associates Ltd	June 2026	$1,500.00	Professional Development Seminars
		$1,500.00	
Munico Corp	June 2026	$21,617.00	Barricade System For Septemberfest
		$21,617.00	
North American Rescue	June 2026	$208.86	High Threat Team Equipment
		$208.86	
Northeastern Illinois Public Safety	June 2026	$2,050.00	Training
		$2,050.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Northern Illinois Gas Company	June 2026	$159.81	Utility Service
	June 2026	$207.03	Utility Service
	June 2026	$403.42	Utility Service
		$770.26	
Northwest Municipal Conference	June 2026	$25,528.00	Annual Dues
	June 2026	$500.00	Meeting Fee
		$26,028.00	
OpenGov, Inc	June 2026	$113,033.59	Dues Subscriptions
		$113,033.59	
Paddock Publications Inc	June 2026	$64.80	Legal Notice
	June 2026	$75.60	Legal Notice
		$140.40	
Patson Inc	June 2026	$3,438.82	Purchase of Freightliner and Cummins Parts
		$3,438.82	
Paulson Press Inc	June 2026	$9,400.00	Summer Cracker Barrel
		$9,400.00	
Precision Pavement Markings, Inc.	June 2026	$120,462.90	Pavement Markings
		$120,462.90	
Pre-Paid Legal Services Inc	June 2026	$353.15	Employee Paid Legal Services
		$353.15	
Promos 911 Inc	June 2026	$476.45	Promotional Items
		$476.45	
Radiate Holdings, LP	June 2026	$234.81	Cable Internet/Phone Service at Schweikher House
		$234.81	
Ray O'Herron Company Inc	June 2026	$1,324.82	Body Armor
		$1,324.82	
Reliance Graphics Inc	June 2026	$3,216.00	Promotional Items For Al Larson Cultural Center
		$3,216.00	
Robert Thomas Byrne	June 2026	$292.90	Mileage Reimbursement
		$292.90	
Schaumburg Bank and Trust	June 2026	$11,725.00	STARS - Safety Incentive Program
		$11,725.00	
Schaumburg Business Association Inc	June 2026	$1,680.00	Golf Outing Sponsorship
		$1,680.00	
Sebert Landscaping	June 2026	$88,688.13	Full Landscape Maintenance
		$88,688.13	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Sebis Direct Inc	June 2026	$15,000.00	Water Bill Postage
		$15,000.00	
Sierra Systems Inc	June 2026	$5,250.00	IT Technical Staffing Services
	June 2026	$300.00	Website Coordinator
		$5,550.00	
Site Design Group Ltd	June 2026	$11,075.25	Public Improvements
		$11,075.25	
Spring Valley Concert Band, Inc.	June 2026	$700.00	Performance Fee For Summer Breeze
		$700.00	
Steven Marchese	June 2026	$157.50	EVT Certification Reimbursement
		$157.50	
Stryker Sales Corporation	June 2026	$7,186.20	Lifepak Defibrillators
		$7,186.20	
The Fields on Caton Farm Inc	June 2026	$89,866.00	Tree Planting & Supply
		$89,866.00	
Theatrical Electric Services Inc	June 2026	$2,775.00	Stage Rental For 90N Event
		$2,775.00	
Thomas Wisniewski	June 2026	$174.72	Mileage Reimbursement
		$174.72	
Tiffany Dangman	June 2026	$37.70	Travel Reimbursement
		$37.70	
Tlatoani Paramo	June 2026	$85.60	Travel Reimbursement
		$85.60	
Total Parking Solutions Inc	June 2026	$2,340.00	Currency Collection Equipment Maintenance
		$2,340.00	
Town Square Publications LLC	June 2026	$1,395.00	Ad In SBA Resource Guide
		$1,395.00	
TPI Building Code Consultants Inc	June 2026	$58,746.51	Inspections and Plan Review
		$58,746.51	
Ultra Strobe Communications Inc	June 2026	$130.00	Regular Parts
		$130.00	
Verizon Wireless	June 2026	$6,421.68	Cellular Phone Services
	June 2026	$9,382.09	Mobile Broadband Services
	June 2026	$915.46	SCADA Services
		$16,719.23	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Village of Romeoville	June 2026	$1,500.00	Training
		$1,500.00	
Village of Roselle	June 2026	$641.01	Water Purchase
		$641.01	
Vital Records Holdings LLC	June 2026	$95.71	Monthly Shredding Services
		$95.71	
Water Well Solutions Illinois, LLC	June 2026	$1,255.00	Well Maintenance and Performance Testing
		$1,255.00	
William J. Badal	June 2026	$6,451.20	Picnic Food Catering
		$6,451.20	
Williams Associates Architects Ltd	June 2026	$55,511.84	Design New Police Facility
	June 2026	$21,475.71	Village Hall Construction Administration Service
		$76,987.55	
	GRAND TOTAL	**$2,076,700.93**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Outstanding Citizen Award to Bill Taylor
07/14/26
Village Board

Presenter:
Lead Department: Communications & Outreach

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of the Schaumburg Sister Cities Commission Scholarship Recipients by Suzanne Poeschel, Chair
07/14/26
Village Board

Presenter:
Lead Department: Cultural Services

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of the 2025 Al Larson Environmental Award Recipients by Julie Fitzgerald, Director of Community Development
07/14/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of 2026 Gold Level Water Ambassador to Josh Orin from Illinois Section of the American Water Works Association (ISAWWA)
07/14/26
Village Board

Presenter:

Lead Department: Engineering and Public Works

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Request from Mr. Bob Karas for One Class A-V (1) Liquor/Video Gaming License for Rookies All-American Pub & Grill located at 1416 N. Roselle Road (New Business).
07/14/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Rookies 2026.pdf

VBM 07/14/2026

LETTER OF INTENT
DATE: June 18, 2026
FROM KARAS Restaurant Group

RECEIVED
JUN 18 2026
MAYOR'S OFFICE

To Liquor Commissioner of Schaumburg:

We are excited to sign a lease in Schaumburg at the former Fox N Hounds Restaurant space at 1416 N Roselle Road in Remington Plaza. We are hoping to open in September after a light refresh of the space.

Our new Corp is
Rookies 8-Schaumburg, Inc.
1416 N Roselle Road, Schaumburg.

liquor / Video Gaming class A-V

My name is Bob Karas, CEO of the Karas Restaurant Group, a small chain of family restaurants in the northwest suburbs. We own 8 Rookies Locations, 6 Village Squires, 2 Alexanders Café restaurants. Our website is www.goodplacestobe.com. We have a Rookies close by in Hoffman Estates in Poplar Creek Plaza if you are familiar, also one in Roselle on Rt 20. Attached is current menu, as we specialize in great burgers, pizza and wings. We are planning on having 40 TVs for sports, some small acoustic/2-man bands on weekends, Bingo, Trivia, Kids eat Free nights and more. We also want to apply for a video gaming license, as this is imperative nowadays for any restaurant to survive.

We have a long track record of success and run a professional restaurant, personally I have been in the business my whole life for about 35 years now.

Please let me know the steps we need to accomplish this!! We are very excited to be part of the great city of Schaumburg! If there is anything else I can help you with, feel free to contact me at 847.975.4146 or hbkaras@aol.com.

Sincerely

Estimated opening date: September 2026

Bob Karas

Bob Karas
CEO /Owner
KARAS RESTAURANT GROUP
480 Randall Road
South Elgin, IL 60177

STARTERS

STADIUM HELMET NACHOS
corn tortilla chips, nacho cheese sauce, pickled jalapeños *12*

→ **GO SUPREME**
shredded lettuce, pico de gallo, Chihuahua cheese, guacamole, Cholula sour cream *+4*

KEEP THE HELMET!

ADD **Shredded Chipotle Chicken** *+3*
ADD **Birria** *+4* • ADD **Skirt Steak** *+5*

DORITO TACO NACHOS
Dorito nacho cheese chips, Cheli's chili, cheddar cheese, shredded lettuce, Pico de Gallo, Cholula sour cream *15*

THE CHICK-A-DILLA
shredded chipotle chicken, flour tortillas, Chihuahua cheese, cheddar cheese, roasted corn, Pico de Gallo, Cholula sour cream, served with avocado salsa verde *14*
SUB **Skirt Steak** *+4* OR **Birria** *+3*

SAGANAKI *OPAA!* *The Flaming Cheese*
served with pita bread *12*

CHICKEN FINGERS
hand breaded fingers served with choice of BBQ, ranch, honey mustard or buffalo *14*

GARLIC CHEESE CURDS
white garlic cheddar cheese curds breaded and fried, ranch for dipping *13*

TATER KEGS
crispy jumbo tater tots stuffed with cheddar cheese, smoked bacon and chives, served with ranch *13*

BAVARIAN PRETZEL BUCKET
two mini pretzels with Bavarian pretzel bites, served with beer cheese and spicy mustard *14*

FRIED ZUCCHINI STIX
beer battered zucchini sticks served with tzatziki sauce *12*

CRISPY RIB TIPS
our famous ribs, chopped, fried and tossed in Whitefords Windy City BBQ, served with crispy onion tanglers *16*

STICKS & SAUCE
mozzarella cheese breaded and fried, served with zesty tomato sauce *13*

BRUSSELS
crispy fried Brussels sprouts with smoked bacon bits and spicy honey garlic sauce *14*

GAME-WINNING WINGS

→ **SELECT YOUR SAUCE**

TRADITIONAL JUMBO BREADED BONE-IN WINGS (6) *14* (12) *24*
BONELESS WINGS (½ LB) *12* (1 LB) *20*
served with celery & carrot sticks, tossed in choice of sauce

MILD
- Rookies Signature Mild
- Parmesan Garlic
- Windy City BBQ
- Chimichurri
- Honey Gold BBQ

MEDIUM
- Original Buffalo
- Asian Zing
- Honey Garlic
- Parmesan Buffalo

HOT
- Super Hot Buffalo
- Mango Habanero
- Jamaican Jerk

FIRE
- Ghost Pepper Garlic *If You Dare!*

DRY RUB
- Lemon Pepper
- Buffalo
- Old Bay

TRY IT Greek-Style
EVOO, lemon, garlic, oregano, feta

ASK ABOUT OUR FEATURED WING SAUCE

NEW! VEGGIE WINGS
fried brussels sprouts in your favorite wing sauce *14*

SMASH BURGERS

SERVED WITH CHOICE OF FRIES, HOUSE CHIPS, PASTA SALAD OR COLESLAW
TURN ANY SIDE INTO AN ALL-STAR
SUB **Pretzel Bun** *+1* | **Gluten Free Bun** GF *+1* SUB **Veggie Patty** (1) *+1*



THE PATRIOT
Angus ¼ LB all American beef patties, cheese, shredded lettuce, tomato, white onions, pickles
SINGLE *12* | DOUBLE *16* | TRIPLE *19*

SMASHY MELT
double ¼ LB smash burgers with swiss and American, grilled onions, bacon on grilled sourdough *17*

***"NO SMASH"* OG BURGER**
original MVP 8 oz. burger, broiled Angus, choice of cheese, lettuce, tomato, red onion, pickles, top secret sauce *16*

THE GOAT
double ¼ LB Angus beef patties, smashed with white onion on the grill, double-aged cheddar, top secret sauce *16*

VEGGIE BURGER
grilled chipotle black bean patty, topped with elote, pico de gallo, smoked cheddar-jack cheese, vegan pretzel bun *16*

BIG MACKIN
Rookie's twist on an icon
double ¼ LB. smash patties layered with Velveeta, shredded lettuce, onions, pickles, plenty of secret sauce, all stacked on a three-tier sesame seed bun *18*

MONSTER MACK
Everything you love about the Big Mackin times four, 1lb of juicy beef *30*
GET A SWEET ROOKIES HAT IF YOU EAT IT ALL!

→ **ADD TO ANY BURGER**
Bacon *+2*
Fried Egg *+2*
Sautéed Mushrooms *+1*
Crispy Onion Tanglers *+2*
Grilled Onions *+1*
Extra Cheese *+1*

CHEESE OPTIONS
American Velveeta • Cheddar • Swiss • Gruyere
Ghost Pepper-Jack • Smoked Cheddar-Jack
Mozzarella • Bleu Cheese *+.50* **• Feta** *+.50*

BIG TIME BOWLS

→ ADD **SOUP** OR **SALAD** *+2.99*

BUFFALO CHICKEN BOWL
boneless crispy chicken bites tossed in parmesan garlic buffalo sauce over seasoned fries with shredded smoked cheddar-jack cheese, bacon bitz, ranch drizzle and crispy onion tanglers *16*

MEDITERRANEAN BOWL
choice of gyros, pork or chicken skewer over citruslime rice, with tomato, pickled red onion, kalamata olive, cucumbers, tzatziki, EVOO, feta *17*

CHIMICHURRI STEAK BOWL
garlic-marinated skirt steak over chili lime rice with roasted corn, Pico de Gallo and avocado topped with chimichurri sauce and cotija cheese *19*
SUB **Chicken** *17* SUB **Birria** *18* SUB **Shrimp** *19*

PUB MAC & CHEESE
cavatappi pasta, creamy cheese sauce, gruyere and smoked cheddar-jack cheese, topped with garlic breadcrumbs, served with cornbread *16*
ADD **Chicken** *+1* ADD **Shrimp** *+2*

BBQ MAC & CHEESE
pub mac with beef brisket burnt ends and BBQ sauce, topped with onion tanglers, served with cornbread *19*

HANDHELDS

SERVED WITH CHOICE OF FRIES, HOUSE CHIPS, PASTA SALAD OR COLESLAW
TURN ANY SIDE INTO AN ALL-STAR

#23 STEAK MELT
grilled 8oz sliced top sirloin, topped with sautéed onions, gruyere cheese on garlic parmesan French bread, side au jus *20*

NY MIKE PASTRAMI REUBEN
deli style hot pastrami piled high with gruyere and swiss cheese, sauerkraut, top secret sauce, grilled sourdough *17*

ITALIAN BEEF
thinly sliced beef topped with choice of sweet peppers or giardiniera, on a French roll *16* ADD **Cheese** *+1*

HALL OF FAME CHICKEN
grilled chicken breast, bacon, lettuce, tomato, mayo, crispy onion tanglers, cheddar cheese, pretzel bun *17*

FIRE BIRD
pickle brined fried chicken breast, chili lime slaw, pickled red onions, ghost pepper-jack cheese, cool ranch dressing, bun *17*

CHICKEN CLUB WRAP
grilled chicken, cheddar cheese, bacon, lettuce, tomato, ranch dressing, flour tortilla *16*

GYRO PLATE *OPAA!*
gyro on a spit, grilled pita bread, tomatoes, onions, tzatziki *16.5*

SOUVLAKI PITA (Chicken or Pork)
grilled Greek style chicken or pork skewers, tomato, red onion, EVOO on a pita with tzatziki sauce *16.5*

CLUB HOUSE
smoked turkey, bacon, mayo, lettuce, tomato, avocado, cheddar, toasted sourdough *17*

SMOKEHOUSE BRISKET GRILLED CHEESE
thick sliced brioche, BBQ smoked brisket, smoked cheddar-jack and gouda cheese on thick brioche garlic bread *19*

ALL-STAR UPGRADES

SUB FOR ANY SIDE
Cheese Fries *+1*
Chimichurri Feta Fries *+2*
Greek Fries *+2*
Tater Kegs *+3*
Crispy Onion Tanglers *+1*
Garlic Cheese Curds *+3*
Sweet Potato Fries *+3*
Cornbread Muffin *+2*
Fresh Fruit *+2*

ROOKIES FAVORITE

A 3% surcharge will be applied to all credit card transactions.
No surcharge for debit card payments or cash payments.

= VEGETARIAN-FRIENDLY GF = GLUTEN-FREE GFA = GLUTEN-FREE AVAILABLE UPON REQUEST
PLEASE INFORM YOUR SERVER IF SOMEONE IN YOUR PARTY HAS A FOOD ALLERGY.
*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Friends of Schaumburg on behalf of Chandler's Chophouse for One (1) Class D One Day Liquor License for the annual picnic and to Waive the Fee
07/14/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Chandler.pdf

VBM 07/14/26

1 Day Liquor license Fee Waiver Request

"Class D" One Day Waived Fee

June 29, 2026

Village of Schaumburg
Liquor Commissioner
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60173

RECEIVED
JUN 29 2026
MAYOR'S OFFICE

Dear Liquor Commissioner,

The Friends of Schaumburg is hosting their annual picnic in the Picnic Grove at St Peter Lutheran Church located at 202 E Schaumburg Road, Schaumburg IL 60194 and is requesting a 1-Day Class D Liquor License. We have contracted with Chandler's Chophouse to provide catering services, and they will also supply beer for on-site consumption along with lunch. The event will take place from 12:00pm until 5:00pm on Sunday August 16, 2026. We are requesting a waiver of the fee for this license.

Sincerely,

Brian Bieschke

Brian Bieschke
Friends of Schaumburg
Treasurer

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from St. Peter Lutheran Church for One (1) Class D One Day Liquor License for their annual Golf Tournament Fundraiser and to Waive the Fee
07/14/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- St Peter 07-15.pdf

ST. PETER LUTHERAN
CHURCH & SCHOOL

VBM 07/14/26

JUNE 2026

1 Day Liquor license Fee Waiver Request
"class D" One Day Waived Fee

Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193

RE: Request for Waiver of One-Day Liquor License Fee – St. Peter Schaumburg Golf Outing

To the Village of Schaumburg and Honorable Members of the Village Board,

Please accept this letter on behalf of St. Peter Schaumburg as a formal request for a waiver of the application and license fees associated with our upcoming One-Day Liquor License application.

St. Peter is a registered 501(c)(3) non-profit organization that has proudly served the Schaumburg community for generations. On **Wednesday, July 15, 2026**, we will be hosting our annual Golf Tournament Fundraiser at the Schaumburg Golf Club. All proceeds generated from this charitable event directly support our community outreach programs, educational initiatives, and local youth ministry operations.

Thank you for your time, consideration, and continued partnership in making Schaumburg a wonderful place to live, work, and gather. If you require any additional information or have any questions, please do not hesitate to contact me.

Sincerely,

Mary Bahn
Director of Communications
St. Peter Lutheran Church and School
847-885-3350 x214
mbahn@stpeterlcms.org

St. Peter is a non-profit, tax exempt, Section 501(c)(3) of the IRS code.
Tax ID #36-2427519

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from St. Peter Lutheran Church and School to Hold a Raffle
07/14/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from St. Peter Lutheran Church and School to hold a raffle on July 15, 2026 at the St. Peter Golf Outing-Schaumburg Golf Club located at 401 Roselle Rd, Schaumburg, IL. Tickets will sell for 1 for $10. The total dollar amount of prizes awarded is a 50/50 split the pot. Since the price per raffle ticket is over $5 they are requesting a variance to Chapter 117.31 of the Schaumburg Municipal Code and their board voted unanimously to waive the fidelity bond requirement and requests the same from the Village Board.

Recommended Action:

The Village Manager recommends the Village Board approve the request from St. Peter Lutheran Church and School to hold a raffle on July 15, 2026 at the St. Peter Golf Outing-Schaumburg Golf Club located at 401 Roselle Rd, Schaumburg, IL, to approve a variance to Chapter 117.31 since the ticket price is over $5 and to waive the Fidelity Bond requirement.

ATTACHMENTS:

- Raffle Application
- Fidelity Bond Waiver
- St. Peter Lutheran Church NFP

Village of Schaumburg, IL

June 25, 2026

Record No: RAF-26-9

Raffle License Application

Status: Active

Submitted On: 6/25/2026

Primary Location

202 E SCHAUMBURG RD
Schaumburg, IL 60194

Owner

ST PETER LUTHERAN CHURCH
Schaumburg Road 202 E SCHAUMBURG RD SCHAUMBURG, IL 60194

Raffle Details

Organization Name*

St. Peter Lutheran Church and School

Organization Type*

Non-profit

Organization Address (Street)*

202 E. Schaumburg Road

Address (City, State, Zip)*

Schaumburg, IL 60194

Phone Number*

847-885-3350

Licenses may only be issued to qualifying not-for-profit organizations in existence for at least 5 consecutive years [230 ILCS 15/2(b)]

Purpose of the Raffle*

Raise Funds for the St. Peter Playground Upgrades.

Does the organization possess a fidelity bond for it's members?

No

If not, is the organization requesting the fidelity bond requirement be waived?

Yes

Raffle Details

Ticket Sale Start Date:*

6/18/2026

Ticket Sale End Date:*

7/15/2026

Drawing Date:*

7/15/2026

Drawing Time:*

4:15pm

Location(s) Where Tickets Will Be Sold:*

Schaumburg, IL

Drawing Location:*

Schaumburg Golf Club, Schaumburg, IL

Will the price charged for each raffle chance exceed $5?

Yes

Price Per Ticket/Chance:*

10

All net proceeds must be exclusively devoted to the lawful purposes of the organization [230 ILCS 15/4(a)(1)]

Please describe the various pricing for raffle tickets/chances:*

1 ticket for $10

Prizes

Description of Prize:*

50/50 split the pot

Retail Value ($):*

0

Donor/Source (if applicable):

50% to St. Peter of tickets sold, 50% to winning ticket

Financial Controls

Name of Person Accounting for Raffle License:*

Mary Bahn

Title:*

Communications Director

This person must NOT be the same individual who accounts for other revenues of the organization. [230 ILCS 15/5(b)]

Gross raffle receipts must be segregated into a separate account. Records must be preserved for 3 years. [230 ILCS 15/5(b),(d)]

Raffle Report

Each organization licensed to conduct raffles shall report promptly after the conclusion of each raffle to its membership, and to the Village Board, its gross receipts, expenses and net proceeds from raffles, and **the distribution of net proceeds itemized.** When this report is ready, the applicant must return to this record and upload the report to the 'Attachments' section of the application.

Acknowledgment & Signature

The undersigned do hereby swear or affirm under penalty of perjury that: (1) the organization is a bona fide not-for-profit organization as described in 230 ILCS 15/2(b) and has been in continuous existence for at least five (5) years; (2) all information contained in this application is true and correct; (3) no officer, director, or employee of the organization has been convicted of a felony that would impair their ability to engage in the licensed position, is a professional gambler or gambling promoter, or is otherwise ineligible under 230 ILCS 15/3; and (4) all net proceeds from the raffle will be devoted exclusively to the lawful purpose of the organization. *

Mary Bahn
Jun 18, 2026

ST. PETER LUTHERAN
CHURCH & SCHOOL

June 18, 2026

To whom it may concern:

This is to confirm that the council board members of St. Peter Lutheran Church and School have voted to wave the fidelity bond for our 2026 50/50 Golf Outing Raffle.

The Council Board Members:

Stefan Gfessor - President

Dean Strom – Vice President

Matt Wnek – Secretary

Warm regards,

Pastor Hays

Jerry Hays
Senior Pastor



St. Peter is a non-profit, tax exempt, Section 501(c)(3) of the IRS code.
Tax ID #36-2427519 THANK YOU FOR YOUR DONATION!

Business Entity Search

Entity Information

Entity Name	ST. PETER LUTHERAN CHURCH, SCHAUMBURG, ILLINOIS		
File Number	57666463	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	02-02-1994	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	01-03-2025	**Annual Report Year**	2025
Agent Information	JERRY D HAYS 202 E SCHAUMBURG ROAD SCHAUMBURG ,IL 60194	**Agent Change Date**	01-08-2013

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Friends of Schaumburg to Hold a Raffle
07/14/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Friends of Schaumburg to hold a raffle on August 16, 2026 at St. Peter Lutheran Church located at 202 E Schaumburg Rd, Schaumburg, IL. Tickets will sell for 1 for $5, 3 for $10, or 8 for $20. The total dollar amount of prizes awarded is a 50/50 split the pot. Their board voted unanimously to waive the fidelity bond requirement and requests the same from the Village Board.

Recommended Action:

The Village Manager recommends the Village Board approve the request from Friends of Schaumburg to hold a raffle on August 16, 2026 at St. Peter Lutheran Church located at 202 E. Schaumburg Road, Schaumburg, and to waive the fidelity bond requirement.

ATTACHMENTS:

- Raffle Application
- Fidelity Bond Waiver

Village of Schaumburg, IL

July 1, 2026

Record No: RAF-26-10

Raffle License Application

Status: Active

Submitted On: 7/1/2026

Primary Location

202 E SCHAUMBURG RD
Schaumburg, IL 60194

Owner

ST PETER LUTHERAN CHURCH
Schaumburg Rd 202 E SCHAUMBURG RD SCHAUMBURG, IL 60194

Raffle Details

Organization Name*

Friends of Schaumburg

Organization Type*

Business

Organization Address (Street)*

PO Box 68086

Address (City, State, Zip)*

Schaumburg, IL, 60168

Phone Number*

847-826-0232

Licenses may only be issued to qualifying not-for-profit organizations in existence for at least 5 consecutive years [230 ILCS 15/2(b)]

Purpose of the Raffle*

50/50 Fundraiser

Does the organization possess a fidelity bond for it's members?

No

If not, is the organization requesting the fidelity bond requirement be waived?

Yes

Raffle Details

Ticket Sale Start Date:*

08/16/2026

Ticket Sale End Date:*

08/16/2026

Drawing Date:*

08/16/2026

Drawing Time:*

4PM

Location(s) Where Tickets Will Be Sold:*

202 E Schaumburg Road

Drawing Location:*

202 E Schaumburg Road

Will the price charged for each raffle chance exceed $5?

No

Price Per Ticket/Chance:*

5

All net proceeds must be exclusively devoted to the lawful purposes of the organization [230 ILCS 15/4(a)(1)]

Financial Controls

Name of Person Accounting for Raffle License:*

Brian Bieschke

Title:*

Treasurer

This person must NOT be the same individual who accounts for other revenues of the organization. [230 ILCS 15/5(b)]

Gross raffle receipts must be segregated into a separate account. Records must be preserved for 3 years. [230 ILCS 15/5(b),(d)]

Raffle Report

Each organization licensed to conduct raffles shall report promptly after the conclusion of each raffle to its membership, and to the Village Board, its gross receipts, expenses and net proceeds from raffles, and **the distribution of net proceeds itemized.** When this report is ready, the applicant must return to this record and upload the report to the 'Attachments' section of the application.

Acknowledgment & Signature

The undersigned do hereby swear or affirm under penalty of perjury that: (1) the organization is a bona fide not-for-profit organization as described in 230 ILCS 15/2(b) and has been in continuous existence for at least five (5) years; (2) all information contained in this application is true and correct; (3) no officer, director, or employee of the organization has been convicted of a felony that would impair their ability to engage in the licensed position, is a professional gambler or gambling promoter, or is otherwise ineligible under 230 ILCS 15/3; and (4) all net proceeds from the raffle will be devoted exclusively to the lawful purpose of the organization. *

Brian Bieschke
Jul 1, 2026

January 8, 2026

Village of Schaumburg
Village Board
101 Schaumburg Court
Schaumburg, IL 60193

Dear Schaumburg Village Board,

On January 7, 2026, the Board of Directors of the Friends of Schaumburg unanimously approved a motion to waive the fidelity bond requirement for all raffles the Friends of Schaumburg may hold in calendar year 2026.

This letter serves as confirmation of the board's unanimous vote.

Sincerely,

Brian Bieschke

Brian Bieschke
Friends of Schaumburg
Treasurer

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Appendix Cancer Awareness Month - August 2026
07/14/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Appendix Cancer Awareness Month.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

PROCLAMATION

WHEREAS, appendix cancer, also known as appendiceal cancer, is a rare but serious disease, affecting approximately 2 to 9 people per million each year in the United States; and

WHEREAS, although appendix cancer is genetically distinct from colorectal cancer, its incidence has been rising significantly in recent years, particularly among individuals under the age of 50; and

WHEREAS, due in part to its rarity, appendix cancer is often misunderstood and can be difficult to diagnose, resulting in frequent delays or misdiagnoses that may negatively impact patient outcomes and quality of life; and

WHEREAS, symptoms of appendix cancer may be vague or absent in early stages, and many individuals are not diagnosed until the disease has advanced, making treatment more complex and challenging; and

WHEREAS, treatment for appendix cancer varies based on type and stage, and may include surgery, chemotherapy, and other therapies, underscoring the importance of early detection and increased awareness; and

WHEREAS, the Appendix Cancer PMP Research Foundation, founded in 2008, works to fund research and education to improve the diagnosis and treatment of appendix cancer and pseudomyxoma peritonei (PMP); and

WHEREAS, patients, survivors, caregivers, healthcare professionals, advocates, and organizations across the country are working together to raise awareness, support research, and improve outcomes for those affected by appendix cancer;

NOW, THEREFORE, BE IT RESOLVED, that I, Tom Dailly, Village President of the Village of Schaumburg, do hereby proclaim August 2026

APPENDIX CANCER AWARENESS MONTH

in the Village of Schaumburg and I call upon the women of Schaumburg to speak with their doctors and health care providers to learn more about appendix cancer.

VILLAGE OF SCHAUMBURG SCHAUMBURG ILLINOIS

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Schaumburg to be affixed this 14th day of July 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Additional Expenditures for the 2026 Street Improvement Program - Contract No. 1 with Builders Paving, LLC.
07/14/26
Village Board

Presenter: Joe Velna, Engineering Inspector
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
SEE BUDGET TABLE	$91,513.00	$992,610.00

The budget status for this request is: Over Budget

Amount Over Budget: $901,097.00

Executive Summary:

Staff recently completed FY 25/26 year-end procedures associated with the Village's Capital Improvement Plan (CIP). As a result of available rollover funds from prior-year improvements in the Lamorak Drive area, staff has requested the re-budgeting of $930,104.00 in unspent FY 25/26 funds into FY 26/27. Staff proposes utilizing these funds to advance roadway improvements in the Lexington Fields Estates neighborhood and on Sharon Lane from Carver Lane to William Drive into the calendar year 2026 program. The segment of Sharon Lane from Braintree Drive to Patricia Drive is excluded due to its relatively high Pavement Condition Index (PCI).

The Lexington Fields Estates neighborhood was originally identified for improvement in Calendar Year 2027 based on an overall composite PCI of 47. Sharon Lane was originally identified for improvement in Calendar Year 2028, with an average PCI of 42. While other roadways were considered, Sharon Lane was selected for advancement because its scope and estimated cost could be accommodated within the available program funding, enabling the Village to maximize the additional funds.

On April 14, 2026, the Village Board awarded Contract No. 1 of the Annual Street Reconstruction and Repair Program to Builders Paving, LLC (Builders). Construction began in May, and staff is pleased with the quality of work and progress to date. Builders has confirmed both the availability and capacity to complete the proposed additional improvements prior to the October 31, 2026 substantial completion date. Utilizing Contract No. 1 for this work provides favorable unit pricing and allows the improvements to be completed within the current construction season.

Builders submitted a proposal in the amount of $992,609.82 to complete the proposed improvements. The FY 26/27 CIP currently contains $91,513.00 remaining in the budget for this work. Upon approval of the requested re-budgeting of $930,104.00, the total available budget will increase to $1,021,617.00, which is sufficient to fund the proposed improvements.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board approve additional expenditures for the 2026 Street Improvement Program - Contract No. 1 with Builders Paving, LLC. of Hillside, IL, in the amount of $992,609.82.

ATTACHMENTS:

- Budget Summary
- Proposal
- 2026 Street Map

Street Program Contract No. 1 – Budget Summary

Existing FY26/27 Program	
Description	**Amount**
FY26/27 Construction Budget	$7,251,775
Contract No. 1 Award	$3,026,485
Contract No. 2 Award	$4,065,808
Construction Administration Transfer	$67,969
Remaining FY26/27 Construction Budget	**$91,513**

Funding Available for Additional Work	
Description	**Amount**
Remaining FY26/27 Construction Budget	$91,513
FY25/26 Rebudget Funds Available	$930,104
Total Available Funding	**$1,021,617**
Proposed Contract No. 1 Additions	$992,610
Remaining Available Budget	**$29,007**

BUILDERS PAVING
Keeping the Earth Moving

June 24, 2026

Village of Schaumburg
Engineering & Public Works
714 S. Plum Grove Rd,
Schaumburg, IL 60193

Subject: 2026 Contract 1 – Addition of Streets

Dear Mr. Joe Velna,

We are writing to confirm that Builders Paving, LLC would gladly accept the addition of the streets to our 2026 Contract 1 pending approval by the Village of Schaumburg.

We are fully prepared to perform all necessary work within the subdivision under the existing contract terms and conditions and are willing to proceed with the unit prices as established in our current contract.

Projected quantities for the subdivision that were provided by the Village along with our proposed and existing unit prices, are on the following page. The values for underdrain and traffic control are estimated at a not to exceed unit price. The estimated value for this addition is $992,609.82.

Please do not hesitate to contact us if you need any further information or documentation to move forward with this addition. We very much appreciate the opportunity to continue serving the Village of Schaumburg and look forward to completing the work to your satisfaction.

Sincerely,

Steven Salinas

Steven Salinas
Vice President
Builders Paving, LLC
(847) 419-9000
ssalinas@builderspavingllc.com

2026 STREET IMPROVEMENT PROGRAM - ADDITIONAL STREETS

ENGINEER'S ESTIMATE OF PROBABLE COST

PAY ITEM	DESCRIPTION	UNIT	TOTAL	2026 Builders	Total
VS201001	PRUNING FOR SAFETY AND EQUIPMENT CLEARANCE	L SUM	0	$ 5,000.00	$ -
20200100	EARTH EXCAVATION	CU YD	0	$ 120.00	$ -
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	62	$ 40.00	$ 2,480.00
VS207220	POROUS GRANULAR EMBANKMENT, SUBGRADE	CU YD	62	$ 40.00	$ 2,480.00
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	0	$ 1.50	$ -
VS211600	TOPSOIL	CU YD	0	$ 65.00	$ -
VS252100	SODDING	SQ YD	1722	$ 12.00	$ 20,664.00
VS252200	SUPPLEMENTAL WATERING	UNIT	5	$ 50.00	$ 250.00
28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	0	$ 10.00	$ -
28001100	TEMPORARY EROSION CONTROL BLANKET	SQ YD	0	$ 10.00	$ -
VS280510	SEDIMENT CONTROL, DRAINAGE STRUCTURE, INLET FILTER	EACH	36	$ 50.00	$ 1,800.00
31101400	SUBBASE GRANULAR MATERIAL, TYPE B 6"	SQ YD	0	$ 19.00	$ -
31101000	SUBBASE GRANULAR MATERIAL, TYPE B	TON	186	$ 27.00	$ 5,022.00
VS358100	SUBBASE PREPARATION	SQ YD	3712	$ 2.00	$ 7,424.00
VS406290	BITUMINOUS MATERIALS – TRACKLESS TACK COAT	POUND	18973	$ 0.01	$ 189.73
VS406296	IL-9.5FG C N30 SCHAUMBURG BINDER COURSE	TON	2966	$ 70.00	$ 207,620.00
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	643	$ 83.00	$ 53,369.00
VS406370	IL-4.75 SCHAUMBURG SURFACE FRICTION COURSE	TON	2119	$ 86.00	$ 182,234.00
VS406390	IL-9.5FG C N30 SCHAUMBURG SURFACE COURSE	TON	0	$ 80.00	$ -
VS406990	EMERGENCY RAMP	TON	0	$ 5.00	$ -
VS406001	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 3 INCH	SQ YD	89	$ 60.00	$ 5,340.00
VS423100	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 5 INCH	SQ YD	345	$ 70.00	$ 24,150.00
VS423400	HIGH-EARLY-STRENGTH PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH	SQ YD	104	$ 121.50	$ 12,636.00
VS424200	PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH	SQ FT	10663	$ 8.00	$ 85,304.00
VS424410	PORTLAND CEMENT CONCRETE SIDEWALK, 8 INCH	SQ FT	0	$ 8.95	$ -
42400800	DETECTABLE WARNINGS	SQ FT	142	$ 2.50	$ 355.00
X4240800	DETECTABLE WARNINGS (SPECIAL)	SQ FT	0	$ 35.00	$ -
VS440100	PAVEMENT REMOVAL	SQ YD	3712	$ 7.50	$ 27,840.00
VS440001	SUBBASE REMOVAL	SQ YD	0	$ 4.50	$ -
VS440160	HOT-MIX ASPHALT SURFACE REMOVAL, VARIABLE DEPTH (0"-3")	SQ YD	25632	$ 4.00	$ 102,528.00
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	538	$ 12.00	$ 6,456.00
44000300	CURB REMOVAL	FOOT	0	$ 5.00	$ -
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	2414	$ 4.00	$ 9,656.00
44000600	SIDEWALK REMOVAL	SQ FT	10663	$ 1.00	$ 10,663.00
VS442001	CLASS B PATCHES, 8 INCH (SPECIAL)	SQ YD	0	$ 180.00	$ -
VS442002	CLASS B PATCHES, 10 INCH (SPECIAL)	SQ YD	0	$ 200.00	$ -
44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	40	$ 30.00	$ 1,200.00
44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	512	$ 37.00	$ 18,944.00
44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	512	$ 32.50	$ 16,640.00
44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	1025	$ 28.00	$ 28,700.00
VS442684	CLASS D PATCHES, 3 INCH, SPECIAL	SQ YD	0	$ 360.00	$ -
VS442723	CLASS D PATCHES, TYPE IV, 6 INCH, SPECIAL	SQ YD	0	$ 65.00	$ -
VS601760	PIPE UNDERDRAINS 4"	FOOT	100	$ 50.00	$ 5,000.00
60202405	CATCH BASINS, TYPE A, 4'-DIAMETER	EACH	2	$ 4,950.00	$ 9,900.00
VS602405	CATCH BASINS, TYPE A, 4'-DIAMETER, OPEN BOTTOM	EACH	0	$ 5,050.00	$ -
60205605	CATCH BASINS, TYPE A, 5'-DIAMETER	EACH	0	$ 5,785.00	$ -
VS602700	CATCH BASINS, TYPE C	EACH	0	$ 2,160.00	$ -
60238800	INLETS, TYPE A	EACH	2	$ 1,625.00	$ 3,250.00
60300105	FRAME AND GRATES TO BE ADJUSTED	EACH	46	$ 400.00	$ 18,400.00
VS602003	DRAINAGE STRUCTURES TO BE RECONSTRUCTED	EACH	2	$ 1,270.00	$ 2,540.00
VS602004	SANITARY MANHOLES TO BE ADJUSTED	EACH	2	$ 1,050.00	$ 2,100.00
60406000	FRAMES AND LIDS, TYPE 1, OPEN LID	EACH	1	$ 415.00	$ 415.00
60406100	FRAMES AND LIDS, TYPE 1, CLOSED LID	EACH	1	$ 440.00	$ 440.00
60404300	FRAMES AND GRATES, TYPE 3	EACH	0	$ 675.00	$ -
VS604450	FRAMES AND GRATES, TYPE 6 (SPECIAL)	EACH	5	$ 605.00	$ 3,025.00
60404500	FRAMES AND GRATES, TYPE 6	EACH	0	$ 665.00	$ -
60404940	FRAMES AND GRATES, TYPE 23	EACH	0	$ 455.00	$ -
60404950	FRAMES AND GRATES, TYPE 24	EACH	0	$ 490.00	$ -
60500040	REMOVING MANHOLES	EACH	0	$ 270.00	$ -
60500050	REMOVING CATCH BASINS	EACH	2	$ 300.00	$ 600.00
60500060	REMOVING INLETS	EACH	2	$ 85.00	$ 170.00
60600605	CONCRETE CURB, TYPE B	FOOT	0	$ 30.00	$ -
60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	0	$ 29.25	$ -
60604400	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18	FOOT	0	$ 50.00	$ -
60605000	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24	FOOT	0	$ 31.00	$ -
60605900	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-9.12	FOOT	0	$ 31.00	$ -
VS606001	COMBINATION CONCRETE CURB AND GUTTER, TYPE M-3.12	FOOT	2414	$ 29.25	$ 70,609.50
VS701216	TRAFFIC CONTROL AND PROTECTION	L SUM	0.25	$ 152,845.25	$ 38,211.31
70107025	CHANGEABLE MESSAGE SIGN	CAL DA	0	$ 900.00	$ -
78001100	PAINT PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	42	$ 5.00	$ 210.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	7313	$ 0.46	$ 3,363.98
78001130	PAINT PAVEMENT MARKING - LINE 6"	FOOT	0	$ 0.55	$ -
78001150	PAINT PAVEMENT MARKING - LINE 12"	FOOT	240	$ 1.10	$ 264.00
78001180	PAINT PAVEMENT MARKING - LINE 24"	FOOT	30	$ 2.21	$ 66.30
78008200	POLYUREA PAVEMENT MARKING TYPE I - LETTERS AND SYMBOLS	SQ FT	0	$ 30.50	$ -
78008210	POLYUREA PAVEMENT MARKING TYPE I - LINE 4"	FOOT	0	$ 5.50	$ -
78008230	POLYUREA PAVEMENT MARKING TYPE I - LINE 6"	FOOT	0	$ 7.00	$ -
78008240	POLYUREA PAVEMENT MARKING TYPE I - LINE 8"	FOOT	0	$ 10.50	$ -
78008250	POLYUREA PAVEMENT MARKING TYPE I - LINE 12"	FOOT	0	$ 23.00	$ -
78008270	POLYUREA PAVEMENT MARKING TYPE I - LINE 24"	FOOT	0	$ 65.00	$ -
78300200	RAISED REFLECTIVE PAVEMENT MARKER REMOVAL	EACH	0	$ 25.00	$ -
VS403001	ASPHALT EMULSION (SEAL COAT)	SQ YD	0	$ 1.98	$ -
VS406002	IL-9.5FG C N30 SCHAUMBURG BINDER / SURFACE COURSE - BIKE PATH	TON	0	$ 125.00	$ -
VS406003	IL-4.75 SCHAUMBURG SURFACE FRICTION COURSE - BIKE PATH	TON	0	$ 185.00	$ -
VS440002	HOT-MIX ASPHALT SURFACE REMOVAL - BIKE PATH	SQ YD	0	$ 2.00	$ -
VS442003	BIKE PATH CLASS D PATCHES, 3 INCH, SPECIAL	SQ YD	0	$ 68.00	$ -
VS451001	HOT-MIX ASPHALT CRACK FILLING	POUND	0	$ 1.78	$ -
VOS00002	CLUSTER MAILBOXES	EACH	2	$ 50.00	$ 100.00
VOS00003	MALTENE BASED ASPHALT REJUVENATING AGENT	SQ YD	0	$ 1.28	$ -
	Engineers Estimate of Awarded Cost per Street			**Base Bid Total =**	**$ 992,609.82**

2026 Street Program Map
Contract 1 - Additional Streets

BUTTERCUP LANE
CAMELLIA LANE
COLUMBINE DRIVE
COLUMBINE COURT
LEXINGTON COURT
OLEANDER DRIVE

SHARON LANE

Street Program 2026

Additional Streets

1,600 800 0 1,600 3,200 4,800 Feet

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Additional Expenditures for the 2026 Street Improvement Program - Contract No. 1 with Engineering Enterprises, Inc.
07/14/26
Village Board

Presenter: Joe Velna, Engineering Inspector
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
SEE BUDGET TABLE	$9,168.04	$77,136.39

The budget status for this request is: Over Budget

Amount Over Budget: $67,968.35

Executive Summary:

On February 24, 2026, the Village Board approved a contract renewal with Engineering Enterprises, Inc. (EEI) of Sugar Grove, IL, to provide design and construction administration for the Street Improvement Program Contract No. 1 and Concrete Repair Program valued at $496,654.18 for FY 26/27.

As part of the Rebudget Memo, $930,104.00 of Street Repair Program funds will be reallocated to the FY 26/27 program, allowing for additional streets to be included in this year's program. Currently, staff is proposing an item to utilize these additional funds to complete improvements in the Lexington Fields Estates Neighborhood and on Sharon Lane from Carver Lane to William Drive (omitting from Braintree Drive to Patricia Drive due to its relatively high Pavement Condition Index). The scope of work included the resurfacing of all neighborhood streets as well as the repair of deteriorated concrete areas where applicable.

EEI submitted a proposal in the amount of $77,136.39 (Roughly 7.8% of the construction cost of $992,609.82) to provide the additional engineering services for the additional streets. Due to timing, staff is seeking an abbreviated design for these improvements, ultimately lowering the percentage requested from EEI's typical 9.4% to 7.8%. The abbreviated design is possible due to the simplicity of the work on the unimproved streets in the Lexington Fields Estates Neighborhood and the routine resurfacing of Sharon Lane. Engineering staff remain satisfied with EEI's performance.

The Village has budgeted funds in the Capital Improvement Fund to pay for construction administration associated with the Residential Street Repair Program. Staff has submitted a budget transfer of $67,968.35 to fund these additional services by EEI.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the

Village Board approve additional expenditures for the 2026 Street Improvement Program - Contract No. 1 with Engineering Enterprises Inc. of Sugar Grove, IL in the amount of $77,136.39.

ATTACHMENTS:

- Budget Summary
- 2026-2027 Additional Resurfacing Work Fee Estimate

Street Program Contract No. 1 – Construction Phase Services Budget Summary

Existing FY26/27 Program	
Description	**Amount**
FY26/27 Construction Phase Services Budget	$567,040.00
EEI Construction Phase Services Fee	$266,980.44
Chastain Construction Phase Services Fee	$290,891.52
Total Existing Construction Phase Service Fees	**$557,871.96**
Remaining FY26/27 Construction Phase Services Budget	**$9,168.04**

Funding Required for Additional Services	
Description	**Amount**
Remaining FY26/27 Construction Phase Services Budget	$9,168.04
EEI Additional Fee Request	$77,136.39
Budget Transfer Required	**$67,968.35**

VILLAGE OF SCHAUMBURG
STREET IMPROVEMENT PROGRAM CONTRACT #1 AND CONCRETE REPAIR PROGRAM - ADDITIONAL RESURFACING WORK
FISCAL YEAR 26/27 (2026 CALENDAR YEAR)

COST ESTIMATE OF CONSULTANT'S SERVICES FOR ADDITIONAL WORK IN COLUMBINE AREA AND SHARON LANE

STAFF	# OF MANHOURS	AVERAGE HOURLY RATE	PAYROLL COSTS	OVERHEAD (181.79%)	IN-HOUSE DIRECT COSTS	FIXED FEE	SERVICE BY OTHERS*	TOTAL
Phase III Street Improvement Program - Contract No. 1 (2025)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	2	$ 89.55	$ 179.10	$ 325.59		$ 73.18		$ 577.87
Senior Project Manager	-	$ 79.69	$ -	$ -		$ -		$ -
Project Manager	12	$ 62.09	$ 745.08	$ 1,354.48	$ 130.00	$ 323.29		$ 2,552.85
Senior Project Engineer I	175	$ 47.16	$ 8,253.00	$ 15,003.13		$ 3,372.14		$ 26,628.27
Senior Project Technician II	4	$ 51.61	$ 206.44	$ 375.29	$ 130.00	$ 103.20		$ 814.93
Project Engineer	110	$ 38.74	$ 4,261.40	$ 7,746.80	$ 9,750.00	$ 3,154.94		$ 24,913.14
Engineering Intern	88	$ 24.00	$ 2,112.00	$ 3,839.40	$ 4,875.00	$ 1,569.83		$ 12,396.23
Public Relations Coordinator	8	$ 48.29	$ 386.32	$ 702.29		$ 157.85		$ 1,246.46
Printing & Reproduction					$ 6.64			$ 6.64
Material Testing*							$ 8,000.00	$ 8,000.00
Subtotal	399		$ 16,143.34	$ 29,346.98	$ 14,891.64	$ 8,754.43	$ 8,000.00	$ 77,136.39
Phase III Concrete Repair Program (2025)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	-	$ 89.55	$ -	$ -		$ -		$ -
Senior Project Manager	-	$ 79.69	$ -	$ -		$ -		$ -
Project Manager	-	$ 62.09	$ -	$ -		$ -		$ -
Senior Project Engineer I	-	$ 47.16	$ -	$ -		$ -		$ -
Senior Project Technician II	-	$ 51.61	$ -	$ -		$ -		$ -
Project Engineer	-	$ 38.74	$ -	$ -		$ -		$ -
Engineering Intern	-	$ 24.00	$ -	$ -		$ -		$ -
Public Relations Coordinator	-	$ 48.29	$ -	$ -		$ -		$ -
Printing & Reproduction								$ -
Material Testing*								$ -
Subtotal	0		$ -	$ -	$ -	$ -	$ -	$ -
Phase II Street Improvement Program - Contract No. 1 (2026)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	-	$ 89.55	$ -	$ -		$ -		$ -
Senior Project Manager	-	$ 79.69	$ -	$ -		$ -		$ -
Project Manager	-	$ 62.09	$ -	$ -		$ -		$ -
Senior Project Technician I	-	$ 47.16	$ -	$ -		$ -		$ -
Senior Project Technician II	-	$ 51.61	$ -	$ -		$ -		$ -
Project Engineer	-	$ 38.74	$ -	$ -		$ -		$ -
Engineering Intern	-	$ 24.00	$ -	$ -		$ -		$ -
Public Relations Coordinator	-	$ 48.29	$ -	$ -		$ -		$ -
Printing & Reproduction								$ -
Material Testing*								$ -
Subtotal	0		$ -	$ -	$ -	$ -	$ -	$ -
Phase II Concrete Repair Program (2026)								
Principal In Charge	-	$ 99.76	$ -	$ -		$ -		$ -
Principal	-	$ 89.55	$ -	$ -		$ -		$ -
Senior Project Manager	-	$ 79.69	$ -	$ -		$ -		$ -
Project Manager	-	$ 62.09	$ -	$ -		$ -		$ -
Senior Project Technician I	-	$ 47.16	$ -	$ -		$ -		$ -
Senior Project Technician II	-	$ 51.61	$ -	$ -		$ -		$ -
Project Engineer	-	$ 38.74	$ -	$ -		$ -		$ -
Engineering Intern	-	$ 24.00	$ -	$ -		$ -		$ -
Public Relations Coordinator	-	$ 48.29	$ -	$ -		$ -		$ -
Printing & Reproduction								$ -
Material Testing*								$ -
Subtotal	0		$ -	$ -	$ -	$ -	$ -	$ -
TOTALS	399	$ -	$ 16,143.34	$ 29,346.98	$ 14,891.64	$ 8,754.43	$ 8,000.00	$ 77,136.39

* S.T.A.T.E. Testing LLC/ Rubino Engineering Inc.
Additional services for FY 26/27 (2026 Calendar Year) will be provided at an adjusted percentage of the year one professional services.

Engineering Enterprises, Inc.
Revised 6/19/26

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Accept the 2026 Sanitary Sewer Overflow and Basement Backup Mitigation Report and Refer Amendments to Policy Statement 5.72 to the Committee of the Whole
07/14/26
Village Board

Presenter: Byron Kutz, Assistant Director of Engineering and Public Works
Lead Department: Engineering and Public Works

Executive Summary:

The Engineering and Public Works (EPW) Department has completed several comprehensive evaluations of the village's sanitary sewer system, most recently a 2025 report, which helped inform the development of this 2026 report. These analyses were conducted to better understand areas vulnerable to wet weather surcharging, sanitary sewer overflows (SSOs), and basement backups, as well as to identify what can be done to reduce those risks. While most of the system performs well under normal conditions, modeling identified several higher risk drainage basins—particularly the Braintree and Walnut (including Sheffield Towne) areas where capacity limitations, inflow and infiltration (I&I), existing private plumbing, and downstream constraints contribute to elevated wet weather risk, which at times can result in basement backups. Two existing homeowners have appeared recently at Village Board meetings to report backups in their residences, which are located within the higher risk basins.

The village's analysis builds upon more than a decade of public sector investment, including nearly $10,000,000 in sewer analysis, rehabilitation, flow monitoring, and lift station improvements—along with existing private sector reimbursement programs that support overhead sewer installations and footing drain disconnections. In addition, the Village's five-year Capital Improvement Plan (CIP) includes additional sewer mainline and manhole rehabilitation, lift station upgrades, strategic sewer upsizing, and expanded monitoring and metering efforts. While these efforts have significantly strengthened overall system performance, engineering analysis shows that public improvements alone, short of also implementing unfunded mandatory private sector compliance requirements, cannot fully eliminate peak flow risks in the most vulnerable areas.

The proposed strategy provides a balanced approach that combines continued public infrastructure investment with expanded, targeted private sector mitigation options. Staff recommends initiating a pilot program in the severe-risk Braintree and Walnut basins by expanding eligibility to include multifamily properties that have individual sewer services, and awarding a contract to RJN Group for supplemental basin-level risk analysis to refine long-term priorities and evaluate the effectiveness of multifamily reimbursement eligibility in these areas.

Separately from the proposed pilot program, staff recommends modifications to the existing cost share programs. These changes would expand eligibility under the current overhead sewer cost-share and footing drain disconnection programs to include sanitary backflow prevention devices, such as automatic check valves, and would update the existing reimbursement structure. Implementing these changes on a village-wide basis would simplify program administration and provide a consistent reimbursement program across the village, rather than limiting eligibility to the two pilot areas

identified above.

Recommendation 1 – Pilot Program: Risk Analysis in Targeted Areas. Authorizing $50,000 for RJN Group for assessing pilot program effectiveness and future implementation strategies within the Walnut and Braintree basins.

Recommendation 2 – Pilot Program: Multi-Family Eligibility in Targeted Areas. Expansion of the village's cost share program to include multi-family properties within the Walnut and Braintree Basins for all mitigation measures authorized under the program.

Recommendation 3 – Village-Wide Sewer Backup Protection Policy Modifications. Expanding the existing cost share program on a village-wide basis to include sanitary backflow prevention devices and renaming the program the "Sewer Backup Protection Cost Share Program" to better reflect the range of eligible mitigation measures. Staff also recommends increasing the maximum reimbursement from $5,000 to $10,000 for both the existing and pilot programs while maintaining the current 50% cost-share. Funding for this program will be limited to a five-year period, with a maximum annual allocation of $50,000.

These recommendations will aid residents, including the two residents who appeared at Village Board, in implementing private sector improvements that will benefit the sanitary sewer system and reduce backups. In addition, the recommendations include analysis of the higher risk areas to develop further strategies for the future.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board accept the 2026 Sanitary Sewer Overflow and Basement Backup Mitigation Report and Direct Staff to Proceed with the Proposed Cost Share Program Modifications.

ATTACHMENTS:

- Memo

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

Date: June 11, 2026

To: Brian Townsend, Village Manager

From: Byron Kutz, Assistant Director of Engineering and Public Works

Subject: 2026 Sanitary Sewer Overflow and Basement Backup Mitigation

For: Engineering and Public Works Committee

Introduction

The village's sanitary sewer system generally performs well and continues to benefit from significant public investment in rehabilitation, maintenance, and targeted inflow and infiltration reduction efforts completed over the past several years. Hydraulic modeling indicates that much of the system has adequate capacity under normal operating conditions, with identified risks largely concentrated in specific areas, particularly the Braintree and Walnut basins, as well as localized bottlenecks, lift station service areas, and locations affected by downstream restrictions. Although some areas of the system remain vulnerable to surcharging, basement backups, and sanitary sewer overflows during major wet-weather events, these issues are generally confined to a relatively small portion of the overall network. The study found that roughly 12 percent of the Village's sanitary sewer system falls into the severe-risk category.

In 2014, the Metropolitan Water Reclamation District (MWRD) adopted its Infiltration/Inflow Control Program (IICP) to reduce excessive inflow and infiltration entering sanitary sewer systems, improve system performance, and decrease the occurrence of sanitary sewer overflows and basement backups. The IICP requires municipalities to evaluate sewer system conditions, implement operation and maintenance programs, and develop long-term strategies to address both public- and private-sector sources of inflow and infiltration. MWRD's IICP Long-Term Operation and Maintenance Program requires municipalities to maintain an ongoing inspection program, with a minimum of 2% of the sewer system inspected annually. Rehabilitation activities are then prioritized based on identified deficiencies, system risk, and available funding.

Discussion

Infiltration and inflow (I&I) is stormwater and groundwater (clear-water hereafter) entering the sanitary sewer system through unintended sources such as footing drains, roof drains, cracked laterals, deteriorated cleanouts, and improper sump pump connections. Sanitary sewer systems are intended to convey only wastewater from homes and businesses and are not designed for significant wet-weather inflow. Excessive I&I increases peak flows, reduces system capacity, increases wastewater treatment costs by introducing stormwater into the sanitary system, and contributes to sewer surcharging, basement backups, and sanitary sewer overflows (SSOs) during storm events.

Background

The village recently completed a comprehensive system-wide sanitary model update in 2025 to evaluate wet-weather vulnerabilities throughout the collection system. In support of these efforts, the village expanded wet-weather flow monitoring and metering activities, continued annual sewer rehabilitation and maintenance programs, and implemented lift station improvements and related planning initiatives. Targeted investigations were also conducted within several higher-risk drainage basins to better understand localized system conditions and help prioritize future capital improvements. Existing voluntary programs assist homeowners with installing overhead sewers and disconnecting footing drains from the sanitary sewer system to reduce clear-water entering the system during wet-weather events and decrease overall I&I loading on the public sanitary sewer system.

Public-Sector Investments to Date

Between design, flow monitoring, and rehabilitation initiatives, the Village invested nearly $10,000,000 from 2015 through 2025. This investment reflects the Village's proactive commitment to maintaining and upgrading its sanitary sewer infrastructure, addressing wet-weather vulnerabilities, and responsibly managing public resources. It underscores a consistent focus on system reliability and meaningful, measurable actions to reduce basement backup and sanitary sewer overflow (SSO) risks communitywide.

These expenditures have provided benefits beyond reducing I&I. The program has enabled the Village to identify and rehabilitate severely deteriorated sanitary sewer infrastructure, extending the useful life of critical underground assets and reducing the risk of costly system failures. Although eliminating I&I remains an important objective, many of these investments also serve as essential infrastructure renewal projects that improve system reliability, protect public health, and help avoid more significant repair and replacement costs in the future.

The accompanying maps illustrate completed manhole rehabilitation projects and sewer pipelining projects within the two proposed pilot basins. The rationale for selecting these areas, as well as their potential role in a future mitigation program, is discussed in greater detail in the Recommendations section. The Walnut Basin (which includes Sheffield Towne) is shown in Exhibit 1, and the Braintree Basin is shown in Exhibit 2. Ten rehabilitation projects overall have been completed since 2017, including two within the Walnut Basin and four within the Braintree Basin.

These pilot areas were selected based on findings from the 2025 RJN sanitary sewer evaluation, which identified the Walnut and Braintree basins as areas with an elevated risk of sanitary sewer overflows and basement backups during significant wet-weather events.

Reported Basement Backup Data

The village maintains records of reported basement backup incidents and incorporates this information into the development and calibration of the sanitary sewer hydraulic model. These reported events provide useful data for identifying recurring problem areas and supporting the prioritization of system improvements and capital planning efforts. However, staff recognize that reported incidents likely do not reflect the full extent of occurrences within the system, as basement backups are not always reported to the village. As a result, model output and planning decisions are informed by a combination of reported data, field observations, and engineering analysis to more accurately characterize system performance and wet-weather risk conditions.

The accompanying figure (Exhibit 3) illustrates reported basement backups from 2009 through 2020, during which 91 incidents were recorded, averaging approximately 7.6 events per year over the 12-year period. From 2020 through June 2026 (Exhibit 4), 18 incidents were recorded, or roughly 3.3 events per year over an approximately 5.5-year period. While this decline in reported incidents may indicate improved system performance or the effectiveness of prior mitigation efforts, it is also recognized that reported occurrence rates can vary year to year based on storm intensity, reporting behavior, and other external factors. In addition, the accuracy of this data is influenced by how incidents are coded and categorized within the village's Customer

Service Request system, which relies in part on resident-reported descriptions that may be subject to misclassification.

Sanitary Sewer Model Findings

The analysis identified multiple locations where wet-weather flows exceed available system capacity during relatively small storm events, as well as localized hydraulic bottlenecks and downstream constraints within the regional MWRD interceptor and treatment system that contribute to upstream surcharging during peak conditions. These downstream limitations reduce the effectiveness of certain local sewer improvements because some capacity constraints extend beyond the Village's collection system and cannot be fully addressed through local projects alone.

Flow trends indicate measurable benefits from prior rehabilitation, maintenance, and I&I reduction efforts, although year-to-year comparisons remain limited due to variability in storm events. Post-rehabilitation flow monitoring continues to be used to evaluate completed improvements, quantify reductions in wet-weather flows, and identify the location and magnitude of remaining I&I sources requiring further investigation.

Private-sector sources, including footing drains, foundation drains, roof drains, and defective service laterals, continue to contribute significant clear-water inflow to the sanitary sewer system, particularly in older neighborhoods where such connections were historically permitted. The engineering analysis indicates that public-sector improvements alone are unlikely to fully eliminate basement backup and sanitary sewer overflow (SSO) risks in the highest-risk areas. While moderate I&I reduction measures can provide measurable benefits, fully eliminating these issues in certain drainage basins would require rehabilitation and investment levels that may not be feasible village-wide. In several basins, model results indicate that public I&I reductions of approximately 50 to 70 percent would be necessary to eliminate SSOs through flow reduction alone.

Public Infrastructure Improvements and CIP Strategy

Planned improvements include continued sewer rehabilitation, targeted capacity improvements, lift station upgrades, strategic sewer upsizing, and expanded wet-weather monitoring and metering efforts. While constructing large public storage facilities may provide limited incremental relief in select locations, preliminary evaluations indicate they may be cost-prohibitive and of limited cost-effectiveness in some areas due to downstream and regional system constraints. Exhibit 5 presents a map of the proposed sanitary sewer improvements planned for the next five years, pending Village Board approval. The FY 26/27 program includes lining of a small segment in the Braintree basin. The FY 27/28 program includes manhole rehabilitation in Walnut basin, while the FY 28/29 program includes manhole rehabilitation in the Braintree basin.

Potential Private-Sector Mitigation Strategies

The village's analysis indicates that long-term system performance will likely require a balanced approach that combines targeted public infrastructure improvements, continued system rehabilitation, and private-sector mitigation measures such as footing drain disconnections and overhead sewer installations. Through its Private Sector Program requirements, MWRD expects municipalities to develop and implement strategies to identify, reduce, and ultimately eliminate these sources over time, particularly in areas experiencing sanitary sewer overflows or basement backups. While MWRD does not currently mandate a specific private property program, it indicates increasing expectations for continued reduction of private-sector I&I as part of long-term compliance efforts. Some municipalities have implemented mandatory private-sector compliance requirements, including footing drain disconnections or other inflow and infiltration corrective measures at the time of property transfer, the village has not historically pursued this approach.

The village's existing private-sector mitigation programs are intended to reduce clear-water entering the sanitary sewer system and help lower basement backup risk during significant wet-weather events. The number of homes with footing drains, roof drain connections, and lacking overhead sewer protection is not precisely known and

can only be estimated based on available information. Eligible single-family detached homeowners may receive reimbursement for 50% of eligible costs, up to a maximum reimbursement of $5,000. Additional information can be found at:

https://www.villageofschaumburg.com/government/engineering-and-public-works/water-sewer/programs

- Overhead Sewer: An overhead sewer modifies a home's plumbing to help prevent sewage backups into the basement when the public sewer system becomes surcharged during major storm events or due to a sewer line blockage. While overhead sewers can significantly reduce basement backup risk for individual properties, they do not address the underlying causes of system surcharging and may shift localized impacts elsewhere within the drainage area.
- Footing Drain Disconnection: Many older homes have footing drains directly connected to the sanitary sewer system, which can continuously introduce groundwater into the system during wet-weather events. Disconnecting these drains helps reduce wet-weather sewer loading and decrease the risk of sewer surcharging and sanitary sewer overflows.

Peer Community Analysis

Staff conducted outreach and research regarding peer-community sanitary sewer mitigation programs, including private-sector cost-share assistance for overhead sewers or sanitary check valves, to help inform future village policy discussions. Of the 16 municipalities evaluated, eight do not offer either type of assistance program, four offer both overhead sewer and service valve assistance, three offer overhead sewer assistance only, and one offers service valve assistance only.

Among municipalities that provide financial assistance, program structures vary considerably. Assistance ranges from 20 percent of eligible costs up to a maximum reimbursement of $1,260 in Highland Park, to 75 percent of eligible costs up to a maximum reimbursement of $11,250 in Arlington Heights. Evanston utilizes a different approach, providing full financial assistance for qualifying private sewer lateral repairs within the public right-of-way once repair costs exceed an income-based owner responsibility threshold. Other communities generally utilize a combination of percentage-based reimbursements and maximum funding caps.

Fiscal Impact

This discussion item does not include fiscal impacts beyond currently programmed Capital Improvement Program (CIP) funding, ongoing engineering analysis, and existing monitoring and coordination efforts. Any additional costs associated with future program expansions or mitigation initiatives would be evaluated through future Board discussions and annual budget planning processes. Over the past 10 years, the village has issued 12 reimbursements through its existing sewer assistance program totaling approximately $24,561, including three overhead sewer reimbursements totaling $5,672 and nine footing drain disconnection reimbursements totaling $18,889. Of the 12 reimbursements issued over the past 10 years, 10 occurred prior to 2021, meaning most payments were made under pre-inflation cost conditions, with more recent construction costs significantly higher due to inflation and broader construction cost escalation. As a result, if participation increases and project costs continue to rise, additional annual funding may be necessary. Historically, reimbursements under this program have been funded through the Water and Sewer Account: 5729020-7455. Staff have conducted preliminary research into potential external funding opportunities. While grant opportunities may exist for certain public infrastructure improvements, funding sources specifically targeted toward private-sector sewer protection measures appear to be limited.

Recommendations

Modeling indicates that long-term reductions in SSOs and basement backups will require both continued public infrastructure investment and targeted private-sector mitigation. While additional funding tools such as low-interest loans or income-based assistance for private property improvements may be explored in the future, they

are not included in the current recommendations. Staff also are not recommending mandatory private-sector compliance measures currently, including requirements at the time of property transfer. Accordingly, the recommendations below are structured as a targeted pilot program supported by basin-level analysis, along with a separate Village-wide policy expansion for private-sector mitigation assistance.

Recommendation 1 – Pilot Program: Risk Analysis in Targeted Areas

Staff further recommends authorizing $50,000 for RJN Group to perform a detailed basin-by-basin analysis within the Walnut and Braintree basins as part of the pilot program. This analysis would identify the specific public- and private-sector factors contributing to wet-weather surcharging and basement backup risk, evaluate potential mitigation measures, and help prioritize improvements that provide the greatest benefit to residents within these areas. The analysis would also assess localized system vulnerabilities, quantify contributing sources of inflow and infiltration where feasible, and evaluate the potential impacts of individual mitigation measures on surrounding properties and overall basin performance. The consultant would evaluate individual properties by comparing foundation grades to surcharge elevations using a 5-year protection standard to identify remaining at-risk properties. While the recommendation is to proceed with the pilot program now, this analysis will provide the technical basis to evaluate pilot outcomes and help guide any future adjustments, expansion, or broader implementation.

Recommendation 2 – Pilot Program: Multi-Family Eligibility in Targeted Areas

Based on analysis of approximately 13 areas of concern, staff recommends piloting an expansion of the Village's private-sector cost-share assistance program to include multi-family properties within the two selected pilot areas, the Walnut Basin (which includes Sheffield Towne), and the Braintree Basin. As actual participation levels are not yet known, it is difficult to establish a reliable budget estimate. One option would be to establish a cap or wait-list system that could be reevaluated in future years if demand exceeds available capacity.

These areas are identified as severe-risk locations and have also generated a high volume of service requests and resident-reported concerns relative to other parts of the system. The proposed pilot program will allow the Village to evaluate participation rates, program administration, effectiveness, and long-term feasibility before considering broader implementation. It will also provide an opportunity to assess the extent to which private-sector mitigation measures influence localized system performance and wet-weather backup risk within higher-risk drainage basins. As mentioned in the Public Infrastructure Improvements and CIP Strategy section, the Village's FY 26/27 program includes lining of a small segment in the Braintree basin. The FY 27/28 program includes manhole rehabilitation in Walnut basin, while the FY 28/29 program includes manhole rehabilitation in the Braintree basin.

As a condition of reimbursement, participating property owners would be required to disconnect roof drains and footing drains from the sanitary sewer system prior to receiving assistance for overhead sewer improvements. Depending on Board direction, existing policies, program requirements, and Village ordinances may need to be updated.

Recommendation 3 – Village-Wide Sewer Backup Protection Policy Modifications

Separately from the pilot program, staff recommends changes to the current village-wide policy. This includes expansion of the Village's existing overhead sewer cost-share and footing disconnection assistance programs to include eligible sanitary backflow prevention devices (such as automatic check valves) on a village-wide basis, along with revisions to the program's reimbursement structure. This Village-wide approach is intended to simplify implementation and promote equitable access, rather than restricting eligibility to the two pilot areas identified above.

- As part of this effort, staff recommends renaming the program to the *"Sewer Backup Protection Cost Share Program"* to better reflect the broader range of eligible mitigation measures available to reduce basement backup risk during significant wet-weather events. For some properties, sanitary backflow prevention devices may provide more practical and cost-effective protection measures where overhead sewer installation is less feasible due to site conditions, building configuration, or installation costs. As a condition of reimbursement, participating property owners would be required to disconnect roof drains and footing drains from the sanitary sewer system prior to receiving assistance for overhead sewer improvements. Depending on the Board's direction, existing policies, program requirements, and village ordinances may need to be updated.
- Staff recommends increasing the maximum reimbursement available under both the existing program and the proposed pilot program from $5,000 to $10,000 while maintaining the current 50 percent cost-share structure. The current $5,000 cap no longer reflects the cost of many private-sector backup mitigation improvements. Overhead sewer installations in the Chicago suburban market commonly range from approximately $12,000 to $15,000 and can exceed $20,000 depending on the home's plumbing configuration, basement conditions, and site-specific construction requirements. Increasing the reimbursement cap to $10,000 will better align the program with current construction costs, reduce the financial burden on participating homeowners, and provide a more meaningful incentive for residents to undertake mitigation measures.

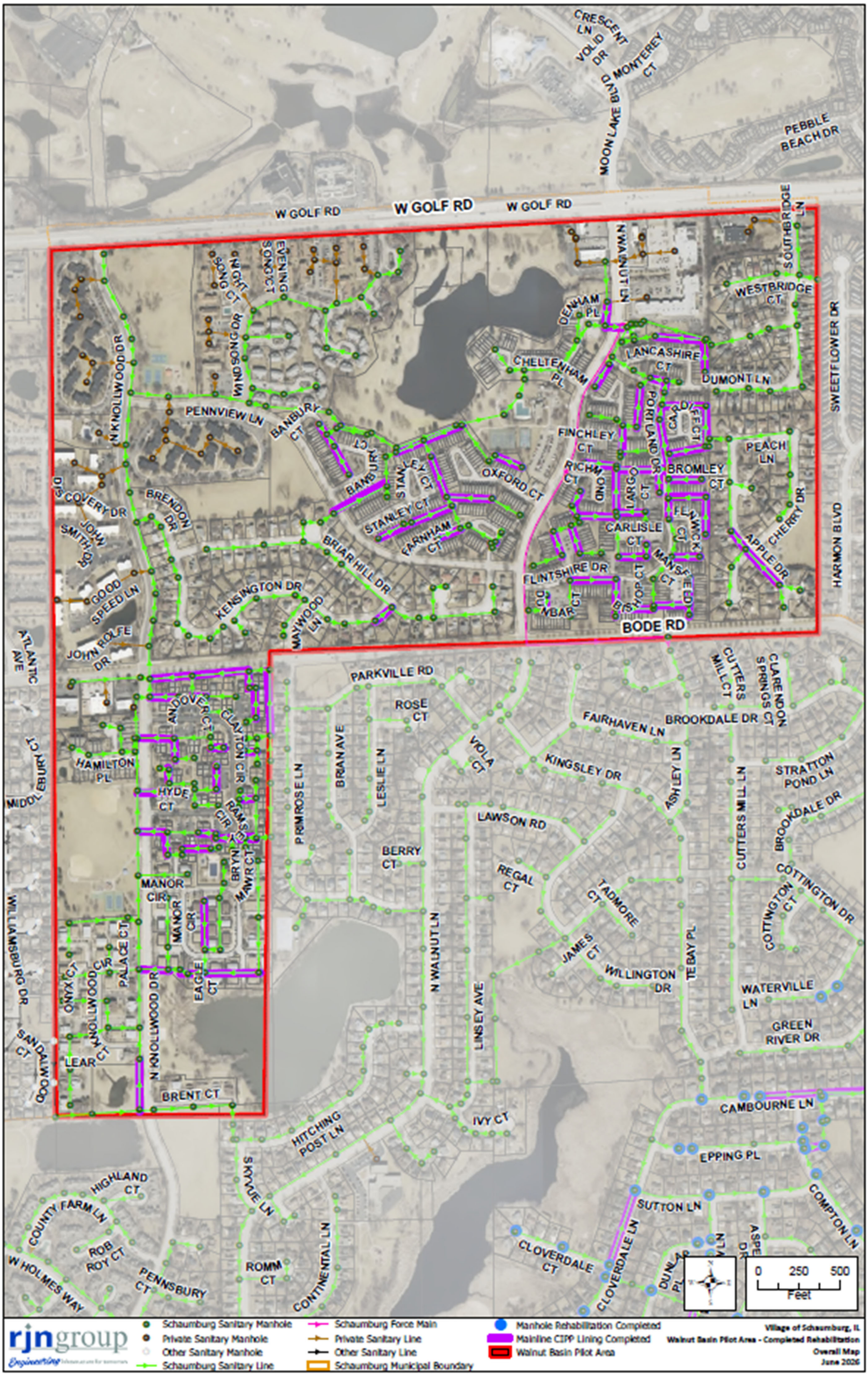


Exhibit 1- Previous Work Completed in Proposed Walnut Basin Pilot Area



Exhibit 2- Previous Work Completed in Proposed Braintree Basin Pilot Area

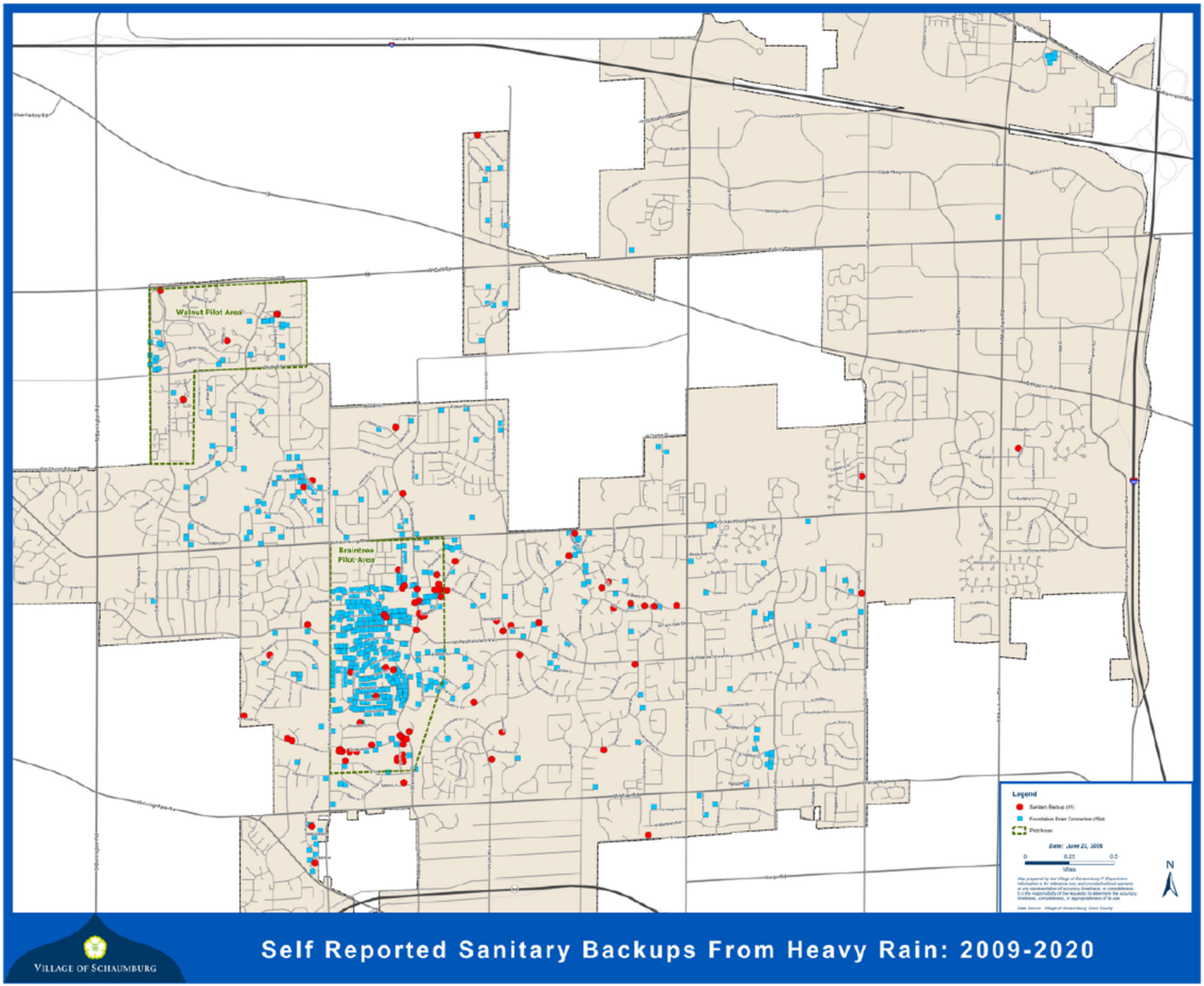


Exhibit 3 – Self Reported Basement Backups from 2009-2020 (Red=sanitary backups, Blue= existing foundation drains)

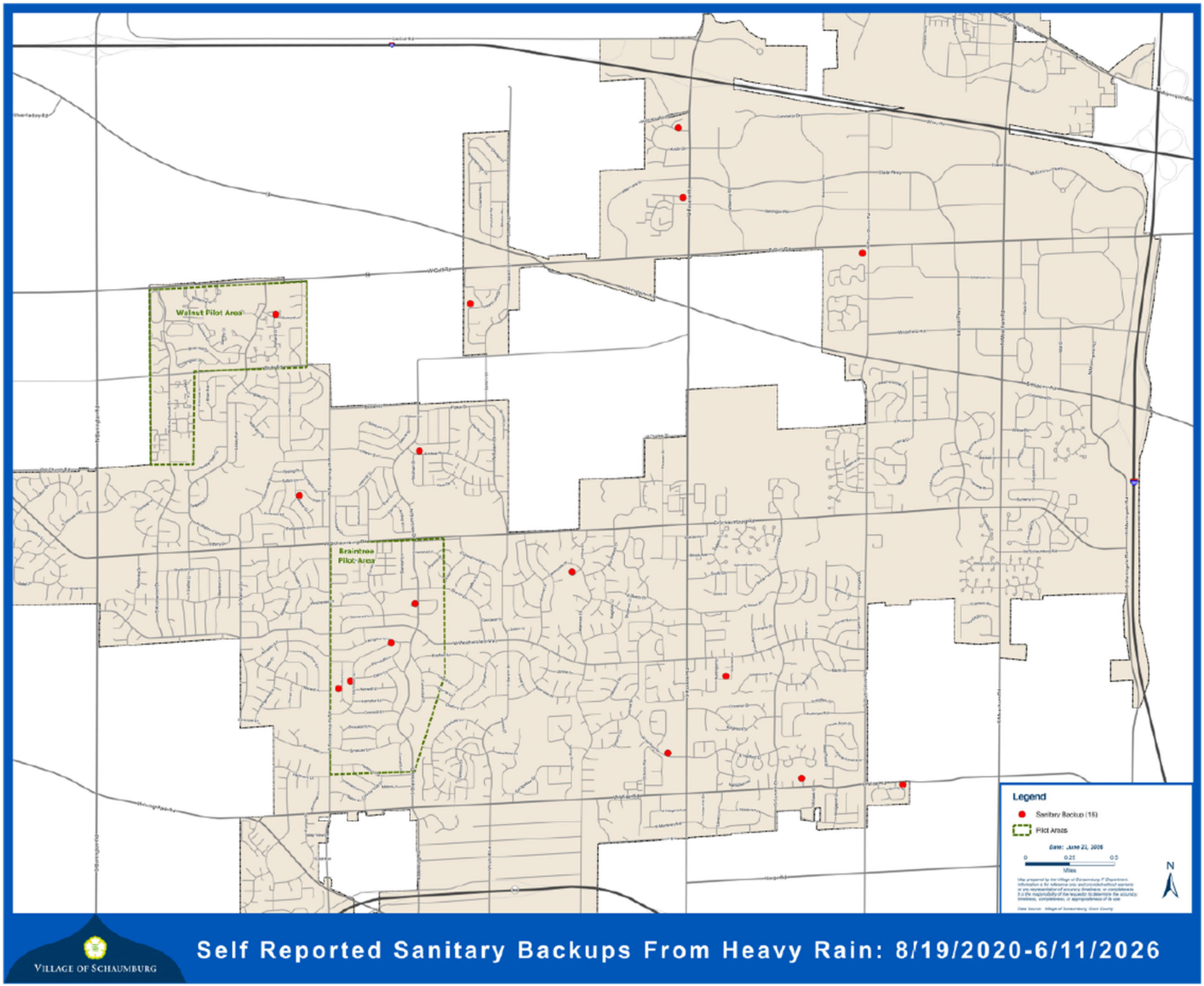


Exhibit 4 – Self Reported Basement Backups from 2020-2026 (Red=sanitary backups)

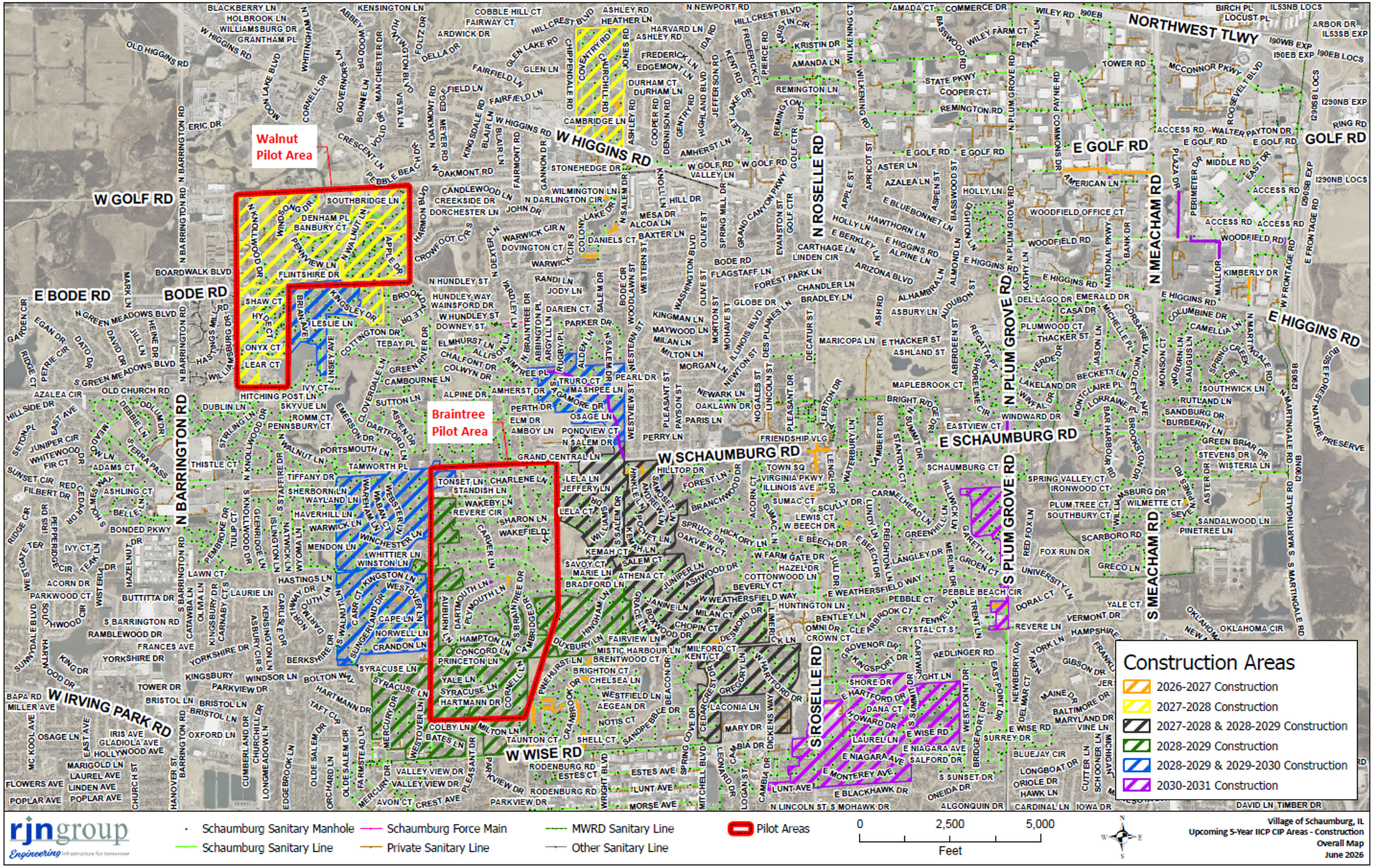


Exhibit 5A – Proposed Five Year Sanitary Sewer Improvements – Construction Areas

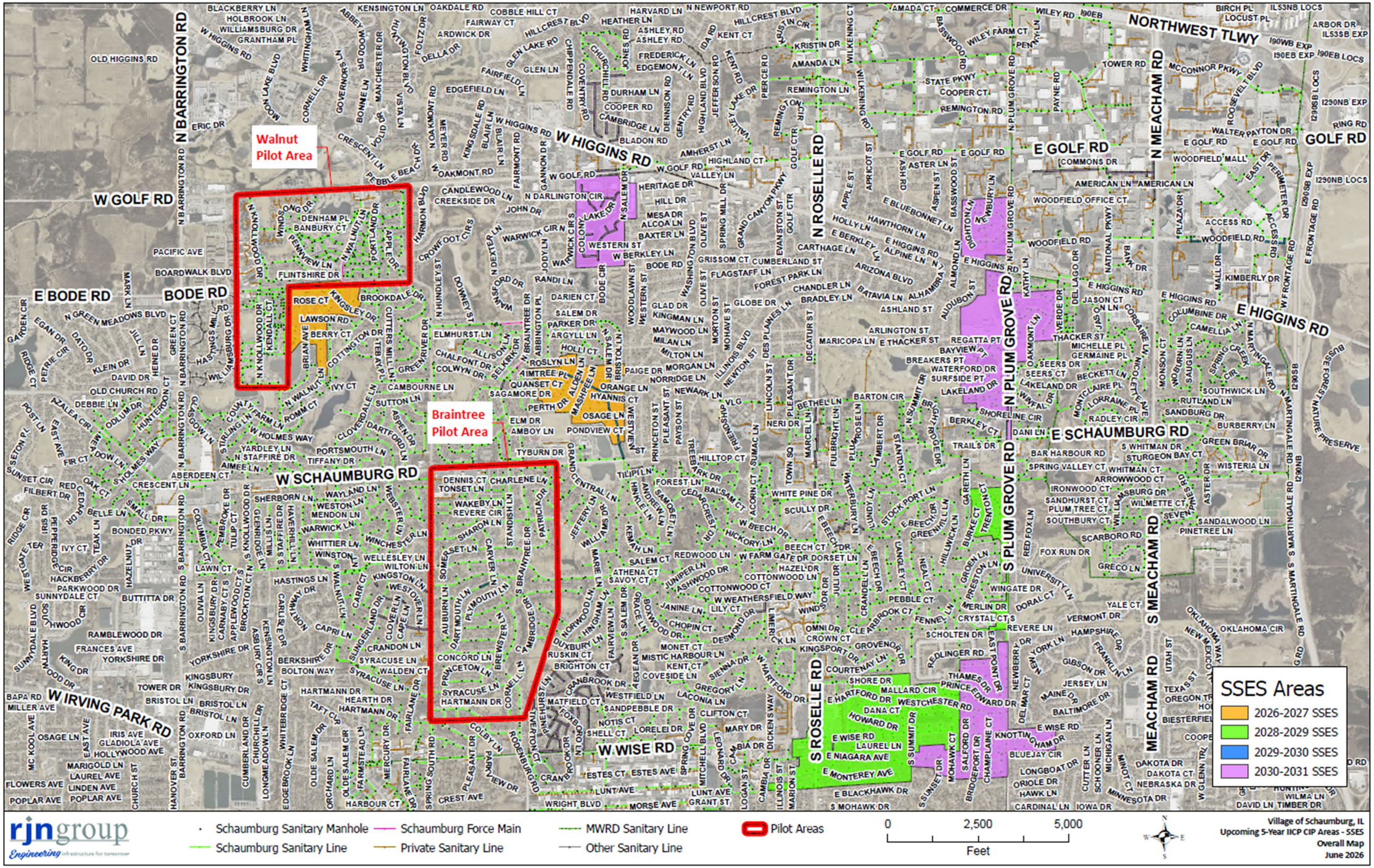


Exhibit 5B – Proposed Five Year Sanitary Sewer Improvements – SSES Areas

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the 2026 Al Larson Environmental Award Recipients
07/14/26
Village Board

Presenter: Monica Richart, Sustainability Planner
Lead Department: Community Development

Executive Summary:

The Al Larson Environmental Award Program, sponsored by the Environmental Committee recognizes the environmental actions taken by members of the community. Eligible activities include energy efficiency, natural landscaping, water conservation, recycling/waste reduction, transportation, and outreach and education.

Staff recommends approval of the 2026 Al Larson Award nominees as chosen by the Environmental Committee at their meeting on June 4, 2026. The award certificates will be presented at a future Village Board meeting.

Recommended Action:

The Village Manager recommends the Health and Human Services Committee approve the Borre Residence, Stano and Galinska Residence, and JMS Electric as the 2026 Al Larson Environmental Award recipients and refer them to the Village Board for presentation.

ATTACHMENTS:

- Staff Memo

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

Date: June 05, 2026

To: Village Manager

From: Monica Richart, Sustainability Planner

Subject: Recommendation to Approve the 2026 Al Larson Award Recipients

For: Health and Human Services Committee

Introduction
In April 2010, the Village Board approved the Green Recognition Program to recognize environmental actions taken by members of the community. The Environmental Committee named the award in honor of former Mayor Al Larson who was a champion for the environment. Eligible activities include energy efficiency, natural landscaping, water conservation, recycling/waste reduction, transportation, and outreach and education. The award program was suspended for two years, 2019 and 2020, due to the Covid-19 Pandemic.

Discussion
There are two categories in the award program: residential and non-residential. Staff received two applications in the residential category and one application for the non-residential category.

To be eligible for the award, the property must comply with village ordinances and codes. There are no restrictions on the age of the building; however, projects that are nominated cannot be older than three (3) years. As an example, eligible projects for the 2026 Al Larson Award which may have been nominated in 2025 cannot have been constructed any earlier than 2022.

The Environmental Committee met on June 4th and recommended the Borre Residence as well as the Stano and Galinska Residence as 2026 award recipients in the residential category and JMS Electric as the 2026 non-residential award recipient.

Residential Category
Borre Residence – 313 Beech Dr





The Borre family has a large garden (approximately 250 square feet) that provides fresh food for their family. The garden includes a cold frame to extend the growing season and the family cans vegetables to eat throughout the winter. Also included is a composting container which reduces food waste. They installed a rain barrel to harvest rainwater to use in watering plants which conserves drinking water and decreases stormwater runoff. By growing and canning their own food the family also reduces emissions from the transportation, processing and packaging of food. They are a great example of ways residents can individually implement sustainability into their homes and properties.

Stano and Galinska Residence - 224 Whittier Ct



The homeowners have implemented numerous energy-efficient and electrified technologies that reduce energy use, lower greenhouse gas emissions, and improve air quality. Rooftop solar panels provide renewable energy, while a heat pump system, hybrid water heater, induction cooktop, and efficient appliances minimize reliance on fossil fuels and increase overall efficiency. An EV charging station in the garage further supports clean transportation and a lower environmental footprint.

Non-Residential Category

JMS Electric – 871 E State Pkwy



JMS Electric recently enhanced its headquarters with a 25 kW ground mounted solar PV array system and four EV charging stations. These upgrades reduce greenhouse emissions, conserve resources and improve air quality while supporting renewable energy and efficient energy consumption.

Recommendation

Staff recommends that the Health and Human Services Committee approve the Borre Residence, Stano and Galinska Residence and JMS Electric as the 2026 Al Larson Environmental Award recipients and refer them to the Village Board for presentation.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Alternative 3 as the Proposed Design Configuration for the Walnut Lane Resurfacing Project
07/14/26
Village Board

Presenter: Brent R. McQueen, Engineering Division Manager
Lead Department: Engineering and Public Works

Executive Summary:

Background
In May of 2025, the Village Board executed a Professional Services Agreement with Michael Baker International for Phase I & II Preliminary and Final Design for the Walnut Lane Resurfacing Project. Phase I and Phase II services are locally funded. The Village has secured approximately $2.75 million in federal Surface Transportation Program (STP) funding for construction and construction administration of the project. Construction is expected to begin in the 2027 calendar year.

In August of 2016, the Village Board adopted a preferred approach for Village staff to implement when federal STP funds are utilized on Village projects. The approach involves eliminating bike lanes within the roadway and constructing an off-street multi-use path. The preferred approach preserves the on-street parking valued by residents, maintains the existing roadway width without the need for additional pavement, and provides a dedicated bicycle facility. In addition, roadways located within residential neighborhoods and near schools and parks have less experienced bicyclists, who are typically more comfortable using an off-street path rather than an on-street bike lane.

Proposed Improvements
Walnut Lane is classified as a residential collector roadway, extending approximately 1.4 miles from Schaumburg Road to Bode Road. The roadway consists of a two-lane pavement section with on-street parking, bike lanes, and sidewalks on both sides. Based on the 2024 Village-wide pavement analysis, the roadway has an average Pavement Condition Index (PCI) of 38.5, on a scale of 1 to 100.

The proposed project will include the following improvements:

- Milling and resurfacing the existing hot mix asphalt pavement based on pavement condition
- Removal and replacement of curb and gutter, driveway aprons, and sidewalk segments that are in substandard condition or do not meet current ADA requirements
- Removal of the existing sidewalk on the west side of the roadway and replacement with an 8’ wide multi-use concrete path
- Installation and restriping of on-street parking lane
- Improvements to pedestrian crossings and signage, including enhanced crosswalk treatments near Blackwell Elementary School
- Minor drainage improvements and adjustments to existing utilities as needed

The proposed improvements follow the Village’s preferred approach and are consistent with similar,

recent, or ongoing residential collector roadway projects, including Braintree Drive, Salem Drive, and Weathersfield Way.

The preliminary design anticipates the removal of approximately twenty (20) of the 105 existing Village-owned parkway trees due to conflicts with the proposed multi-use path construction. An additional twelve (12) parkway trees are recommended for removal by the Village Forester due to overall poor health. The preliminary design has identified another twenty-six (26) trees as potential conflicts, due to the potential proximity of the root zone to the proposed excavation for the path. Root pruning is currently proposed for these trees, but they will need further analysis and investigation during construction.

During the Phase II Final Design, staff and Michael Baker will continue evaluating opportunities to minimize tree removals, while maintaining the project's design objectives. During construction, Landscape Division staff will be on-site during root pruning exercises and will coordinate with the selected contractor to minimize tree removal to the greatest extent possible. For those trees that need to be removed, the Village's goal will be to replace parkway trees at a 1:1 ratio where feasible, with replacement locations identified within the corridor.

Public Information Meeting
On May 5, 2026, a public information meeting was held at Blackwell Elementary School to present the proposed improvements and gather stakeholder input. Notification letters were mailed to 423 property owners located along or adjacent to the project corridor.

Attendance at the meeting included forty-five (45) residents, along with representatives from the Village's project team. The project team presented the preferred alternative to the attendees and answered any questions. Alternative concepts evaluated during the Phase I design process were not presented at the meeting, as several were determined to be infeasible or not recommended based on engineering, operational, and cost considerations.

Comments were received at the meeting and through the public comment period, which extended from May 5th through May 20th. In total, 68 comments were received. Feedback included concerns regarding the shared-use path, particularly related to the interaction between pedestrians and bicyclists, including users traveling at varying speeds and the presence of electric bicycles and scooters. Additional comments related to visibility and user awareness at driveways and intersections, as well as general questions regarding how the proposed improvements would function compared to existing conditions. Other comments included questions regarding construction impacts and long-term maintenance responsibilities. The compiled comment record reflects those recurring themes.

As part of the Phase I engineering process, multiple corridor design alternatives were evaluated to accommodate vehicular traffic, pedestrians, and bicyclists within the existing right-of-way. Alternatives included maintaining the existing on-street bicycle lanes, implementing an off-road shared-use path, reconfiguring the existing pavement to accommodate on-street bicycle lanes with parking using minimum allowable widths, and widening the roadway to achieve preferred on-street design standards. Each alternative was evaluated based on safety, operations, impacts to residents and infrastructure, cost, and consistency with current design guidance and federal funding requirements. Based on this evaluation, the off-road shared-use path (Alternative 2) was identified as the recommended alternative. A detailed technical memorandum summarizing the alternatives analysis and supporting evaluation is attached for reference.

Next Steps

Upon completion of preliminary design, staff will submit a Project Development Report (PDR) to the Illinois Department of Transportation (IDOT) for review. Upon approval, the project will advance into Phase II Final Design. Staff recommends proceeding with the proposed improvements as part of Phase I Preliminary Design for the Walnut Lane Resurfacing Project.

Recommended Action:

The Village Manager recommends the Village Board approve Alternative 2 (off-street path) as the proposed design configuration for the Walnut Lane Resurfacing Project.

ATTACHMENTS:

- Preferred Alternative Agenda Summary
- Technical Memorandum.pdf
- Tree Impact Exhibit.pdf
- Walnut Ln PIM Display Boards
- Walnut Ln PIM Rollplot
- Walnut Ln Handout
- Public Comment Summary

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Adopt the Preferred Approach for Federal Aid Routes with Existing Bike Lanes and On-Street Parking
8/23/2016
Village Board Meeting

Presenter: Karyn Robles, Director of Transportation
Lead Department: Engineering and Public Works

Executive Summary:

The current bicycle network in the Village of Schaumburg includes over 90 miles of on-street bicycle lanes and off-street multi-use paths. The network includes many miles of bike lanes which have been installed on roadways where on-street parking is permitted. While allowing for bike lanes and parking to occur concurrently has not been problematic in Schaumburg, the Illinois Department of Transportation and the Federal Highway Administration have informed the village that this practice will no longer be allowed for projects using federal funds for resurfacing or reconstructing the roadway.

In order to maintain the village's nationally recognized bicycle network, staff is recommending that roadway projects eligible for federal funding utilize a new cross section that includes two 11' travel lanes, two 8' on-street parking lanes, one 5' sidewalk and one 8-10' multi-use path. This approach preserves the on-street parking valued by residents, maintains the existing roadway width without the need for additional pavement, and provides a dedicated bicycle facility.

Staff is recommending that the Engineering and Public Works Committee recommend that the Village Board adopt the preferred approach for use on federal aid routes with existing bike lanes and on-street parking.

Recommended Action:

The Village Manager recommends that the Engineering and Public Works Committee recommend that the Village Board adopt the Preferred Approach for Federal Aid Roadways with Existing Bike Lanes and On-Street Parking.

ATTACHMENTS:

Description	Type
Preferred Alternate for Federal Aid Routes memo	Cover Memo
Perferred Alternate Typical Section	Exhibit
FAU Routes with Existing Bike Lanes map	Exhibit
Bike Lane and FAU Routes map	Exhibit

VILLAGE OF SCHAUMBURG **MEMORANDUM**

Date: August 18, 2016

To: Village Manager

From: Karyn Robles, Director of Transportation

Subject: Recommend Adoption of the Preferred Approach for Federal Aid Routes with Existing Bike Lanes and On-Street Parking

For: Engineering and Public Works Committee

Introduction

The current bicycle network in the Village of Schaumburg includes over 90 miles of on-street bicycle lanes and off-street multi-use paths. The network includes many miles of bike lanes which have been installed on roadways where on-street parking is permitted. While allowing for bike lanes and parking to occur concurrently has not been problematic in Schaumburg, it is not a permissible practice according to the American Association of State and Highway Transportation Officials (AASHTO) guidelines for bicycle facilities.

Discussion

The Village has a policy of applying for federal funds to complete street resurfacing and reconstruction work on any eligible federal aid roadways. When a project is funded with the use of state or federal funds, all Federal Highway Administration (FHWA), AASHTO and Illinois Department of Transportation (IDOT) requirements must be met for all aspects of the project. Currently, the Village is working on two federally funded roadway projects that include bike lanes and on-street parking, Walnut Lane between Weathersfield Way and Schaumburg Road and Weathersfield Way between Braintree Drive and Salem Road. A map of the additional impacted federal aid roadways is attached.

- Braintree Drive between Wise Road and Bode Road
- Knollwood Drive between Bode Road and Pennview Lane
- Salem Drive between Westfield Ln and Golf Road
- Summit Drive between Wise Road and Schaumburg Road
- Walnut Lane between Weathersfield Way and Golf Road
- Weathersfield Way between Russelwood Court and Plum Grove Road

Preferred Approach

In order to maintain the extensive bicycle network that is recognized by the League of American Bicyclists, the Village has worked with consultants to develop a recommended solution that provides a multi-use path, maintains on-street parking and is compliant with all federal

regulations. As proposed, the preferred typical section for the federal aid routes identified above would include two 11' travel lanes, two 8' on-street parking lanes, one 5' sidewalk and one 8-10' multi-use path. Staff is proposing that the multi-use path would be constructed out of concrete and would be 8' in width adjacent to residential properties and widened to a maximum of 10' when adjacent to parks and schools, where feasible. An exhibit outlining the typical roadway section and an aerial overlay is attached.

Staff is recommending this roadway layout for use on federal aid routes for several reasons. The preferred approach preserves the on-street parking valued by residents, it maintains the existing roadway width without the need for additional pavement, and the preferred approach provides a dedicated bicycle facility. Additionally, the majority of these roadways are located within residential neighborhoods and near schools and parks where less experienced bicyclists are typically more comfortable using an off-street path than an on-street bike lane.

Feasibility
In order to determine the feasibility of constructing the proposed cross-section staff did a preliminary evaluation of the impacted roadway segments. While further engineering will be required on all of these roadway segments, staff was able to determine that all but one segment would be able to accommodate the multi-use path with minimal impacts to trees, street lights and other obstructions. Salem Drive between Schaumburg Road and the Village of Schaumburg corporate limits to the north has the narrowest right-of-way of any of the impacted roadways at 66'. This section of roadway would likely need to deviate from the preferred approach based on the limited right-of-way but staff believes that a more detailed engineering review would identify alternatives to maintain street parking and a bicycle facility, potentially through the use of two 6' paths instead of a single 8' path. All other identified roadways have right-of-ways wide enough to accommodate the preferred approach.

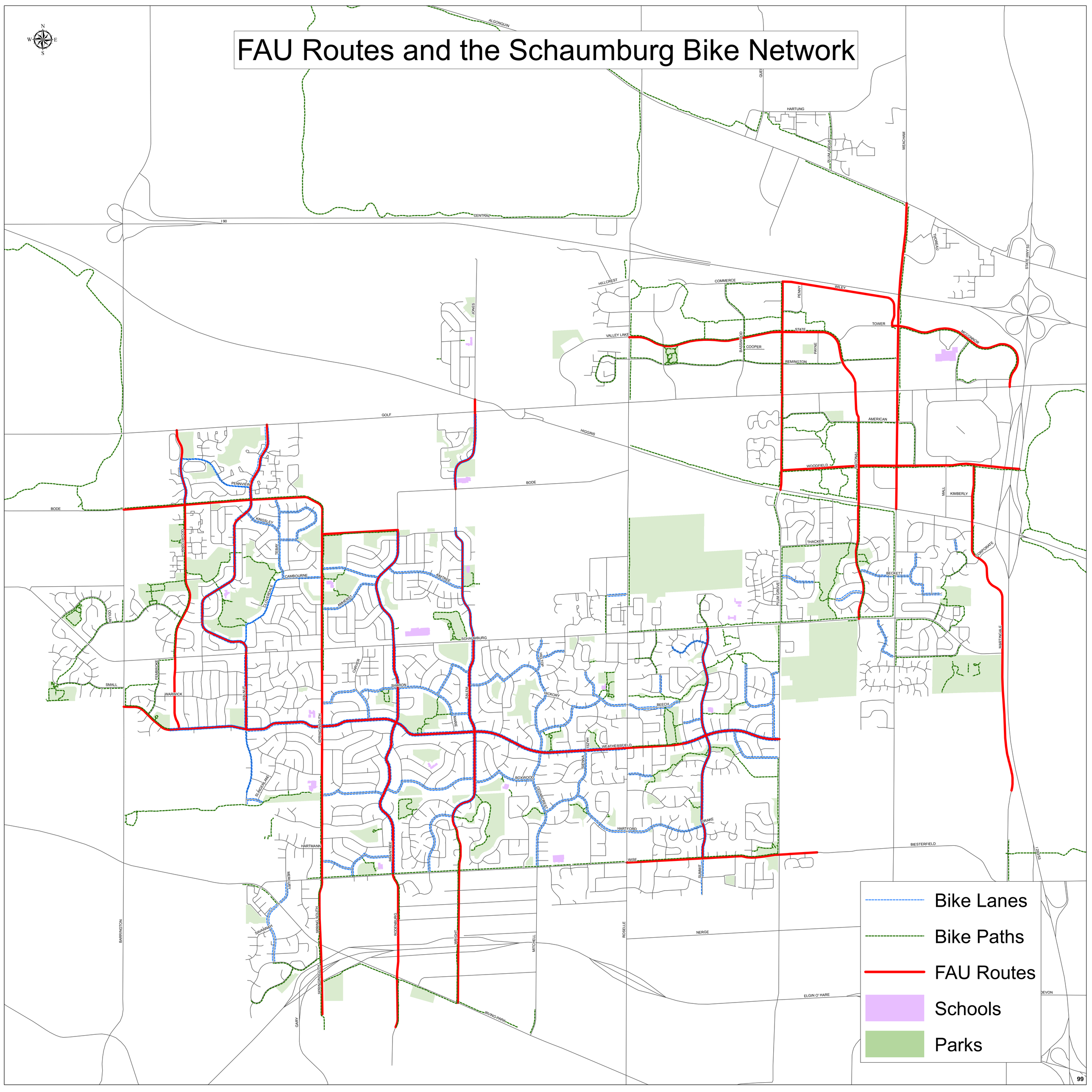
Staff also evaluated the financial impacts of constructing the preferred approach roadway section. The only increase in project costs would be the cost to construct the 8-10' concrete multiuse path. Construction of a multi-use path is eligible for 80% federal funding and so, based on an evaluation of the construction cost estimate for Weathersfield Way between Braintree Drive and Salem Drive, the total increase in costs to the village would be approximately 30% or an additional $35,000. While the preferred approach represents an increase to the project cost and the village's local share, it is still preferred over the loss of $600,000 in federal funds should the village chose to maintain the existing roadway bike lanes and on-street parking by paying for the roadway resurfacing with local funds.

Given the regulations being enforced by IDOT and the FHWA, staff recommends that the Engineering and Public Works Committee recommend that the Village Board adopt the preferred approach for use on federal aid routes with existing bike lanes and on-street parking.

Recommendation

The Village Manager recommends that the Engineering and Public Works Committee recommend that the Village Board adopt the Preferred Approach for Federal Aid Roadways with Existing Bike Lanes and On-Street Parking.

FAU Routes and the Schaumburg Bike Network



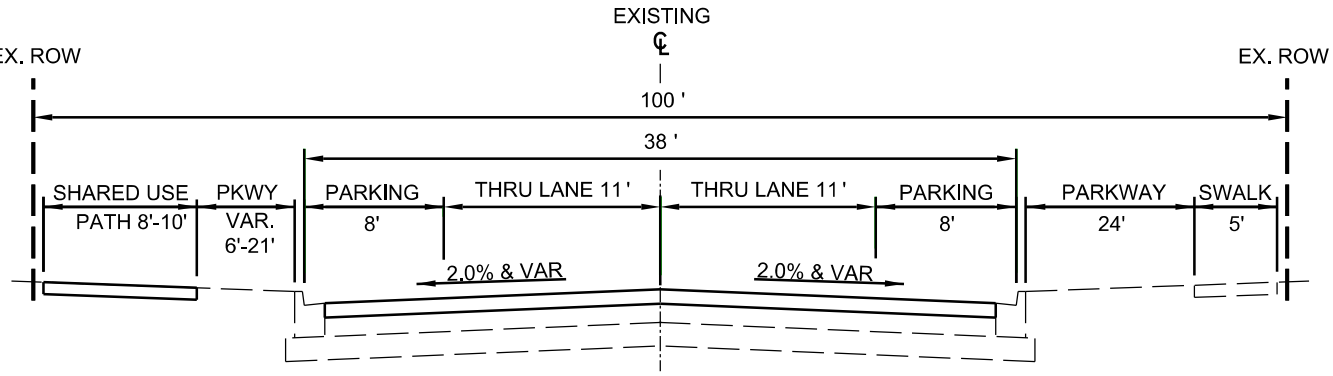
FAU Routes With Existing Bike Lanes

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HARTUNG
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MEACHAM
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CENTRAL
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HILLCREST
COMMERCE
PENNY
WILEY
JONES
VALLEY LAKE
BASSWOOD
COOPER
STATE
TOWER
PAYNE
REMINGTON
MCCONNOR
GOLF
HIGGINS
AMERICAN
WOODFIELD
NATIONAL
MALL
KIMBERLY
PENNVIEW
BODE
KINGSLEY
HOLLWOOD
TEBAY
CAMBOURNE
GLOVERDALE
AMHERST
AIMTREE
ITHACKER
CORPORATE
BECKETT
PLUM GROVE
WARTINGALE
SCHAUMBURG
DOLUM
SMALL
PEMBROKE
WARWICK
WALNUT
CARVER
SHARON
HILLTOP
HICKORY
BEECH
MARIE
HAZEL
SPRINGINSGUTH
WEATHERSFIELD
SALEM
SIENNA
BOXWOOD
SLINGERLAND
CEDARCREST
BRAKE
HARTFORD
HARTMANN
BRAINTREE
WISE
SUMMIT
BIESTERFIELD
I290/53
MERCURY
SPRING SOUTH
SAVANNAH
RODENBURG
WRIGHT
MITCHELL
ROSELLE
NERGE
ROHLWING
BARRINGTON
GARY
SPRINGINSGUTH
IRVING PARK
ELGIN O' HARE
DEVON

FAU Routes without Bike Lanes

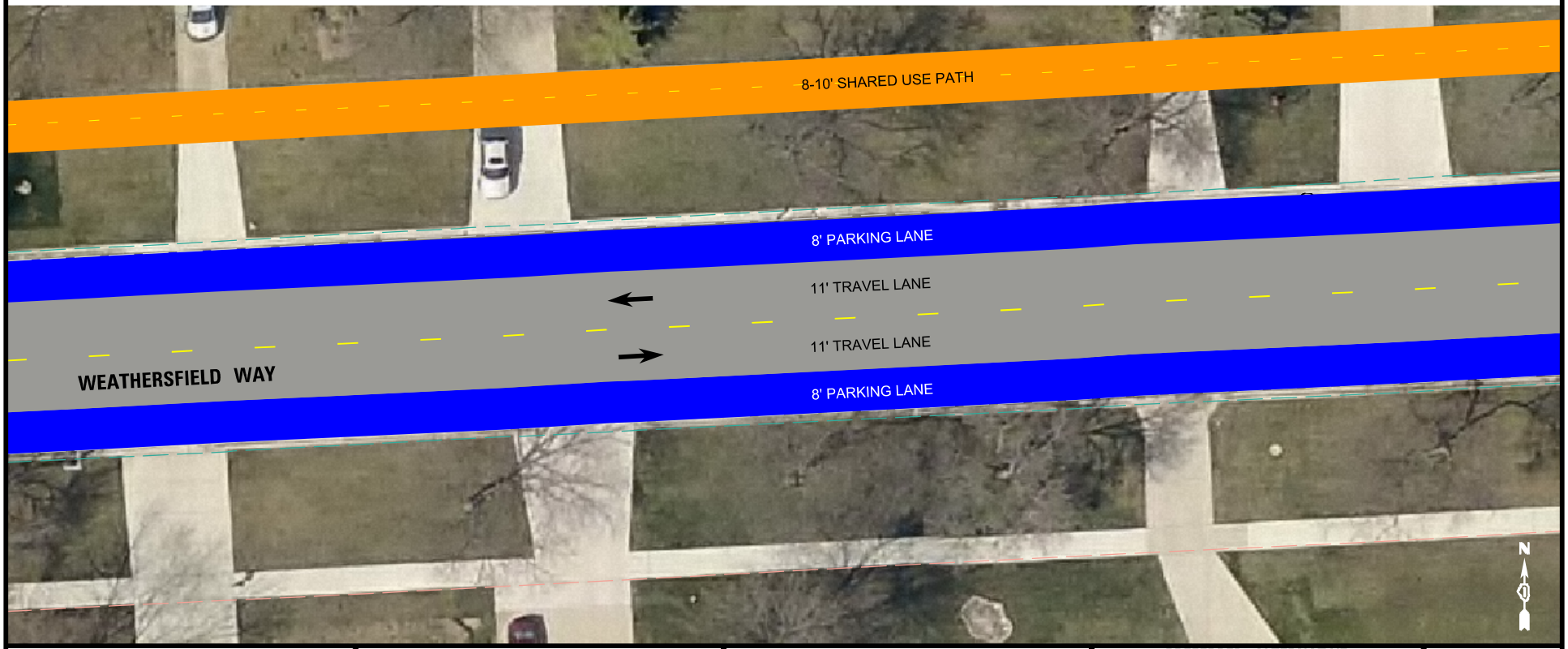
FAU Routes with Bike Lanes



PREFERRED ALTERNATIVE TYPICAL SECTION

WEATHERSFIELD WAY

PARKING ON EACH SIDE WITH OFF-STREET SHARED USE PATH



thomas engineering group
service at the highest grade
thomas engineering group, llc
762 shoreline drive
suite 200
aurora, Illinois 60504
phone: 855-533-1700

VILLAGE OF SCHAUMBURG

WEATHERSFIELD WAY RESURFACING

PREFERRED ALTERNATIVE
TYPICAL SECTION AND AERIAL EXHIBIT
PARKING ON EACH SIDE WITH
OFF-STREET SHARED USE PATH

DRAWING NO.

1 OF 101

Michael Baker INTERNATIONAL

We Make a Difference

Technical Memorandum

TO: Brent McQueen, PE, CFM, CPESC
Engineering Manager
Village of Schaumburg

DATE: 6/29/2026

FROM: Jeffrey Maczko, PE, CFM
Michael Baker International
Municipal Services Lead

SUBJECT: Walnut Lane Resurfacing & Shared-Use Path Project – Phase I Preliminary Engineering – Design Evaluation

Project Background

In May of 2025, the Village of Schaumburg executed a Professional Services Agreement with Michael Baker International to perform Phase I and Phase II engineering services for the Walnut Lane Resurfacing & Multi-Use Path Project. Phase I and Phase II engineering services are locally funded, and the Village has secured approximately $2.75 million in federal Surface Transportation Program (STP) funding for Phase III construction and construction engineering, targeted for the 2027 calendar year. Because the project is anticipated to utilize federal funding for construction, the design must be developed in accordance with current Illinois Department of Transportation (IDOT) Bureau of Local Roads and Streets (BLRS) policies and guidance.

Walnut Lane is classified as a residential collector roadway extending approximately 1.4 miles between Schaumburg Road and Bode Road. The corridor operates with a posted speed limit of 25 miles per hour and carries approximately 3,000 vehicles per day. The existing roadway consists of a 36-foot wide (edge-to-edge) pavement section with two travel lanes, striped on-road bicycle accommodations, and sidewalks on both sides of the roadway.

Blackwell Elementary School (School District 54) is located along the corridor and represents a major stakeholder, generating regular pedestrian, bicycle, and student pick-up/drop-off activity. As such, the corridor must be evaluated to safely accommodate multimodal users of all types, including vehicles, pedestrians, bicyclists, and school-related traffic.

Pavement conditions along the corridor have deteriorated and require resurfacing. Walnut Lane has an average PCI of 38.5, based on the 2024 Pavement Analysis conducted by the Village. In addition to addressing pavement conditions, the Phase I design effort evaluated opportunities to improve safety by organizing and, where appropriate, separating users in a manner consistent with current design standards and anticipated corridor use. The Project Development Report (PDR) identifies the project purpose as improving pavement conditions and improving safety and connectivity for pedestrians and bicyclists along the corridor.

Existing Corridor Typical Cross-Section



Corridor Design Alternatives

Because the project is anticipated to utilize federal Surface Transportation Program (STP) funding for construction, the design must conform to current Illinois Department of Transportation (IDOT) and Bureau of Local Roads and Streets (BLRS) design standards and guidance. As part of the Phase I engineering process, multiple corridor alternatives were evaluated to determine how best to accommodate vehicles, pedestrians, bicyclists, on-street parking, and school-related traffic within the existing right-of-way. IDOT and BLRS guidance differentiate between minimum allowable design criteria and preferred design practices. Minimum criteria represent the lowest acceptable design values, while preferred design values reflect best practices intended to improve safety, comfort, and long-term performance. While all federally funded alternatives must satisfy applicable design requirements, reliance solely on minimum criteria can result in operational tradeoffs and may require additional justification during project review.

Alternative 1A – Maintain Existing Cross Section



Under this alternative, the roadway would be resurfaced and restriped to match the existing configuration. Bicyclists would continue to utilize the existing striped on-road bicycle lanes, and sidewalks would remain unchanged. The current roadway cross section generally consists of two approximately 14-foot travel lanes and 4-foot striped bicycle lanes on each side of the roadway.

This alternative would allow the existing roadway configuration to be re-established with minimal impacts to adjacent properties, utilities, parkway trees, drainage infrastructure, and roadway operations. On-street parking could continue to function as it does today and would continue to support adjacent residents and Blackwell Elementary School drop-off and pick-up activities.

However, the existing cross section does not satisfy current IDOT and BLRS guidance for bicycle accommodations. The existing bicycle lanes are approximately 4 feet wide, which is below current guidance, and the continued presence of on-street parking does not provide a continuous and unobstructed bicycle facility. As a result, this alternative would not be eligible for approval as part of a federally funded project. To implement this alternative, the Village would need to forgo the programmed federal STP funding (for both construction and construction engineering) and advance the project as a locally funded and locally let improvement. While technically feasible, this approach would knowingly retain roadway elements that do not conform to current design guidance.

Alternative 1B – Widen On-Street Bicycle Lanes and Maintain 11 Foot Drive Lanes



Under this alternative, the roadway would be resurfaced and restriped to provide on-street bicycle accommodations consistent with current design guidance while maintaining the existing pavement width. The cross section would be reconfigured to provide 5-foot bicycle lanes with a 2-foot buffer adjacent to the bicycle lane and 11-foot travel lanes, bringing the roadway into conformance with current IDOT and BLRS preferred guidance for bicycle and travel lane widths. Pavement markings and striping would be designed to clearly identify the bicycle facility and associated buffer area, providing visual separation between bicyclists and vehicular traffic while discouraging unauthorized parking within the bicycle facility.

This alternative would allow the project to remain eligible for federal funding and proceed through the standard IDOT review and approval process. It would also preserve the existing roadway footprint and avoid impacts associated with roadway widening, utility relocation, drainage reconstruction, or additional tree removal. However, implementation of this alternative would require the Village to prohibit on-street parking along the corridor at all times in order to maintain a continuous and unobstructed bicycle facility. Parked vehicles are not permitted within designated bicycle lanes or buffers under current design guidance, and the available pavement width does not allow both compliant bicycle lanes and on-street parking to coexist.

Eliminating on-street parking would create new challenges for residents and corridor users. Many residences would be required to seek parking on side streets located a considerable distance from their homes, and on-street parking associated with Blackwell Elementary School pick-up and drop-off activity would no longer be available. While this alternative is feasible from a design and funding standpoint, it would introduce operational and accessibility challenges for residents, visitors, and school-related traffic that do not exist today.

Alternative 2 – Off-Road Shared-Use Path (Sidepath)



This alternative provides an off-road path by replacing the sidewalk on one side of the roadway with an 8-foot shared-use path while maintaining a sidewalk on the opposite side. Both sides of the roadway were evaluated for placement of the shared-use path. The west side of the corridor was ultimately identified as the preferred location based on continuity with the existing shared-use path south of Schaumburg Road and connectivity to park and path systems within the corridor, including circulation near Blackwell Elementary School and nearby park facilities.

This alternative is also consistent with the Village's implementation on similar residential collector corridors, including Salem Drive, Weathersfield Way, Braintree Drive, and the section of Walnut Lane south of this project. Alternative 2 provides the Village with similar cross-sectional elements to other residential corridors, including on-street parking where feasible, an off-road path in place of one sidewalk, and improved connectivity for bicyclists and pedestrians.

Unlike Alternatives 1A, 1B, and 3, which generally maintain the existing roadway and sidewalk footprints, Alternative 2 expands the pedestrian and bicycle facility by replacing an existing sidewalk with a wider shared-use path. As a result, this alternative creates impacts to the existing parkway and associated parkway trees. Construction of the shared-use path would also require reconstruction of driveway aprons along the side of the roadway where the path is constructed. Reconstructed driveway crossings would be designed to meet current IDOT accessibility and cross-slope requirements, creating a more consistent and accessible facility for pedestrians and bicyclists. While these impacts represent a tradeoff associated with providing a separated bicycle facility, they are substantially less than the potential impacts associated with roadway widening under Alternative 4. During Phase II design, opportunities to minimize parkway and tree impacts while maintaining the project objectives would continue to be evaluated.

Alternative 3 – On-Road Bicycle Lanes with Parking within Existing 36-Foot Pavement



This alternative provides restriping the corridor to include two travel lanes, on-street parking, and bicycle lanes within the existing 36-foot pavement width. For purposes of this draft memorandum, the concept was tested using the following width allocation within the existing pavement:

- 4-foot* bicycle lane
- 10-foot travel lane
- 10-foot travel lane
- 5-foot bicycle lane
- 7-foot* parking lane

**The 1-foot gutter flag width may be counted toward the minimum width requirements for bicycle and parking lanes in accordance with IDOT guidance. When included, this results in an effective bicycle lane width of 5 feet and a parking lane width of 8 feet.*

This concept relies on minimum allowable travel lane widths. IDOT criteria identify 10 feet as the minimum and 11 feet as the desired travel lane width for 3R (Resurfacing, Restoration, and Rehabilitation) projects. While the use of 10-foot travel lanes can provide a traffic calming effect by encouraging lower vehicle speeds, it represents a minimum design condition rather than a preferred design practice for this roadway classification. In addition, the reduced lane widths, combined with on-street parking and adjacent bicycle lanes, increase the potential for operational conflicts, including vehicle encroachment and dooring concerns. As a result, this alternative is feasible from a standards perspective but relies on minimum design criteria and does not provide the same level of comfort and operational flexibility as alternatives utilizing preferred design dimensions.

As stated previously, bicycle accommodations on-road must be a minimum of 5 feet wide. This makes the tested Alternative 3 layout a constrained, minimum-based solution rather than a preferred one.
The resulting cross section places parked vehicles, bicyclists, and moving traffic in close proximity and depends on using minimum values rather than preferred values. While the concept can be analyzed as a minimum-width striping alternative, it is not consistent with recent Village corridor design practices.

Alternative 4 – Roadway Widening to Support Preferred On-Road Configuration



This alternative considers widening the roadway to support a preferred on-road configuration with 11-foot travel lanes, a parking lane, and bicycle lanes meeting preferred design widths. The concept was considered because it would allow the corridor to better align with current preferred design guidance for on-road accommodations.

However, this concept introduces substantial impacts. Roadway widening would require reconstruction of curb and gutter, has the potential to impact additional parkway trees, and—if widening is distributed equally on both sides of the roadway—would require replacement of all driveway aprons along the corridor. In addition, shifting one or both curb lines would affect the existing drainage system, as storm sewer inlets and structures are designed and located relative to the current curb alignment and would need to be relocated or reconstructed.

The concept would also require adjustments to fire hydrants, street lighting, signage, and other roadside infrastructure. These improvements would significantly increase project cost and complexity and would expand the project scope from a resurfacing project to, at a minimum, a roadway widening and resurfacing project. Depending on the extent of the widening and associated infrastructure replacement,

the project would expand the project from a resurfacing improvement to, at a minimum, a roadway widening and resurfacing project. Depending on the final limits and extent of infrastructure replacement, the project could begin to exhibit characteristics more typical of a roadway reconstruction project, as defined by IDOT.

Funding Considerations by Alternative

The current funding plan is based on the project proceeding as programmed with the off-road shared-use path alternative, which aligns with the resurfacing scope and supports the Village's STP funding participation.

Alternative 1A would maintain the existing roadway cross section and represents the lowest initial construction cost. However, because the existing bicycle lane configuration does not meet current IDOT and BLRS guidance, this alternative would not be eligible for federal participation and would require the Village to forgo the programmed STP funding. Under this scenario, the Village would be responsible for funding the full construction cost of the project. While the alternative minimizes project impacts and maintains existing parking operations, it knowingly retains roadway elements that do not conform to current design guidance and would require advancement as a locally funded and locally let project.

Alternative 1B would maintain on-street bicycle accommodations while modifying the pavement markings to achieve compliance with current IDOT and BLRS requirements. This alternative would allow the project to remain eligible for the programmed STP funding and proceed through the standard IDOT review process. However, because the available pavement width cannot accommodate compliant bicycle lanes, buffers, travel lanes, and on-street parking, parking would need to be prohibited throughout the corridor. While this alternative preserves federal funding participation, it introduces operational impacts to adjacent residents and Blackwell Elementary School and may require additional local action to amend existing parking regulations.

Alternative 2 maintains the programmed scope and supports full STP funding participation, representing the lowest-risk option from a funding, approval, and scheduling standpoint. The project has been developed, scoped, and cost estimated based on this alternative, and it is consistent with the assumptions used to secure federal funding.

Alternative 3 would likely remain within the current programmed budget; however, it represents a departure from the project concept that was originally evaluated and programmed for STP funding. Because the revised concept relies on minimum design criteria and differs from the programmed alternative, additional coordination with funding partners may be necessary to confirm consistency with the original funding application and project objectives. While funding levels may remain similar, this alternative introduces additional funding, review, and programming uncertainty compared to the currently programmed alternative.

Alternative 4 would substantially increase project cost and expand the scope from a resurfacing project to a roadway widening effort, requiring curb and gutter replacement, driveway apron reconstruction, storm sewer relocation, and impacts to utilities and parkway trees. Preliminary estimates indicate that project costs could increase by approximately **$850,000** beyond the current programmed budget. Because the proposed improvements differ significantly from the currently funded project scope, additional coordination with funding partners would be necessary to evaluate funding eligibility and participation.

Any request for additional federal funding would be subject to available funding, program priorities, and established programming processes. Consequently, there is a risk that a portion or all of the additional project cost could become the responsibility of the Village. In addition, the expanded scope would increase design complexity and could delay the project, potentially affecting the planned 2027 letting and construction schedule.

While each alternative can be evaluated from an engineering perspective, the resulting funding implications vary significantly. The project is currently estimated to have a construction cost of **$3,532,044**. Through the Surface Transportation Program (STP), the Village has secured federal funding participation for construction at a **75% federal / 25% local cost share**, up to a maximum federal contribution of **$2,497,500**. Based on the current cost estimate, the Village's anticipated construction cost responsibility is approximately **$1,034,544**, which includes both the required local match and construction costs exceeding the federal funding cap. Alternatives that differ from the currently programmed off-road shared-use path may affect federal funding eligibility, local cost participation, project programming assumptions, and overall schedule. The table below summarizes the order-of-magnitude construction costs, anticipated funding participation, and potential financial impacts associated with each alternative.

Alternative	Estimated Construction Cost	Federal STP Funding Eligibility	Village Funding Responsibility
1A – Retain Existing Cross Section	$2.5M-$2.75M	**No** – Existing bike lanes do not meet current IDOT guidance	$2.5M-$2.75M
1B – IDOT-Compliant On-Street Bike Lanes (No Parking)	$2.5M-$2.75M	**Yes**	$675K-$690K
2 – Off-Road Shared-Use Path (Preferred)	$3.53M (Programmed Cost)	**Yes**	$1.0M
3 – On-Road Bike Lanes with Parking (Minimum Width Design)	$2.75M-$3.0M	Likely Yes	$690K - $750K
4 – Widened Roadway with Preferred On-Street Facilities	$4.4M (Approx. +$850K)	Potentially Yes	$1.9M

**Because Alternative 1A is not eligible for federal participation, the Village would forfeit approximately $2.75 million in federal funding assistance, including both the $2.5 million currently programmed for construction and approximately $250,000 for construction engineering. As a result, the Village would become responsible for funding the full cost of construction and construction engineering.*

Cross-Section Comparison Table

Note: The table below evaluates whether each concept meets minimum guidance and preferred guidance, and whether the concept falls outside preferred design practice.

Design Element	Alternative 1 Existing Configuration	Alternative 1B On-Road / No Parking	Alternative 2 Off-Road Path	Alternative 3 On-Road Min Layout	Alternative 4 Widened Roadway
Travel Lanes	14' / 14'	11' / 11'	11' / 11'	10' / 10'	11' / 11'
Bike Accommodation	4' / 4' on-road	5' on-road w/ 2' buffers	Off-road shared-use path	4' / 5' on-road	5'–6' on-road
On-Street Parking	Uncontrolled existing use	No Parking Anytime	7' (both sides assumed)	7' (one side)	7' (one side)
Total Width	36'	36'	36' (roadway only)	36'	>36' (requires widening)
Parking Conflicts w/ Bikes	High	None (no parking allowed)	None (off-road)	Moderate to high	Moderate
Meets IDOT Minimum	No	Yes	Yes	Yes (minimum only)	Yes

Note: See the attached Cross Section Exhibit which gives graphical representations of the 5 alternatives.

Public Information Meeting

All comments received were documented and considered as part of the alternative evaluation process. Comments generally focused on the proposed shared-use path, interactions between bicyclists and pedestrians, the presence of e-bikes and scooters, driveway visibility, and the use of on-street parking within the corridor.

Recommended Alternative

Based on the Phase I evaluation, Alternative 2 is recommended for advancement into Phase II design. This alternative best aligns with the corridor context, provides separation between bicyclists and vehicular traffic, and reflects the Village's established approach on similar residential collector corridors. It also provides continuity with adjacent segments of Walnut Lane and with nearby park and path connections along the corridor. The preferred alternative is also consistent with the project concept in public information materials.

Because the project is anticipated to use approximately $2.75 million in federal Surface Transportation Program (STP) funding for construction and construction engineering, the project must be advanced in accordance with current IDOT requirements. The PDR reflecting the preferred alternative will be submitted to IDOT for review and approval prior to advancing the project into final design.

To support a 2027 letting schedule, final plans will need to be completed and submitted in time to obtain IDOT approval by September 2026. Based on the current project schedule, letting is anticipated for early 2027, with construction during the 2027 construction season.

Construction timing relative to Blackwell Elementary School is an important project consideration. Working around the school's summer break is critical to minimizing impacts to school operations, students, parents, and nearby residents. Progressing a design alternative that deviates from the preferred off-road shared-use path concept would require additional evaluation, redesign, and coordination, which would place the anticipated 2027 construction season at risk. Blackwell School is identified in the project materials as a key stakeholder, and the schedule sensitivity associated with school operations has been recognized throughout the Phase I design process.

Advancement of Alternative 2 maintains the currently programmed project scope, preserves eligibility for the approximately $2.75 million in federal funding programmed for construction and construction engineering, minimizes schedule risk, and supports completion of final design in advance of the planned 2027 letting. Based on the engineering evaluation, funding considerations, and schedule constraints summarized in this memorandum, Alternative 2 represents the most practical and implementable solution for the Walnut Lane corridor.

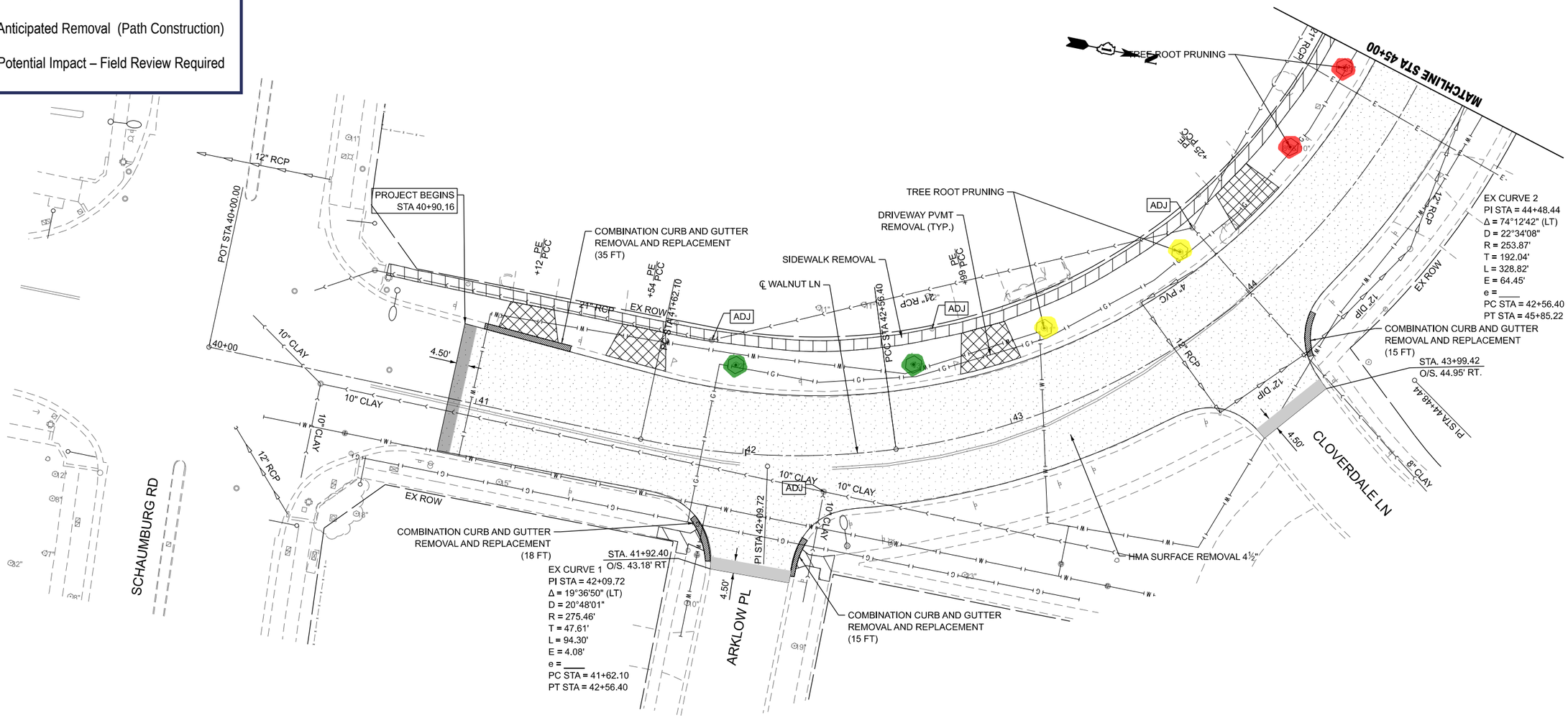
If you have any questions or require further information, please do not hesitate to contact me.



Jeffrey Maczko, PE, CFM
Municipal Services Lead
Michael Baker International, Inc.

TREE IMPACTS LEGEND

- = Remain
- = Removal (Health)
- = Anticipated Removal (Path Construction)
- = Potential Impact – Field Review Required



LEGEND

- SIDEWALK REMOVAL
- DRIVEWAY PVMT REMOVAL
- HMA SURFACE REMOVAL 4.5"
- HMA SURFACE REMOVAL - BUTT JOINT
- COMBINATION CURB AND GUTTER REMOVAL (W/ DEPRESSED CURB & 2% GUTTER SLOPE AT DRIVEWAYS)
- TREE REMOVAL
- TEMPORARY FENCE (TREE PROTECTION)

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SCALE IN FEET

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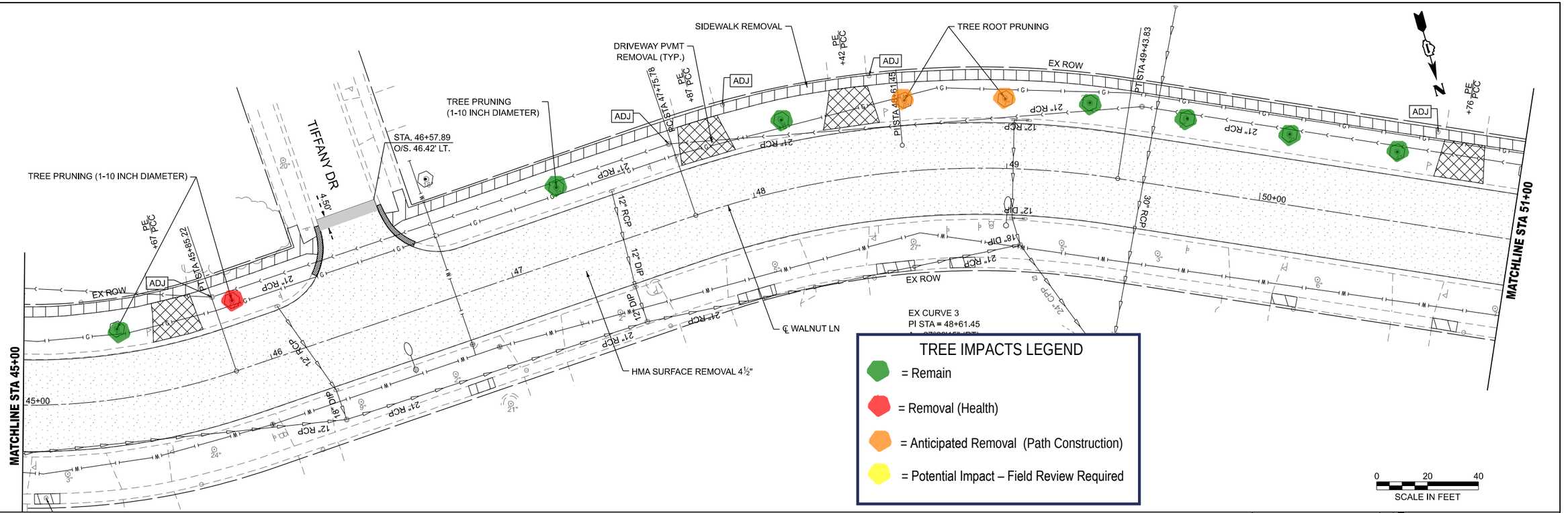
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WALNUT LANE - VILLAGE OF SCHAUMBURG
REMOVAL PLANS

SCALE: 1"=20' | SHEET 1 OF 9 SHEETS | STA. 39+00.00 | TO STA. 45+00.00

F.A.P RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
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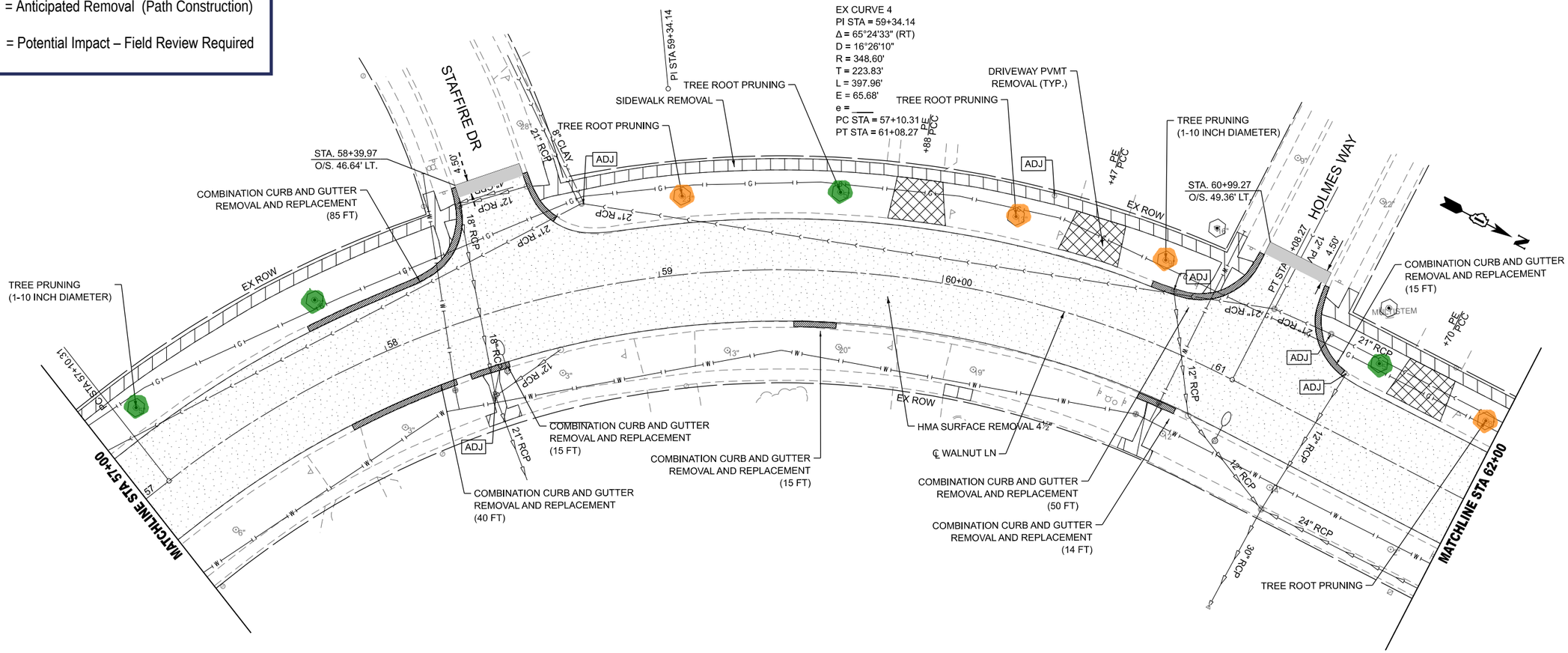
WALNUT LANE - VILLAGE OF SCHAUMBURG
REMOVAL PLANS

SCALE: 1"=20' | SHEET 2 OF 9 SHEETS | STA. 45+00.00 | TO STA. 57+00.00

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TREE IMPACTS LEGEND

- = Remain
- = Removal (Health)
- = Anticipated Removal (Path Construction)
- = Potential Impact – Field Review Required



LEGEND

- SIDEWALK REMOVAL
- DRIVEWAY PVMT REMOVAL
- HMA SURFACE REMOVAL 4.5"
- HMA SURFACE REMOVAL - BUTT JOINT
- COMBINATION CURB AND GUTTER REMOVAL (W/ DEPRESSED CURB & 2% GUTTER SLOPE AT DRIVEWAYS)
- TREE REMOVAL
- TEMPORARY FENCE (TREE PROTECTION)

0 20 40
SCALE IN FEET

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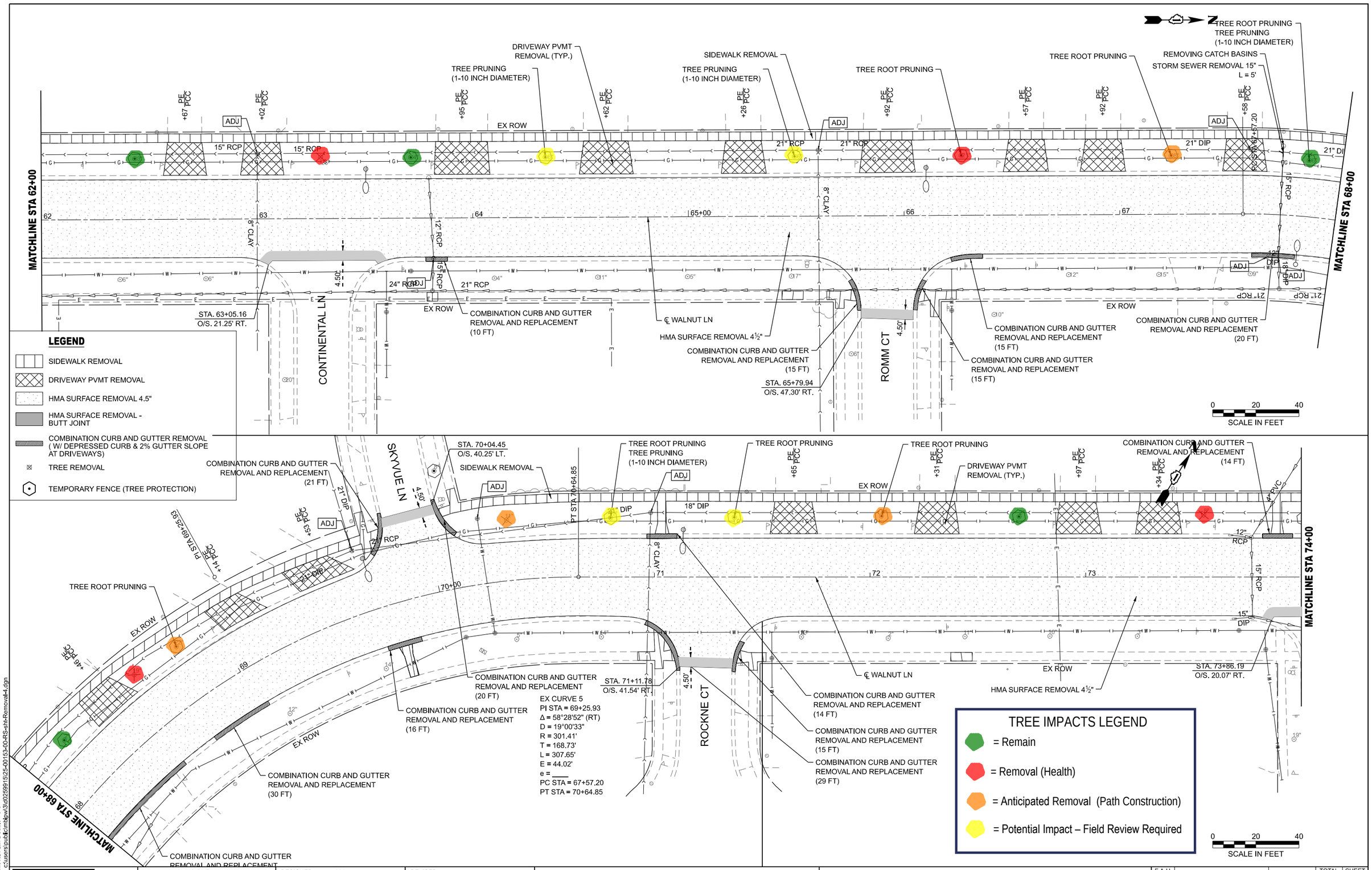
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WALNUT LANE - VILLAGE OF SCHAUMBURG
REMOVAL PLANS

SCALE: 1"=20' | SHEET 3 OF 9 SHEETS | STA. 57+00.00 TO STA. 62+00.00

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		CONTRACT NO.		
	ILLINOIS FED. AID PROJECT			



LEGEND

- SIDEWALK REMOVAL
- DRIVEWAY PVMT REMOVAL
- HMA SURFACE REMOVAL 4.5"
- HMA SURFACE REMOVAL - BUTT JOINT
- COMBINATION CURB AND GUTTER REMOVAL (W/ DEPRESSED CURB & 2% GUTTER SLOPE AT DRIVEWAYS)
- TREE REMOVAL
- TEMPORARY FENCE (TREE PROTECTION)

TREE IMPACTS LEGEND

- = Remain
- = Removal (Health)
- = Anticipated Removal (Path Construction)
- = Potential Impact – Field Review Required

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SCALE IN FEET

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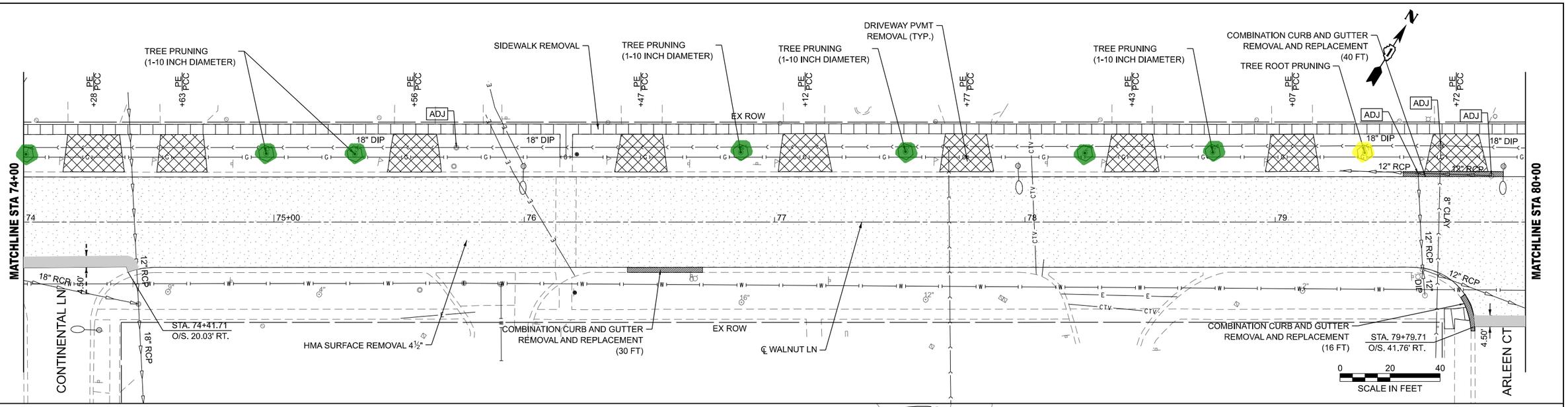
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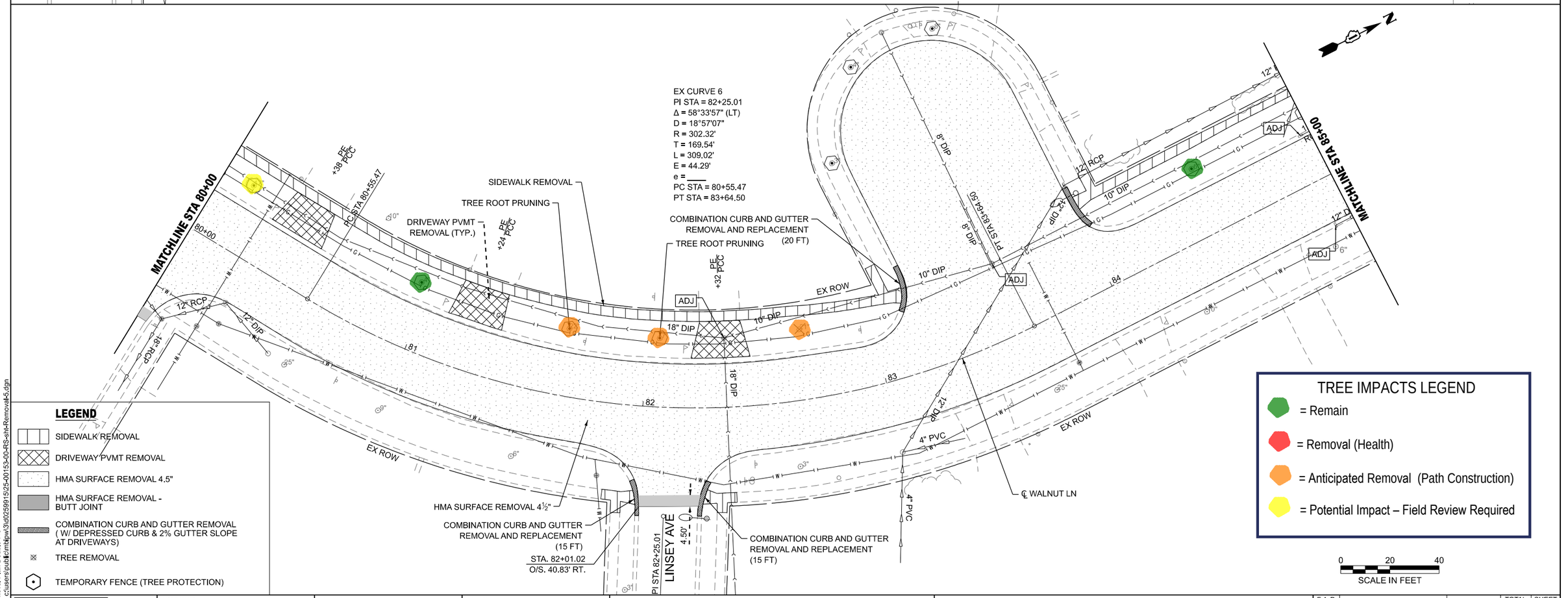
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WALNUT LANE - VILLAGE OF SCHAUMBURG
REMOVAL PLANS

SCALE: 1"=20' | SHEET 4 OF 9 SHEETS | STA. 62+00.00 TO STA. 74+00.00

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		CONTRACT NO.		
	ILLINOIS FED. AID PROJECT			





LEGEND

- SIDEWALK REMOVAL
- DRIVEWAY PVMT REMOVAL
- HMA SURFACE REMOVAL 4.5"
- HMA SURFACE REMOVAL - BUTT JOINT
- COMBINATION CURB AND GUTTER REMOVAL (W/ DEPRESSED CURB & 2% GUTTER SLOPE AT DRIVEWAYS)
- TREE REMOVAL
- TEMPORARY FENCE (TREE PROTECTION)

TREE IMPACTS LEGEND

- = Remain
- = Removal (Health)
- = Anticipated Removal (Path Construction)
- = Potential Impact – Field Review Required

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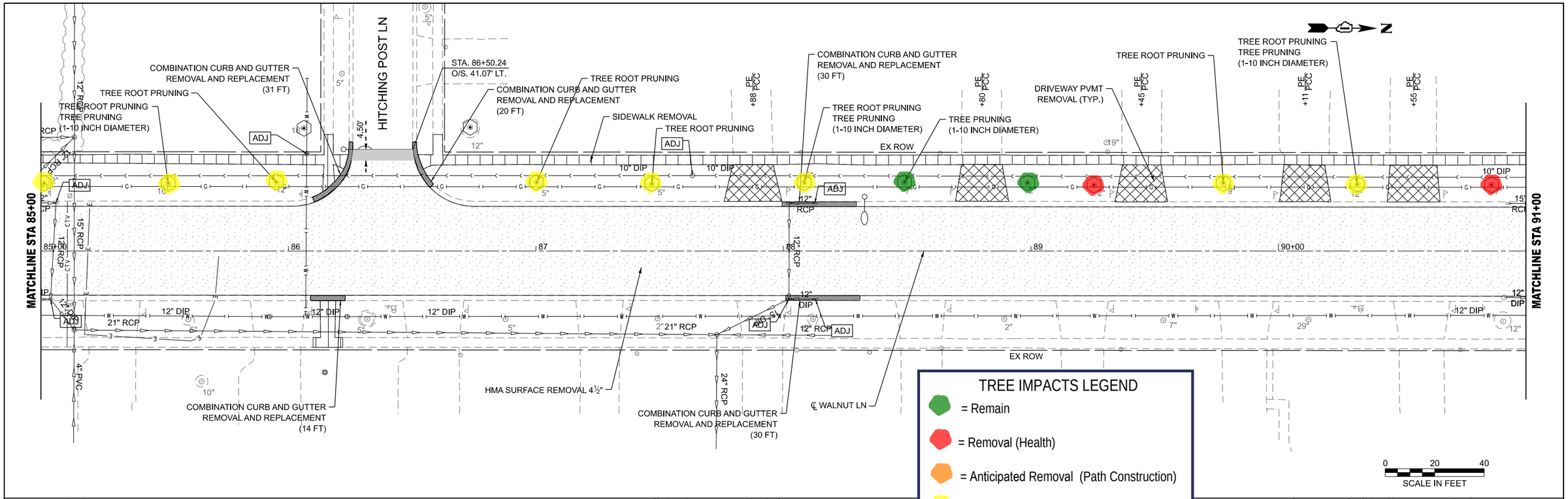
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WALNUT LANE - VILLAGE OF SCHAUMBURG
REMOVAL PLANS

SCALE: 1"=20' | SHEET 5 OF 9 SHEETS | STA. 74+00.00 | TO STA. 85+00.00

F.A.P RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
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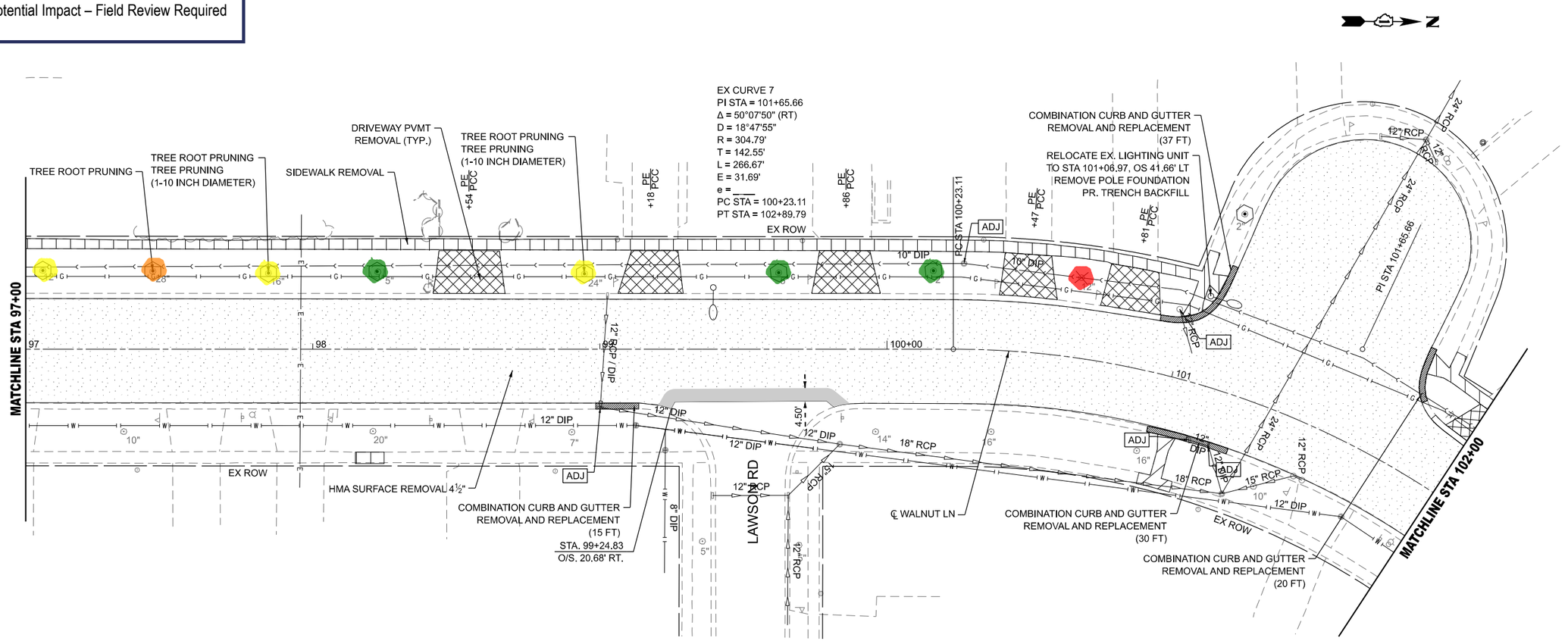
WALNUT LANE - VILLAGE OF SCHAUMBURG
REMOVAL PLANS

SCALE: 1"=20' | SHEET 6 OF 9 SHEETS | STA. 85+00.00 TO STA. 97+00.00

F.A.P RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
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		CONTRACT NO.		
		ILLINOIS FED. AID PROJECT		

TREE IMPACTS LEGEND

- = Remain
- = Removal (Health)
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LEGEND

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- TREE REMOVAL
- TEMPORARY FENCE (TREE PROTECTION)

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SCALE IN FEET

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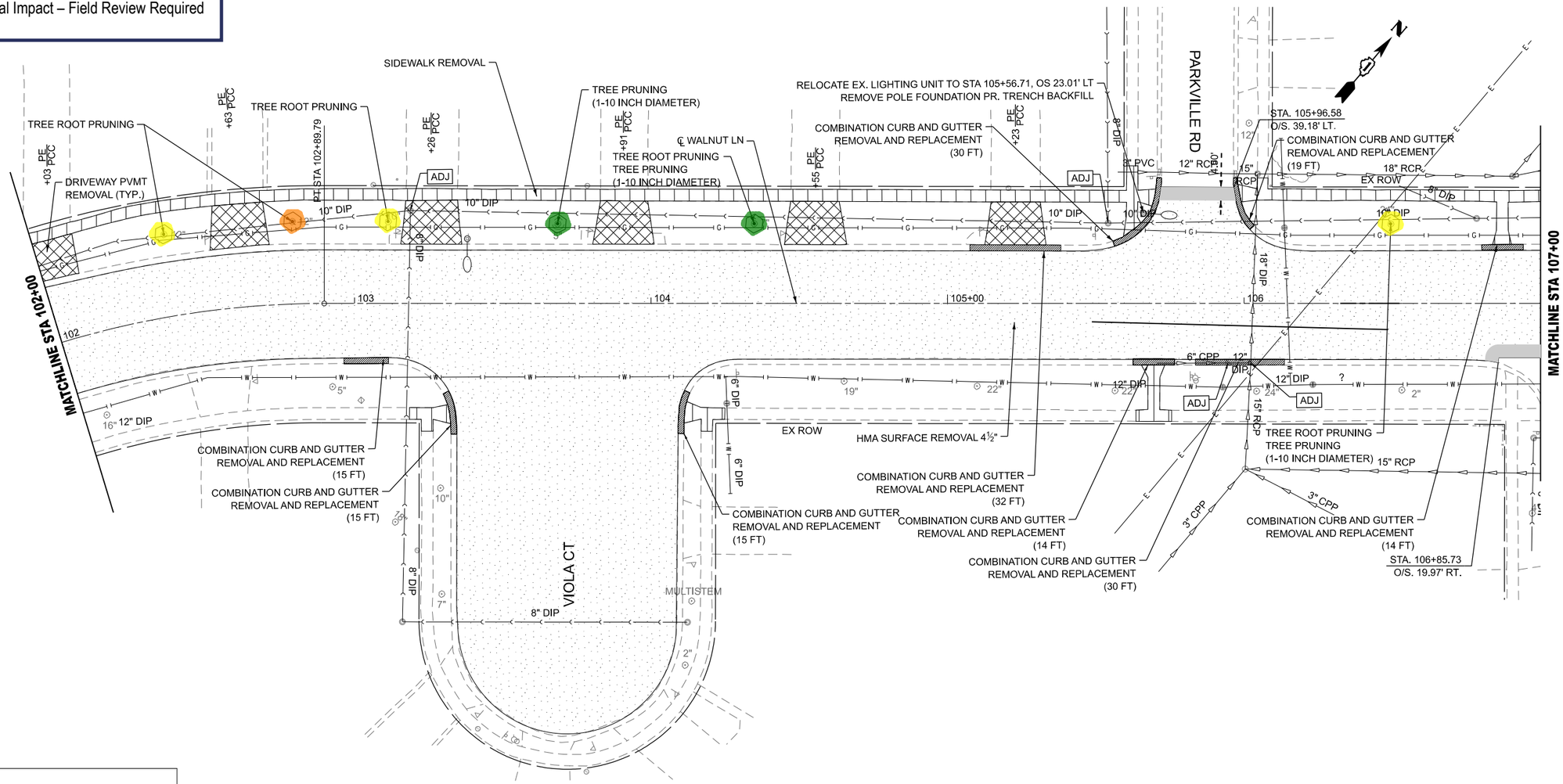
WALNUT LANE - VILLAGE OF SCHAUMBURG
REMOVAL PLANS

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- HMA SURFACE REMOVAL - BUTT JOINT
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- TREE REMOVAL
- TEMPORARY FENCE (TREE PROTECTION)

0 20 40
SCALE IN FEET

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STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

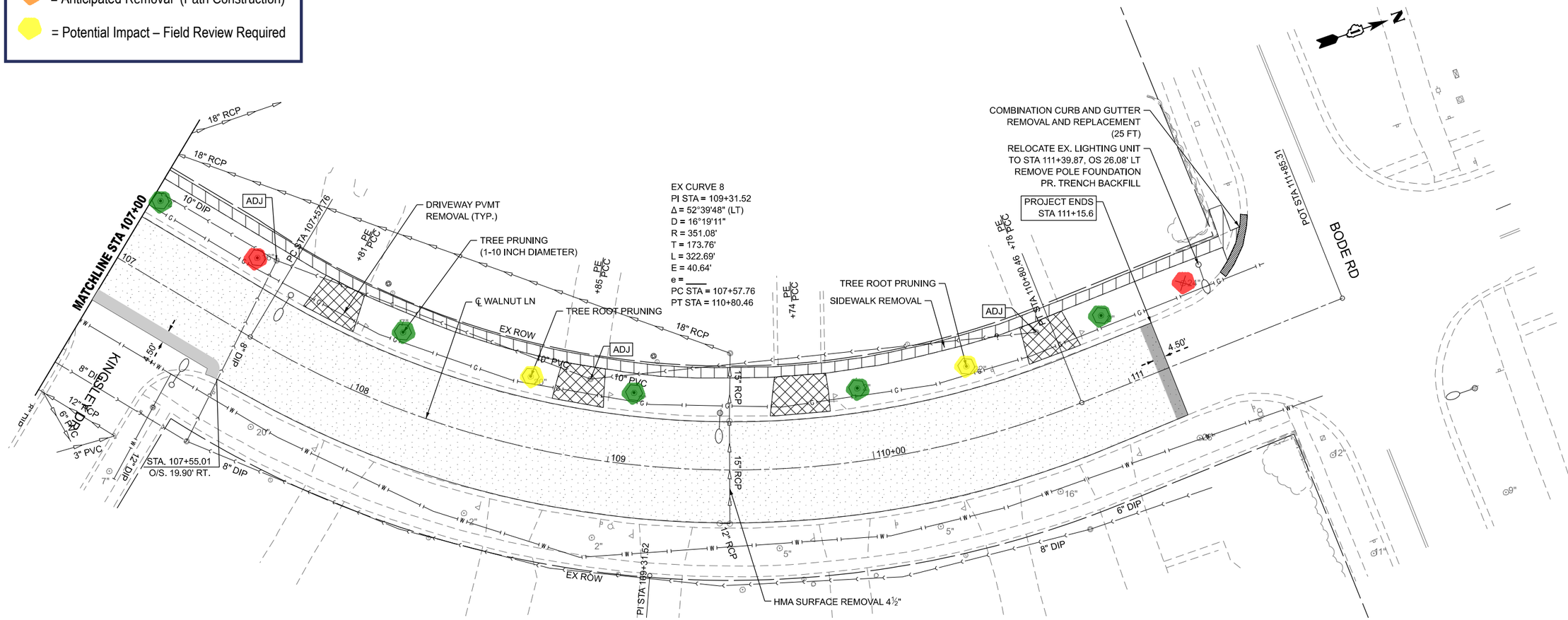
WALNUT LANE - VILLAGE OF SCHAUMBURG
REMOVAL PLANS

SCALE: 1"=20' | SHEET 8 OF 9 SHEETS | STA. 102+00.00 TO STA. 107+00.00

F.A.P RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
~~2556~~	25-00153-00-RS	COOK	118	24
		CONTRACT NO.		
	ILLINOIS FED. AID PROJECT			

TREE IMPACTS LEGEND

- = Remain
- = Removal (Health)
- = Anticipated Removal (Path Construction)
- = Potential Impact – Field Review Required



LEGEND

- SIDEWALK REMOVAL
- DRIVEWAY PVMT REMOVAL
- HMA SURFACE REMOVAL 4.5"
- HMA SURFACE REMOVAL - BUTT JOINT
- COMBINATION CURB AND GUTTER REMOVAL (W/ DEPRESSED CURB & 2% GUTTER SLOPE AT DRIVEWAYS)
- TREE REMOVAL
- TEMPORARY FENCE (TREE PROTECTION)

0 20 40
SCALE IN FEET

MODEL: Removal Plan Single 13
FILE NAME: c:\users\pubt\cimdpw\3\d0259915\25-00153-00-RS-sht-Removal-9.dgn

Michael Baker INTERNATIONAL
200 West Adams Street, Suite 1800, Chicago, IL 60606
Phone: (312) 707-8770 · MBAKERINTL.COM

USER NAME = Luis.Mejia	DESIGNED - LM	REVISED -
	DRAWN - LM	REVISED -
	CHECKED - WT	REVISED -
PLOT DATE = 4/29/2026	DATE - 4/24/2026	REVISED -

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

WALNUT LANE - VILLAGE OF SCHAUMBURG
REMOVAL PLANS

SCALE: 1"=20' | SHEET 9 OF 9 SHEETS | STA. 107+00.00 TO STA. 113+00.00

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WALNUT LANE RESURFACING & MULTI-USE PATH PROJECT BODE ROAD TO SCHAUMBURG ROAD

WELCOME

Public Information Meeting

MAY 5, 2026

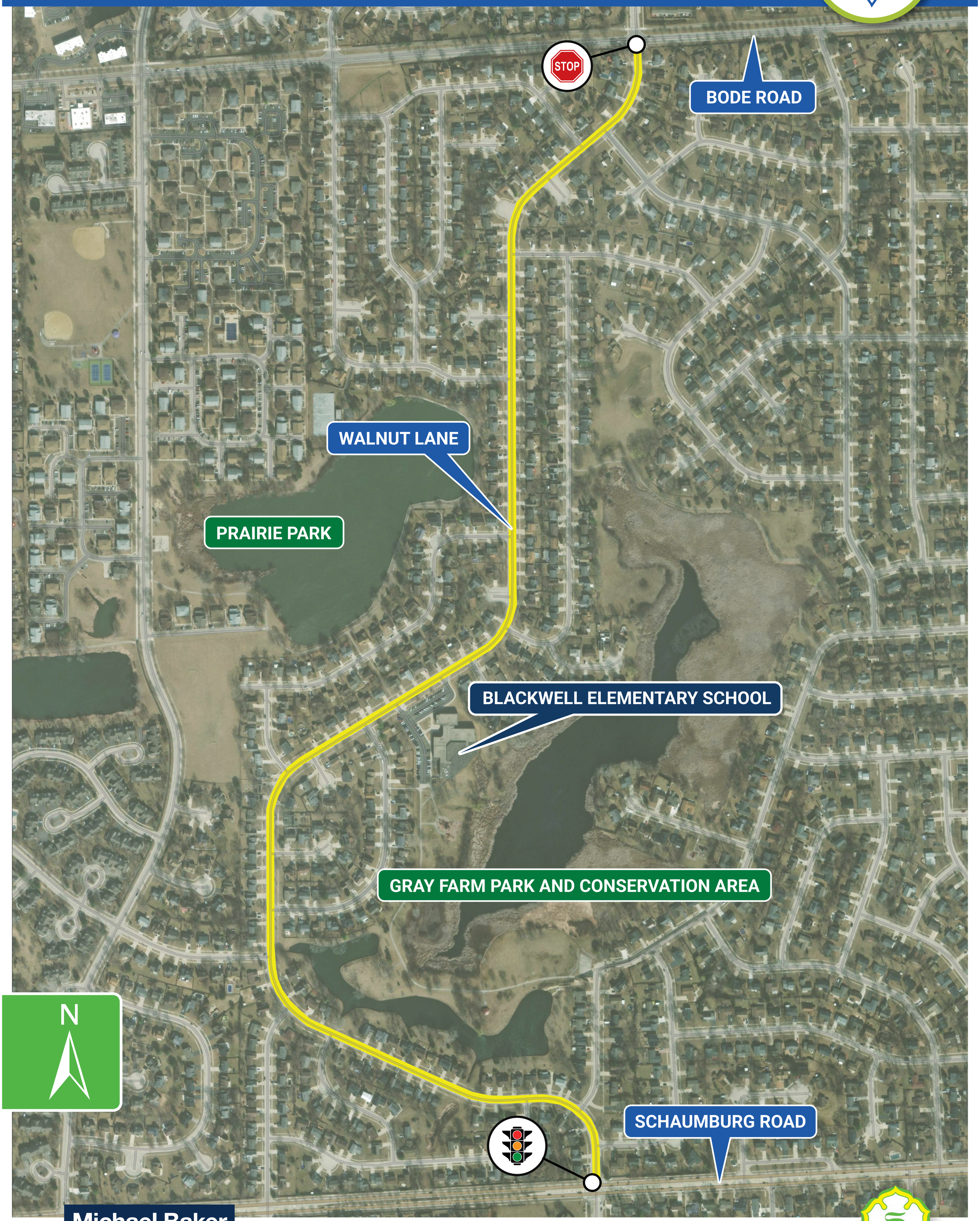
Michael Baker
INTERNATIONAL

How to Participate:

1. Sign In
2. View the Exhibits
3. Ask Questions
4. Provide Comments

WALNUT LANE RESURFACING & MULTI-USE PATH PROJECT BODE ROAD TO SCHAUMBURG ROAD

PROJECT LOCATION



Michael Baker INTERNATIONAL

PROJECT TIMELINE

PHASE I
Preliminary Engineering and Environmental Studies

2025–2026

PHASE II
Contract Plan Preparation

2026

PHASE III
Construction

2027*

- Define Existing Conditions
- Develop Purpose & Need
- Evaluate Impacts & Develop Proposed Improvement Plan
- Present Proposed Improvement Plan to the Public
- Obtain Environmental & Design Approvals

PHASE I

PUBLIC INFORMATION MEETING
WE ARE HERE

ANTICIPATED DESIGN APPROVAL
SUMMER 2026

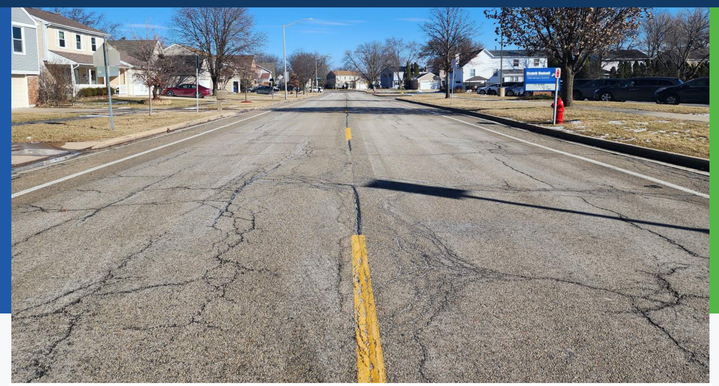
Michael Baker INTERNATIONAL

*Contingent upon project readiness

WALNUT LANE RESURFACING & MULTI-USE PATH PROJECT BODE ROAD TO SCHAUMBURG ROAD

EXISTING CONDITIONS

- 14’ wide driving lane with 4’ wide striped on street bike route in each direction.
- Continuous 4-ft concrete sidewalk on both sides of Walnut Lane.
- Many non-ADA compliant crosswalks and sidewalk ramps.
- Deteriorated pavement conditions with prior patching completed.









IMPROVEMENT OPPORTUNITIES

- Relocate on street bike lanes to off street shared-use path.
- Convert 4-ft concrete sidewalk on west side to 8’ wide concrete shared-use path.
- Provide 11’ wide driving lane and 8’ wide parking lane in each direction.
- Improved pavement conditions with new driving surface, pavement markings, and signage.
- ADA compliant crosswalks and sidewalk ramps through out corridor.

Michael Baker INTERNATIONAL

WE WANT TO HEAR FROM YOU!

How to Submit Comments

Submit a comment form **during the meeting**

Mail or email your comment form to Village's Project Manager

Comments received by May 20, 2026 will be added to the public meeting record.

Project Contact

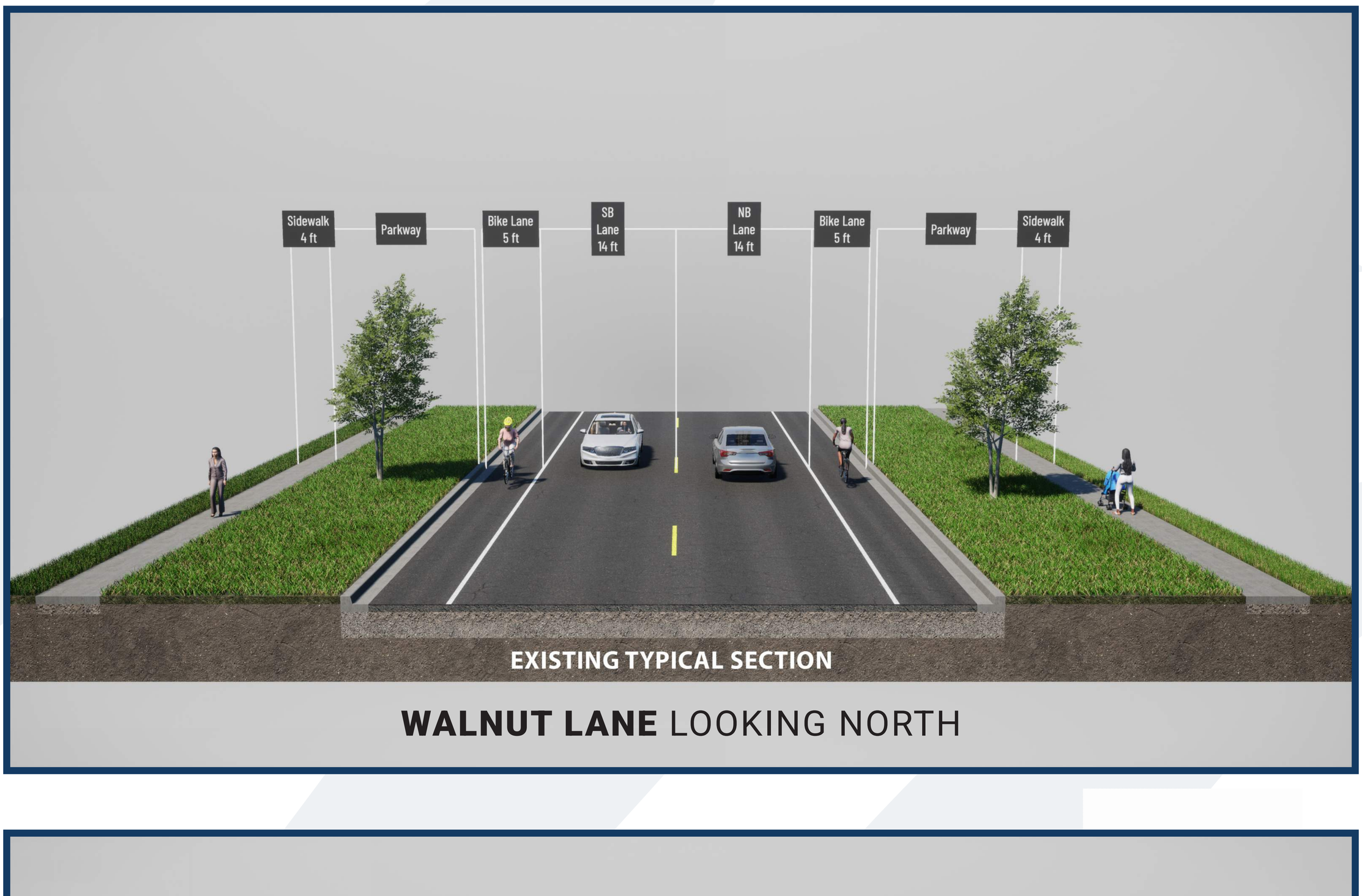
Scott Shirley, PE
Project Manager

Village of Schaumburg
Engineering & Public Works
714 S Plum Grove Rd,
Schaumburg, IL 60193

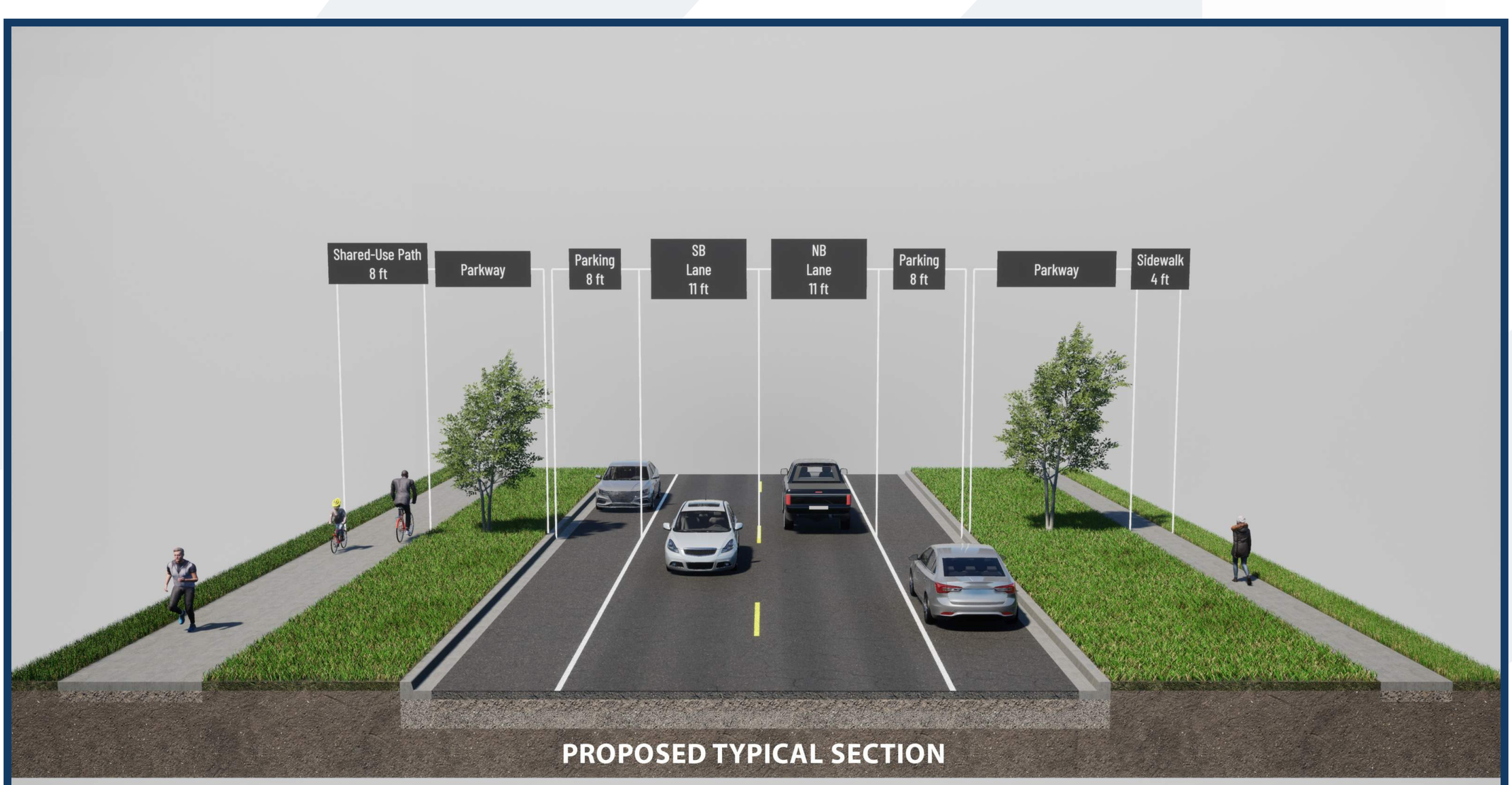
sshirley@schaumburg.com

Michael Baker INTERNATIONAL

PROPOSED IMPROVEMENTS



WALNUT LANE LOOKING NORTH



WALNUT LANE LOOKING NORTH

See a more detailed view of the proposed improvements on the tables at the end of the exhibits.

Michael Baker INTERNATIONAL


VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING
SCHAUMBURG RD
WETLANDS
WALNUT LN
YARDLEY LN
STAFFIRE DR
HOLMES WAY
CONTINENTAL LN
MATCHLINE SHEET 2
TIFFANY DR
ARKLOW PL
CLOVERDALE LN
LEGEND
PROPERTY LINES
EXISTING RIGHT-OF-WAY
TREE REMOVALS
PAVEMENT RESURFACING
SHARED-USE PATH
SIDEWALK & DRIVEWAY REPLACEMENT


VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING
SKYVUE LN
WALNUT LN
ROCKNE CT
ROMM CT
CONTINENTAL LN
HITCHING POST LN
WALNUT LN
ARLEEN CT
LINSEY AVE
BLACKWELL ELEMENTARY SCHOOL
MATCHLINE SHEET 1
MATCHLINE SHEET 3
LEGEND
PROPERTY LINES
EXISTING RIGHT-OF-WAY
X TREE REMOVALS
PAVEMENT RESURFACING
SHARED-USE PATH
SIDEWALK & DRIVEWAY REPLACEMENT


VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING
MATCHLINE SHEET 2
PRIMROSE LN
BERRY CT
WALNUT LN
LAWSON RD
VIOLA CT
WALNUT LN
PARKVILLE RD
KINGSLEY DR
BODE RD
STOP
LEGEND
PROPERTY LINES
EXISTING RIGHT-OF-WAY
TREE REMOVALS
PAVEMENT RESURFACING
SHARED-USE PATH
SIDEWALK & DRIVEWAY REPLACEMENT

WALNUT LANE RESURFACING & MULTI-USE PATH PROJECT
BODE ROAD TO SCHAUMBURG ROAD

Public Information Meeting • May 5, 2026







Existing Conditions

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Improvement Opportunities

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Project Location



PROJECT TIMELINE

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Preliminary Engineering and Environmental Studies
2026

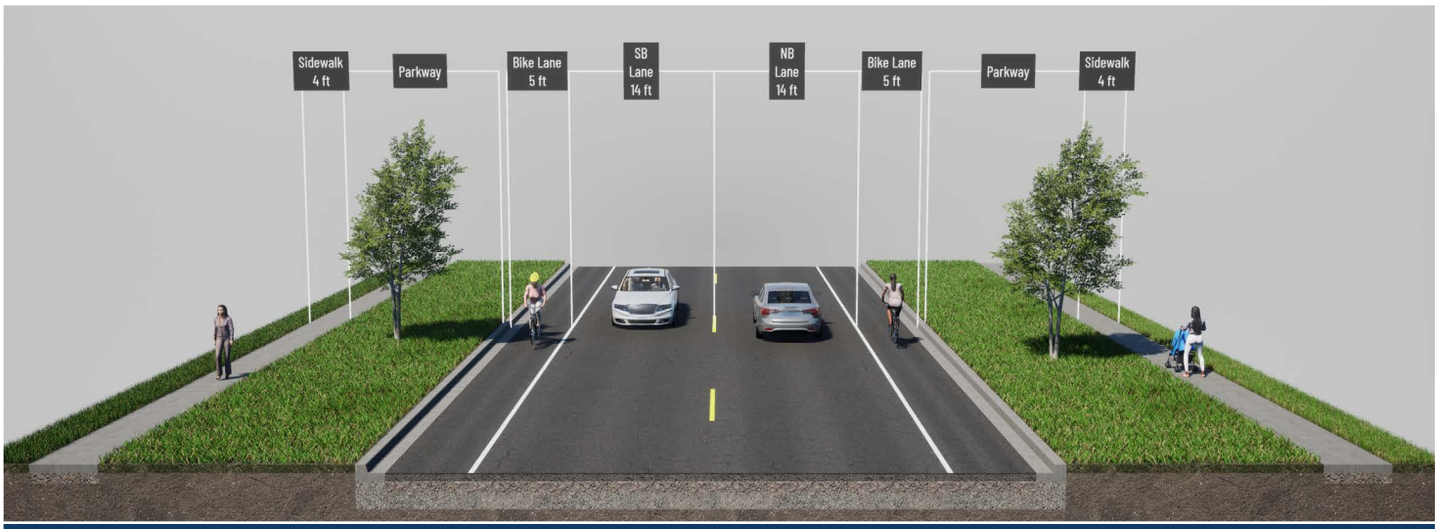
PHASE II
Contract Plan Preparation
2026

PHASE III
Construction
2027*

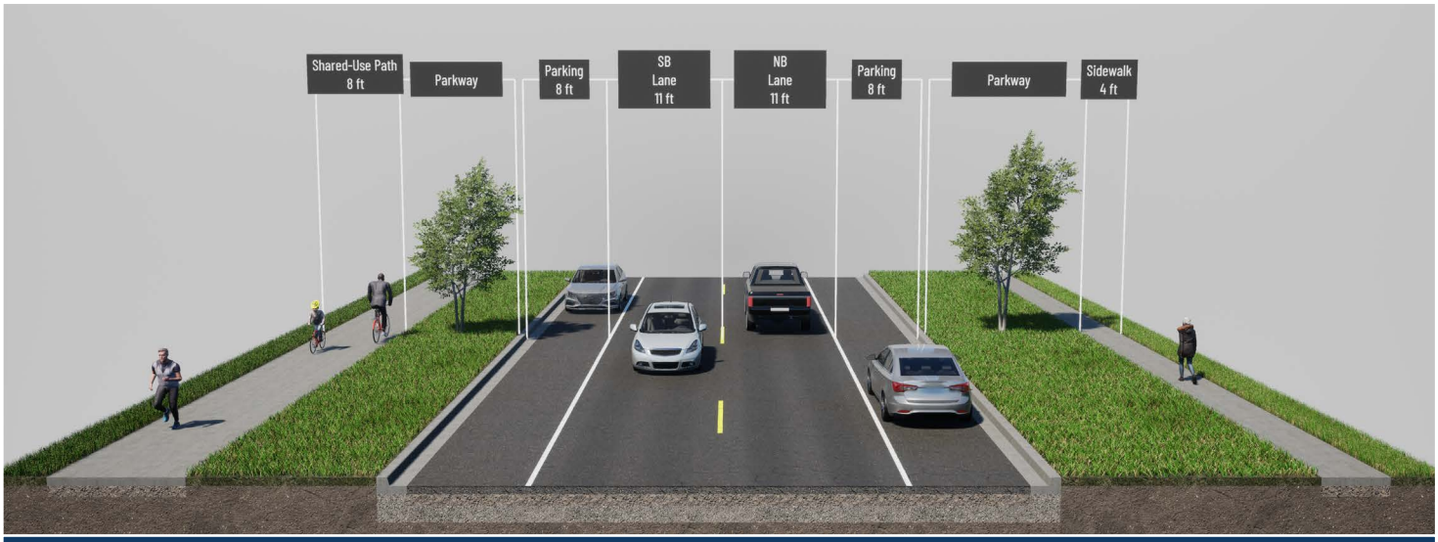
- Define Existing Conditions
- Develop Purpose & Need
- Evaluate Impacts & Develop Proposed Improvement Plan
- Present Proposed Improvement Plan to the Public — Public Information Meeting — **WE ARE HERE**
- Obtain Environmental & Design Approvals — Anticipated Design Approval — **SUMMER 2026**

*Contingent upon project readiness

PROPOSED IMPROVEMENTS



EXISTING TYPICAL SECTION - Walnut Lane Looking North



PROPOSED TYPICAL SECTION - Walnut Lane Looking North

WE WANT TO HEAR FROM YOU!

How to Submit Comments

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Mail or email your comment form to Village's Project Manager

Comments received by May 20, 2026 will be added to the public meeting record.

Project Contact

Scott Shirley, PE
Project Manager

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Schaumburg, IL 60193

sshirley@schaumburg.com

Michael Baker INTERNATIONAL

Walnut Lane Resurfacing Project - Bode Road to Schaumburg Road
Public Comment Record

No.	Comment
1	Homeowners who park a vehicle (or vehicles) on the apron of their driveway currently-not blocking the sidewalk nor projecting into the street: will they not be allowed to do so after the multi-use path reduces the size by 4 feet? The vehicles would project over part of the walkway if they did continue to park as previous.
2	We are excited to get a new road, we like the walking path as well. One concern would be ensuring the wide path is not used by e-bikes or scooters. Ideally construction would fully be completed over the summer to not effect schools/buses.
3	An increasing number of ebikes/scooters riden on the sidewalks by children younger than 16 - no one is monitoring this behavior!
4	Could you please put the stop sign back in on Plumrose + Walnut?
5	Curb + gutter in front of 449 N Walnut and house south of it floods whenever it rains and does not go away for several days.
6	Please count me in on the "DO NOT LIKE" the idea of a shared-use path.
7	The following are concerns regarding the proposed walnut lane resurfacing and multi use path project. From the public meeting we understand the purpose of this multi use path is to increase the safety of people riding bikes. Have there been studies showing that multi-user paths increase public safety? Please provide the studies. We would like to know if there was a study completed to see the usage of people on bikes on Walnut lane in the past year. And how many bike accidents that an injury occurred happened in the last year. On Salem in Schaumburg where the multi user path was already completed - How many bikes use the path instead of the road and since the path how many accidents have occurred? -Who/What will be allowed on the multi use path? Will electric scooters/e bikes be patrolled when they are on the multi user path? Multiple under 16 years of age kids ride high powered electric bikes and scooters down our side walks currently and do not take into consideration people who are walking. We believe the multi user path will welcome additional unlawful e scooters and e bike traffic (those exceeding 20mph) as you are eliminating the bike lane on the street. Who will be enforcing the e scooter/e bike laws? - Our home is not set as far back and has less front yard as those on Salmen and on S. Walnut Lane, it will make our front yard appear much smaller. - How will the multi-use path affect our property value? - Who is responsible for shoveling the extra 4 feet of sidewalk? We have many elderly neighbors who struggle to shovel the 4 feet of sidewalk already or need to pay to have the extra sidewalk shoveled when they are on fixed incomes. - We would like a guarantee that the tree that is cut down in our parkway will be replaced with another tree after the project is completed. We have lived at our current address since 2009 and have paid Davey tree company to spray to take care of the tree in our parkway all 2 these years so that the tree can thrive. Now the mature tree is being cut down. Very disheartening. - Currently we have dog walkers who let their dogs use our front lawn (not the parkway) as a bathroom and now with less grass on the parkway there will be potential additional dog walkers letting their dogs use our front lawn (instead of the parkway). Our home security cameras have captured many dog walkers letting their dogs use the bathroom on our front lawn and NOT pick it up. - We are concerned about the length of the project and the inconvenience of not being able to park in our driveway. We have an adult son who is handicapped who can't walk distances. -Will the street parking that is proposed be for overnight parking? We have concerns that when we have family in town and have several cars parked in our driveway that the cars will block part of the new multipath lane. Currently cars fit at the end of our driveway without blocking the sidewalk. It is upsetting that Schaumburg relies on federal money to be able to complete road resurfacing/multi user path projects instead of allocating our high property taxes for these projects.

Walnut Lane Resurfacing Project - Bode Road to Schaumburg Road
Public Comment Record

No.	Comment
8	Firstly, the way the notification arrived to me was wholly unprofessional. The letter was dated April 14, yet wasn't mailed until April 28, and arrived at my home on April 30th - a mere two business days before the meeting. This is not enough time for many people to arrange to be off of work or arrange childcare. Secondly, the envelope looks like junk mail. Super flimsy envelope & paper. Regular stamp, not stamped like most village communications.***NO indication that it contains communications in it from the Village of Schaumburg. Just a generic white label slapped on it with the return address of "Michael Baker International, 200 West Adams Street, Suite 1800, Chicago, IL 60606".*** Who the heck is that? The address just happens to be very near the law school where I got my degree, which is the only reason I opened it. I think most reasonable people will agree that this is ... odd at best. As if the village doesn't want people to attend. On to my questions about Walnut. My address is 2104 Berry Court. The side of my house is on Walnut. My property has two PIN numbers. One for the land my residence is built upon. The other for a vacant strip between my property and the sidewalk. I am not talking about the easement between the sidewalk and the curb. 2 Will the new plan to replace the sidewalk and replace with an 8 foot shared path encroach upon this second parcel? Right now I have mature 7-foot hedges that have been here 40 years. They're about 3" from the sidewalk. If the work will encroach on my property, are there plans for the village to take over that parcel, or am I expected to "donate" this portion of my property to the public for this path? Are there plans to compensate property owners who will lose enjoyment of their own land? Will I owe less on my property taxes for this parces if ANY of it is encroached upon? Additionally, my hedges act as a fence (because we aren't allowed a fence there)- I am on a corner property & without these, everyone tramples my lawn. Will the village issue an exception and let me put up some kind of fence? Will the village compensate me for this or the loss of my hedges? For the increased traffic to my home? Or across my property? My loss of privacy that the hedges provide? I very intentionally bought my home where I did to AVOID public paths adjacent to it. I intentionally bought a home with mature trees. This is not the same as the emergency situation created by pests where the health of the neighborhood trees were at risk. I intentionally bought a home with tall privacy hedges. Same question for my 50 year-old trees curbside? I just lose those trees & I have no shade there anymore? Or the "new" trees that I paid to upgrade to after the ones chopped down by the village after the emerald ash borer event? They're just now getting tall & leafy. So now I have to start all over with young saplings? This road is going to look like a new development instead of the beautiful mature street it is with tree canopies. It will certainly lower the value of my home to some degree between the increased traffic right outside my dining room window, the lack of mature trees, and any reduction, however slight, of my land. I am also not looking for a response of,"This will be addressed at the meeting." In my experience, one of three things happen at these meetings. One, not all people are able to ask their questions. Two, "the person who knows" about some specifics will not be present. Third, "good question, we'll have to get back to you" (they never get back to you).
9	Stop the walnut lane multi-use path!!! As someone who has lived on this street since 1975, I hope my voice is heard. The village recently had to pay to out a fence up on my property because kids were riding their bikes and e-biked across my lawn. It cost me another $500 to resod my lawn due to the new, not even up to code, cross walk by Blackwell. This street is already too heavy with traffic and not enough police presence to handle it. So I say no to the new multi use path. Thank you,
10	I am concerned about the increased pedestrian and bike traffic when trying to back out of my driveway. It can be hard to see people with cars parked in driveways and now there will be more people and more bikes on this new proposed path. Also I really dont think this belongs I a residential neighborhood that is already used as a cut thru for cars and now will be used as a cut thru for more bikes and people. There are so many houses that have driveways on Walnut unlike Knollwood so this proposed path will be bigger than the sidewalk and make my driveway smaller. Please find a better place for this proposed path. It isnt right for Walnut Lane.
11	I oppose the Multi-use path on Walnut lane. 1. will cut across our driveway and will increase danger to people and cars. 2. will increase traffic through my front area more than it already dose. 3. will increase e-bike traffic which now is on the street. They will now endanger people. 4. We need safe sidewalks for our children to use. 5. Dog walking will endanger our dogs now because of the increased bike both w-bikes and other modes. Thank you,
12	I oppose the Multi-use path on Walnut lane. 1. will cut across our driveway and will increase danger to people and cars. 2. will increase traffic through my front area more than it already dose. 3. will increase e-bike traffic which now is on the street. They will now endanger people. 4. We need safe sidewalks for our children to use. 5. Dog walking will endanger our dogs now because of the increased bike both w-bikes and other modes. Thank you,
13	I am concerned about the plan to build a multi-use bike path on Walnut Lane. I am primarily concerned about risk to children and pedestrian safety that this multi-use path will cause. So, I am not in favor of moving forward with this proposed project.

Walnut Lane Resurfacing Project - Bode Road to Schaumburg Road
Public Comment Record

No.	Comment
14	Oppose. Will disrupt a quiet, family filled neighborhood.
15	Our neighborhood does not want the Walnut Lane Multi-Use Path. This path will cut across about 100 driveways which makes it dangerous to back out of a driveway in the neighborhood. We have many kids riding e-bike etc already and this will attract more. We have a walkable, safe neighborhood. Most of us bought our houses in this neighborhood specifically due to the walking paths and safety. This will make our neighborhood less safe for our children and our families. Please consider what the residents of the neighborhood want which is for NO multi-use path on Walnut Lane. Thank you,
16	I oppose the installation of a multi-use path on Walnut Lane. The sidewalks are needed for our kids safety. E-bikes and e scooters exceed safe and legal speeds. The cosmetics of the path would crush home values. Schaumburg certainly like my high taxes in my unrealized and estimated gains. As a home owner for over 30 yearson walnut I repeat that I am against installation of a multi use path. : I am Scott Corwin, 750 N. Walnut Lane, resident since September 1994. I formally oppose the proposed 8-foot multi-use path and urge the Board to remove it from the project scope entirely. BUDGET: The Village's own May 13, 2025 Agenda Item Summary confirms the path is the sole cause of the $307,795.82 engineering overrun. It triggered a mandatory IDOT Phase I requirement adding $189,029.52 in costs that would not exist for a resurfacing alone, and drove the construction estimate from $3M to $3.6M, inflating the Phase II fee beyond the entire $325,000 budget. Remove the path and the project stays within budget. SAFETY: The North Carolina DOT states multi-use paths should not be placed immediately adjacent to roadways due to driveway conflicts. Idaho DOT recommends against installation when driveway crossings exceed 8 per mile. Walnut Lane far exceeds that threshold. Every driveway on this 7,200-foot corridor becomes a foreseeable collision point between backing vehicles and cyclists. Under Illinois modified comparative negligence law, homeowners face personal liability exposure the Village has never disclosed. PROPERTY VALUES: If a buyer chooses between a west-side home with an 8-foot concrete path running its entire frontage and an east-side home with a green parkway and standard sidewalk, that buyer chooses the east side every time. West-side homes become permanently disadvantaged in every future sale. PRIVATE COSTS: I hold a Village-issued permit for an underground irrigation system covering my full frontage including the parkway. This path will destroy approximately one third of that system. Project documents contain no mention of who pays for relocation of permitted private improvements. The Board must answer that before approving this design. The road already has shared on-street bike lanes in each direction. Resurface, replace noncompliant sidewalk, restripe the bike lanes. Every legitimate goal is achieved without harming the residents who live here. I am submitting a full opposition letter and resident petition separately. I request the Board: (1) not install the 8-foot path; (2) hold an additional public meeting for west-side residents with property-level exhibits; and (3) provide a written policy on homeowner relocation costs before any design vote
17	Stop the Walnut Lane Multi-Use Path! The Village of Schaumburg recently unveiled its plan for a multi-use bike path along the west side of Walnut Ln. Many in the community are very much against this proposed multi-use path on Walnut Lane for several reasons. We believe this type of path does not belong in a residential neighborhood because: -This multi-use path will cut across close to 100 driveways, increasing the likelihood of collisions between people and cars. -This path will increase traffic through people's front yards, creating an unsafe environment for our children and families. -This path will attract E-bikes and E-scooters, which often exceed safe and legal speeds, endangering pedestrians -Since Walnut Ln. is already a busy street, kids rely on a safe sidewalk to walk, play with friends, and ride traditional bikes/scooters -Walking dogs on a leash will be extremely dangerous with e-bikes and e-scooters flying by Please keep our neighborhood safe and do not install this path on Walnut Lane.
18	I recently learned that the village intends to add a multi-use path on the west side of Walnut Lane. As a homeowner in the area I vehemently disagree to adding this. There are plenty of paths in the surrounding area. This is a main thoroughfare as Blackwell Elementary is on this street. I feel like this will be the cause of many frustrations for the residents on this street, the families taking their children to school, and the kids who play in the area. It's not necessary and may do more harm than good. Please listen to your residents before putting this plan into place. Thank you!
19	Resident left a message on the street hotline: She stated that their opinion is to not install this multi-use bike path.
20	"Yes, I am calling regarding the Walnut Lane multi use bike path along the west side of Walnut Lane in Hamburg. We actually discuss with my wife if that would be feasible. But we are against this. If our vote count, we just do not really see it. We are a resident of 602 Walnut Lane, uh, and in my Phone number is 847-456-2387. Thank you."
21	I'm expressing my concern regarding the multi-use path on Walnut Lane. There are currently too many speeders by car and by e-bike/e-scooter. Encouraging more of this will inevitably cause harm/injury to pedestrians, pets and riders (children). The idea on its face is good, but Walnut, with its access to Blackwell Elementary is too heavily populated and traveled to accommodate this.

Walnut Lane Resurfacing Project - Bode Road to Schaumburg Road
Public Comment Record

No.	Comment
22	"I oppose the proposed Walnut Lane multi-use path due to concerns about safety, traffic, and its impact on our residential neighborhood. Walnut Lane already has significant vehicle and pedestrian activity, and adding a path that may attract faster moving e-bikes and scooters could increase the risk of accidents near driveways, Blackwell school, children, and pets. As an avid biker myself, I respectfully ask the Village to reconsider this proposal and explore safer alternative locations."
23	"I would also like to raise concerns about visibility and reaction time along Walnut Lane, especially near the curves in the road. We live near the intersection of Arlene Ct. and Walnut Ln., and it is already challenging at times to safely back out of or pull into our driveway because visibility around the curve is limited. Cars and bicycles can appear suddenly, and there have been multiple occasions where I had to stop immediately to avoid a potential accident because cyclists were riding too fast. I believe this issue will become even more dangerous if the bicycle path is merged into the sidewalk directly in front of residential driveways. Drivers entering or exiting driveways will have even less time to react to fast-moving bicycles, e-bikes, or scooters crossing the sidewalk path. A shared-use path may make sense in areas with long driveways or greater setbacks, but the majority of homes on Walnut Lane have very short driveways that only fit one vehicle between the sidewalk and garage. This leaves very little room or visibility for safe interaction between vehicles and path users. I respectfully urge the Village to reevaluate this decision and reconsider placing a shared multi-use sidewalk on Walnut Lane due to the serious safety concerns for both residents and cyclists"
24	I am very concerned about the upcoming bike path plan on Walnut Lane. I am very concerned this will create more safety issues and dangerous situations for pedestrians, homeowners, children, pets, and bikers. Walnut is already a busy street with issues of people speeding, issues with people passing (cars pass cars on the wider areas of Walnut Lane) which of course is extremely dangerous as there are a ton of kids in this neighborhood. There is no safe place to cross the way it is unless you go all the way down past Bode to the pedestrian crosswalk or the other far end at Blackwell where there is a crosswalk, however there is a long stretch with no safe place to cross. I along with many other residents in the neighborhood have brought this up numerous times to just be ignored. There used to be a stop sign which was taken out...NOBODY knows why this was done as it is badly needed. Thank you,
25	No..... the bike path on walnut lane.
26	The multi-use path along Walnut Ln. would create issues with foot/bike traffic across hundreds of homes and thus increasing the likelihood of vehicle accidents with individuals including the many children in that neighborhood that use Walnut to get to/from school.
27	This is not something that should be done. It would make and already busy road extremely dangerous. Our children walk to school on those sidewalks and spend time visiting friends. I do not support this plan and would ask the village to reconsider"
28	We are very concerned with the Village of Schaumburg's recently plan for a multi-use bike path along the west side of Walnut Ln. Many in the community are very much against this proposed multi-use path on Walnut Lane for several reasons. We believe this type of path does not belong in a residential neighborhood because: -This multi-use path will cut across close to 100 driveways, increasing the likelihood of collisions between people and cars. -This path will increase traffic through people's front yards, creating an unsafe environment for our children and families. -This path will attract E-bikes and E-scooters, which often exceed safe and legal speeds, endangering pedestrians -Since Walnut Ln. is already a busy street, kids rely on a safe sidewalk to walk, play with friends, and ride traditional bikes/scooters -Walking dogs on a leash will be extremely dangerous with e-bikes and e-scooters flying by Please keep our neighborhood safe and do not install this path on Walnut Lane
29	I am reaching out to voice my opposition to building a multi-use path on the west side of Walnut Ln. I feel like this will invite e-bikes and e-scooters that often drive faster than legally allowed to a path that crosses numerous driveways. I feel like this will cause a serious safety concern to people and property as the other multi-use paths in the area will not intersect an entire street length of driveways and parked cars. I think it would be safer for the west side of Walnut to remain a traditional sidewalk. Thank you for hearing my concern.

Walnut Lane Resurfacing Project - Bode Road to Schaumburg Road
Public Comment Record

No.	Comment
30	"We are heavily against the proposed multi-use path on Walnut Lane for many reasons. The biggest reason being that it will be a huge safety risk for all residents, but especially our children. We are very concerned about E bikes and E scooters using this path and endangering our children, as they often exceed safe, legal speeds and aren't looking out for pedestrians. As Walnut is already a busy street, our children rely on a safe sidewalk to walk, scooter, ride bikes, and play. Families rely on the sidewalk for walks with kids and dogs on leashes, which could become dangerous with e-bikes and e-scooters flying by. Please keep our neighborhood safe and do not install this path on Walnut."
31	I am reaching out to voice my opposition robbing a multi-use path on the west side of Walnut Lane. I feel this will incite e bikes and e scooters that often drive faster than legally allowed to a path that crosses numerous driveways. I feel this will cause a serious safety issue to people and property as the other multi use paths in the area will not intersect an entire street length of driveways and parked cars. Thank you
32	Walnut is already the best biking street in the area. It has a great bike lane on each side of the street. Why would you put in a multi-use path when you already have that great bike lane? And if you think bikers are going to use this path instead of the street, look at Bode. Bikers ignore that large path and ride in the street instead, clogging up traffic.
33	Resident is calling as she received a pamphlet on garage door about the street project for her area. She tried looking up online for information about the project but it was basic information and she has additional questions. Please call to discuss. Thank you.
34	Stop the walnut lane multi-use path!!! As someone who has lived on this street since 1975, I hope my voice is heard. The village recently had to pay to out a fence up on my property because kids were riding their bikes and e-biked across my lawn. It cost me another $500 to resod my lawn due to the new, not even up to code, cross walk by Blackwell. This street is already too heavy with traffic and not enough police presence to handle it. So I say no to the new multi use path. Thank you,
35	There is no reason for this bike path through Walnut Ln. We have a wonderful walking path that surrounds our neighborhood and goes around the beautiful lakes. This will open up the use of more motorized scooters/bikes, which of course are illegal for young ones to ride, but very hard to regulate on a daily basis. We do not support your reckless waste of taxpayer dollars. The sidewalk and surrounding paths are completely suitable for the needs of the local citizens. People avoid walking down Walnut because of the loud/fast cars and prefer the nature paths all around. Please listen and understand we DO NOT want this.
36	I am very concerned about the sidewalk changes that are expected to happen on walnut Lane. As it is, we have many issues with people speeding up and down walnut that makes it very difficult for our children to play outside in the front. Now I'm concerned there's gonna be a lot more electric bikes, whizzing up and down Walnut even more. So not only does my child have to be concerned with the cars racing up and down Walnut but now he's gonna be limited on what side of the street he can play on due to the expansion of the sidewalk. I think we need to have further discussions on the impact this will have on our neighborhood. We already have designated bike routes on the streets. I'm not sure what the specific need for expanding the sidewalk is. I would have liked to attended the meeting however, it was scheduled during a time, not very conducive to many of the families in the neighborhood.
37	I do not see the necessity for this project. It seems like a waste of money. How do you expect people with multiple cars to park without blocking this path? Will they be ticketed? It doesn't look appealing and I don't think there is enough foot traffic to warrant this. There is already a bike path that crosses walnut that has heavy foot traffic and is very safe. I do not think the new path is needed or safe. It also doesn't look attractive. The homes aren't even that far from the street you're going to make those properties look smaller.
38	I am against the Walnut Ln multi use path. The street is already too busy and dangerous.

Walnut Lane Resurfacing Project - Bode Road to Schaumburg Road
Public Comment Record

No.	Comment
39	As a resident of walnut lane, I strongly oppose the construction of the multi-use path. There is already a ton of traffic on walnut ln making it dangerous for the young kids as well as the abundance of young drivers who live in the neighborhood. This is going to make it even worse. Schaumburg also has laws against e-bikes and scooters but doesn't enforce these. This is just promoting their use. I truly hope that the village listens to their residents like they claim to do. Do not construct this path. Money could better be spent elsewhere. Redo the park at Blackwell. It's awful. This would be a much better use of the village's money. Thank you,
40	I wanted to submit another concern. I have with the multi use path plan for 2027. I don't understand why the path is being designed to be on the west side of the street. It looks like the east side of the street would be better for that type of path there's less driveways to Cross, which makes it safer and less of a concern safety issue than putting it on the west side of Walmart it would also make sense to have the multi use path on the side of the street with Blackwell School. Why would you have the path across the street from the school and then have to have traffic and children pedestrians crossings to have to cross over Walnut my suggestion is you should consider putting the path on the east side of Walnut
41	As a homeowner of Walnut lane, I RIGHTLY OPPOSE, of this multi purpose path. As a resident of more than 14 years, I oppose because Walnut is already a busy road with constant traffic. I don't understand where this idea came about becuase we already have issue with speeding, collisions and as it, we already have concerns of our kids out at play. ABSOLUTELY Not what our neighborhood needs and wants! Wonder why birth rate is declining - this is why! You want to eliminate a peaceful home environment and endanger our family community! I OPPOSE!
42	I would like to oppose the walnut lane multi use path.
43	Resident would like more information regarding this project. She does not do the internet. She does not think she is for this project, but wants to know if it has been already approved.
44	Hello, I am writing to express extreme concern around the Walnut Lane Multi-Use Path. This street is already dangerous enough for our kids to walk across without adding more traffic of bikes, e-bikes and e-scooters already traveling at illegal speeds through the neighborhood. It will cut across hundreds of driveways increasing the likelihood of collisions between path users and cars creating an unsafe environment for our children and families. Myself and many others in our community are concerned and very much against this proposed multi-use path for these and several other reasons. We do not believe this type of path belongs in a residential neighborhood. Please keep our neighborhood safe and do not install this path on Walnut Lane.
45	This is a definite NO. The Multi-Use Path will be dangerous for children families, Peaple walking their dogs E-bikkes E-scooters going at high rates of speed Walnut is too busy. there will be too many accidents.
46	I recently learned that the village intends to add a multi-use path on the west side of Walnut Lane. As a homeowner in the area I vehemently disagree to adding this. There are plenty of paths in the surrounding area. This is a main thoroughfare as Blackwell Elementary is on this street. I feel like this will be the cause of many frustrations for the residents on this street, the families taking their children to school, and the kids who play in the area. It's not necessary and may do more harm than good. Please listen to your residents before putting this plan into place. Thank you!
47	I don't not wish any changes.
48	I am against the proposal for a multi- use bike path on walnut lane. It will be incredibly dangerous for my kids and family leaving our house as our driveway is on the west side. Thank you,
49	Comments and Questions Greetings! I would like to state my opposition to the proposed bike path on the west side of Walnut Ln., because it seems like it would create various safety concerns for both pedestrians and residents, especially for those households with young children.

Walnut Lane Resurfacing Project - Bode Road to Schaumburg Road
Public Comment Record

No.	Comment
50	No multi use path on Walnut Lane
51	I am concerned regarding e-bikes and e-scooters using this pathway. I am very concerned about their seeds as I back out of my driveway. As they are going to be allowed there should be maximum speed limits and rules and regulations they must adhere to: will there be police monitoring walnut lane and issuing citations for violators. I am concerned regarding this affecting property values. Will there be updates from the village before and during this massive project informing us of each phase? Thank you.
52	I do not think it a good idea or safe to put in a path down walnut ln. We already have enough people walking past our house that it can be a problem getting in and out of our driveway. The increase will add frustration when we are trying to leave to get to appointments. This path will also attract e-scooters and e-bikes. They are already enough of a problem throughout the village as a whole, now to have them right out our front door makes it unsafe for it only them but all the little kids that live along walnut Lane. Dogs will also suffer from this increase in possible encounters with others. Please do not move forward with this project.
53	"Hi, my name is Mary Rogers. I live on Walnut Lanes 502 North Walnut Lane. I am calling about the multi use path. I do not know how much time I have to talk. We have a couple of comments we would like to add in to any that you have already. This is an opposition to the multi use Path number 1, the kids on the east side of the street have to cross the street to ride their bikes. They have to go to the corner to cross to the west side to be safe. Number 2, we live on the west side and we walk very slowly. We are in our 80 s, we have walkers, so all of the bike traffic of any kind would be on our side. I am not too crazy about that. All foot traffic and stuff would be on our side also. If this is not something that is urgent to the to our community, I am sure there are other places the money could go in tromberg such as flood control and Some of the areas that are hit by flooding. My phone number is 708 2176279. Again, the name is Mary Rogers and my husband is George. We live at 502 North Walnut Lane. My phone number 708-217-6279, thank you. I did not hear Them cutting off so."
54	I would like to vote NO to the Multi use path on Walnut Lane
55	Voicing his opposition to the project the shared use path based on the shared use path. Path that wide creates issues: Apron parking, Snow removal, E. bike traffid and speeds, New path will reduce property values, Also concerned about aesthetics
56	We are residents of Walnut Lane, and we strongly oppose the proposed road construction plan that includes a bike lane on our side of the street. Many families in our neighborhood, including ours, have young children. With the increasing use of e-bikes and scooters, we are deeply concerned about the safety risks and the potential for serious injuries. We believe this bike lane would create additional hazards for children and residents in our community.
57	We live on Walnut Ln, and are on the side of the street of the proposed path. I don't like this idea for several reasons: 1) There are a lot of pedestrians that walk on the sidewalk (including me and my husband). It will be dangerous with the e-bikes and e-scooters flying by. 2) A lot of people walk their dogs on the sidewalk, which will be dangerous as well. 3) Walnut Ln is already a busy street, and this will just add more traffic. 4) It will be more dangerous to back out of our driveway since the path will cross it. Please keep our neighborhood safe and do not install this path on Walnut Ln.

Walnut Lane Resurfacing Project - Bode Road to Schaumburg Road
Public Comment Record

No.	Comment
58	WALNUT LANE MULTI-USE PATH - The project to create a "multi-use path" on Walnut Lane is not well thought out and simply not safe. Safety is a concern, or at least, should be for the residents on Walnut Lane. Walnut Lane is routinely used as a raceway for cars, e-scooters, e-bikes and even District 211 school buses. I know because I witness it every day. I invited someone from the village to sit down sometime in the Blackwell School lot and watch how fast all these vehicles speed down the street. You can write all the ordnances and speed limits you want, but if they are not being enforced now, what makes you think things will get better with wider sidewalks? E-bike and scooter riders have no regard for people walking their pet, pushing a stroller, or leisurely walking. A wider path will encourage more dog walking where some owners do not clean up after their pet. Dog urine leaves burn out spots on lawns. Take a walk down Walnut Lane and see all the vehicles parked in their driveways blocking the sidewalk. It's not going to get any better with an 8' sidewalk. During winter, many sidewalks presently do not get cleared, and now with an 8' wide sidewalk, the likelihood of cleared sidewalks is even less. These are just a few major safety concerns relating to this project. Now regarding the project itself, the first time we (the residents) heard of this project was when the contractor invited the us to attend a meeting at Blackwell School. When asked where the village representative was, he stated that there would be no village representative. When was this project conceived? Why weren't the residents who it would impact the most, contacted? The contractor, who has a vested interest in this project, made it sound like this is a done deal and that the residents have no say. Where is the transparency here? We were told that this is a continuation of the sidewalk south of Schaumburg Road. What is the utilization of that wider sidewalk? I have been there and have witnessed extremely sparse use of the sidewalk. Nobody is around. This project should not proceed. It is not safe and a poor use of taxpayer dollars.
59	I'm registering my vote against the multi use path proposal on walnut ln , by considering the recent e bike growth and most elderly people struggling to walk on side platform and reversing on driveways are bit challenge already. So I'm voice against the multi use path proposal. Thanks
60	I went to the Public information meeting on May 5th. It was very well done, and I came away with a good understanding of the project. My wife and I walk along Walnut Lane several times a day and this will be a nice improvement. I have one concern about the wider path though. Currently we occasionally encounter bike and e-bike traffic on the sidewalk. There have been some close calls when e-bikes come up from behind with no warning. Please think about how to reduce or eliminate this. Maybe signage along the path would help although most of the offenders have been children and teens and the message would need reinforcement from adults. Thanks for encouraging comments.
61	As a senior citizen and resident of this neighborhood for over 50 years, I object to the shared use path proposed for the west side of Walnut Lane. It is not desired or wanted. It is a bad idea and a waste of money. The existing side walk is in excellent condition and has served us well for over 50 years. It was already been improved for ADA compliance with red bumpy ramps and curb cuts at street crossings. Walnut already has a bike lane marked on the pavement, and a sidewalk in excellent condition. There is also an existing shared used path on the west side of Knollwood that runs all the way from Schaumburg Road to Bode. That would be redundant to a shared use path along Walnut. Another path is not needed. A shared use path will result in the addition of large areas of impermeable surface with will have a negative effect on rain water absorption and contribute to areal flooding. The width of a shared use path will also result in damage and even removal of the trees in the parkway. Many of these trees have just recently been planted by the village to replace those devastated by the emerald ash borer. The route of the shared use path will cross a creek which serves as the water exit for the Gray Farm pond. Path construction may impact the stream below it. I am concerned that any necessary approvals from environment regulatory authorities have not been addressed. The wider with of a shared use path will promote unsafe high speed use from allowed motorized vehicles, potentially endangering children who live along 5/15/26, 7:05 AM Walnut Lane proposed shared use path - Scott Shirley - Outlook about:blank 1/2 the path route, people walking their dogs, as well as handicapped seniors with walkers. This is especially important at this time, since the regulations of motorized vehicles are in a state of flux. I am also concerned that a share use path will turn into a race track for eMoto bikes. I believe that an unsightly and dangerous shared use path in front of a residence will reduce its value, and thus reduce the real estate taxes to the village and school districts. In summary, the proposed shared use path along Walnut should be eliminated from this project, and the existing sidewalk left in place as is. I have also shared these comments to Mayor Dailly.
62	Walnut lane is a very busy, family oriented street and installing a multi use path will only increase the likelihood of accidents and collisions. There are numerous families with small children along this proposed stretch of walnut and the street is already busy enough as it is. Please do NOT put this path on walnut!!
63	I am documenting my opposition for the multi-use path on Walnut Lane. This path puts pedestrians and children at risk of major collision type accidents on an already busy street.

Walnut Lane Resurfacing Project - Bode Road to Schaumburg Road
Public Comment Record

No.	Comment
64	"Hi, my name is Sarah Kuo. I live at 607 North Walnut Lane in chamber and my phone number is 6306643649I was just calling to leave my comment on the proposed path that is suggested to be installed on Walnut Lane. 1 of my neighbors had put out a petition for it and said that we could call and leave comments whether we are for or against it. And this is where I was directed when I called that main number. So I hope this is the right place, but I did just want to say that I have I am definitely and my family is definitely not whatsoever for this. Path at all. It is actually a very, extremely dangerous idea. Walmart is already way too busy as it is. And having 2 small kids myself, I definitely do not want it to be busier when they are riding down the street on their bikes. People already have a hard enough time backing out of their driveways pulling into their Driveways people fly down the street. I do not want it to be busier. In fact, if it is busier, I very likely would move off of Walmart Lane because I am literally that much against it. I do not know 1 single person that is actually thinks that this is a good idea, and whoever came up with this clearly does not live or has never lived on Walnut Lane. We could be using this money to put in a sob sign. There used to be a stop sign at Primroses and and Walnut Lane and primers. Where did that go, where did that go? That could be put back and then also speed bumps because yeah, we have the Little speed tracker camera thing that does not do anything. People fly down the street, it is already dangerous. We do not need more traffic here. Any questions, feel free to give me a call 6306643649I am 1 million % against this idea, thank you."
65	We oppose the multi use path on Walnut as it will cause unnecessary safety hazards for the many, many children that reside on this street.
66	While resident does support the basic resurfacing of the road, he strongly opposes reconfiguring it into narrower driving lanes, warning it could dangerously delay emergency vehicles using it as a snow route to St. Alexius Hospital. Additionally, he objects to replacing the western sidewalk with an 8-foot shared-use path, arguing it would lower property values, offer little safety benefit, and connect to nothing substantial on either end.
67	Proposed path on North Walnut Lane Most of the residents that live on North Walnut Lane or on streets that feed in North Walnut Lane have said that we dont want this new proposed path. It is hard enough to back out of our driveways with all the traffic on Walnut Lane and now the Village is going to make the path busier with more walkers that will make it even harder to back out of our driveway. Walnut is already used as a major cut thru for cars so we constantly have cars speeding down this street that has a school and many kids playing outside. It is going to become even more of a popular cut thru for people because of the path. There will be more people not from our street walking down here so there couls be more crime. People care about their own neighborhoods and streets but care less about paths that aren't in their neighborhood. Will the Village have garbage cans along on the path too? The increased traffic flow due to people will cause more garbage. Will the Village be picking up the garbage along the path like thr park district does for their paths?
68	Proposed Walnut Ln path with Transportation Department We would like this on record for the July 7th meeting. Our kids attend Blackwell. They walk to school on the nice days & then we drive them during the winter or rain. Now we have to worried about our kids being hit by e-bikes & bicycles on their way to school. There is alreadt limited parking on North Walnut Ln now near the school & police give tickets in that school area & where do we park with even more limited parking. We would appreciate if you didn't chose any of the options for the path. The homeowners like Walnut Ln the way it is. We do not want it get more busy than it already is. We have enough cars & traffic on Walnut Ln. Do not make it more busy. This is a residential neighborhood. People live here with kids. Why do we need to have a path for people that don't live in our neighborhood? If none of the residents on Walnut Ln want it then why are we doing something for other people that live in Schaumburg. The residents that live on Walnut Ln matter and these are our homes and families.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Adopt an Ordinance Establishing Stop Control, Turning Restrictions, Speed Limit, and Parking Restriction for Metra Station Drive
07/14/26
Village Board

Presenter: Rachel Applegate, Transportation Planner
Lead Department: Transportation

Executive Summary:

Metra Station Drive is a newly constructed roadway in southwest Schaumburg that provides secondary access to the Schaumburg Metra Station. The roadway runs through the southern portion of the Experior Logistics development and connects Rodenburg Road to the east with the Schaumburg Metra Station commuter parking lot to the west. The full access intersection with Rodenburg Road prohibits eastbound trucks from making right turn movements, and the partial access with the Metra Station commuter lot prohibits left turns into the parking lot to maintain the existing one-way circulation pattern. To ensure drivers do not drive the wrong way, north-facing Do Not Enter signs have been installed just south of the intersection.

Metra Station Drive was constructed by the Experior Group, LLC as part of the Experior Logistics development, and the public roadway improvements were accepted by the Village Board on January 13, 2026. The proposed ordinance will establish the required parking restrictions and traffic regulations for the roadway. Staff has prepared an exhibit illustrating the existing posted signage along with the proposed parking restriction for reference.

The ordinance establishes stop control regulation at the following location:

- Metra Station Drive stopping for Rodenburg Road

Additional regulations will include:

- Westbound vehicles on Metra Station Drive will be prohibited from making left turning movements into the Metra Station parking lot and will be required to yield the right-of-way to oncoming vehicles prior to entering northbound circulation.
- The posted speed limit on Metra Station Drive will be 25 miles per hour.
- Parking will be prohibited on Metra Station Drive at all times.

Staff is recommending that the Village Board adopt an ordinance amending the following sections of the Village of Schaumburg Code of Ordinances:

- Title 7, Chapter 74 - Schedule I - Two Way Stop Intersections
- Title 7, Chapter 74 - Schedule XI - Turns Prohibited
- Title 7, Chapter 74 - Schedule XIII (B) - Speed Limits [25 mph]
- Title 7, Chapter 75 - Schedule I - No Parking At Any Time

Recommended Action:

The Village Manager recommends the Village Board adopt an Ordinance amending Title 7, Chapters 74 and 75, Various Schedules (Metra Station Drive).

ATTACHMENTS:

- Metra Station Drive Exhibit
- Schaumburg ORD No 26-XXX Metra Station Drive.pdf



LEGEND

No Parking At Any Time

N

Printed: June 23, 2026
Author: VOS Transportation

0 200 400 Feet

Map prepared by the Village of Schaumburg IT Department. Information is for reference only and provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the requestor to determine the accuracy, timeliness, completeness, or appropriateness of its use.

Data Source: Village of Schaumburg; Cook County

VILLAGE OF SCHAUMBURG

Metra Station Drive

PUBLICATION OF:

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING TITLE 7, CHAPTERS 74 AND 75, VARIOUS SCHEDULES (METRA STATION DRIVE)

ADOPTED: JULY 14, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JULY 15, 2026

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING TITLE 7, CHAPTERS 74 AND 75, VARIOIUS SCHEDULES (METRA STATION DRIVE)

WHEREAS, the Transportation Department recommended to the Transportation Committee amending the Code of Ordinances for Metra Station Drive in regards to Two Way Stop Intersections, Turns Prohibited, Speed Limits [25 mph], and No Parking Any Time; and

WHEREAS, the Village President and Board of Trustees of the Village of Schaumburg have determined that said amendment is in the best interest of the Village.

BE IT ORDAINED by the President and Board of Trustees of the Village of Schaumburg, Cook County, Illinois, as follows:

SECTION ONE: That Title 7, Chapter 74, Section 74.01, Schedule I. Two Way Stop Intersections is hereby amended to add the following:

Metra Station Drive and Rodenburg Road (Metra Station Drive to stop).

SECTION TWO: That Title 7, Chapter 74, Section 74.11, Schedule XI. Turns Prohibited is hereby amended to add the following:

Metra Station Drive. A left hand turn from westbound Metra Station Drive to the Schaumburg Metra commuter station parking lot, at any time.

SECTION THREE: That Title 7, Chapter 74, Section 74.13, Schedule XIII, (B). Speed Limits [25 mph] is hereby amended to add the following:

Metra Station Drive

SECTION FOUR: That Title 7, Chapter 75, Section 75.01, Schedule I. No Parking At Any Time is hereby amended to add the following:

Metra Station Drive**,** both sides.

SECTION FIVE: 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:

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Adopt an Ordinance Establishing Stop Control, Speed Limit, and Parking Restrictions for Cartwright Lane, Cartwright Court, Miller Way, Redlinger Road, and Scholten Drive (Summit Grove)
07/14/26
Village Board

Presenter: Rachel Applegate, Transportation Planner
Lead Department: Transportation

Executive Summary:

Introduction
Summit Grove is a newly constructed subdivision that includes 149 single family residential lots and a network of residential roadways that connects Summit Drive to the west with Plum Grove Road to the east. Approved as part of the subdivision, Nitti Development constructed the following roadways:

- Cartwright Court and Lane
- Kingsport Drive - east leg from Summit Drive
- Miller Way
- Redlinger Road
- Scholten Drive

The public roadway improvements were accepted by the Village Board on March 24, 2026. The proposed ordinance will establish the required parking restrictions and traffic regulations for these roadways. Staff has prepared an exhibit illustrating the existing posted signage conditions along with the proposed parking restriction for reference.

Proposed Traffic and Parking Regulations
Staff has reviewed the applicable traffic and parking regulations to ensure the newly established roadways are appropriately reflected in the village code. The ordinance establishes stop control regulations at the following locations:

- Redlinger Road stopping for Cartwright Lane
- Miller Way stopping for Redlinger Road
- Miller Way stopping for Scholten Drive
- Scholten Drive stopping for Redlinger Road
- Redlinger Road stopping for Plum Grove Road
- 3-Way Stop Control for Kingsport Drive, Scholten Drive, and Cartwright Lane

In response to a Customer Service Request separate from this proposed ordinance, the Transportation Department completed an all-way stop control engineering study at the intersection of Redlinger Road and Scholten Drive. The evaluation considered applicable factors outlined in the Manual on Uniform Traffic Control Devices (MUTCD), including crash history, sight distance, traffic volumes, and other operational and safety considerations. Based on the findings of the engineering study, staff has determined that additional stop control on Redlinger Road is not recommended at this time.

Additional regulations will include:

- On the following roadways, the overnight parking restriction will apply, and the posted speed limit will be 25 miles per hour:
  - Cartwright Court and Lane
  - Miller Way
  - Redlinger Road
  - Scholten Drive
- Parking will be prohibited on the north side of Scholten Drive from the eastern property line of 524 Scholten Drive to the western property line of 536 Scholten Drive to accommodate visibility for residents traveling to and from the private park.
- Parking will be prohibited on both sides of Kingsport Drive from Summit Drive to the intersection with Cartwright Lane and Scholten Drive.

Kingsport Drive west of Summit Drive already has established traffic regulations for speed limit and stop control in the Village Code. This existing code language also applies to Kingsport Drive east of Summit Drive. Staff is proposing a no parking restriction for the short segment of Kingsport Drive east of Summit Drive to maintain clear access. Upon approval, staff will work with the Engineering and Public Works Department to install the no parking signage.

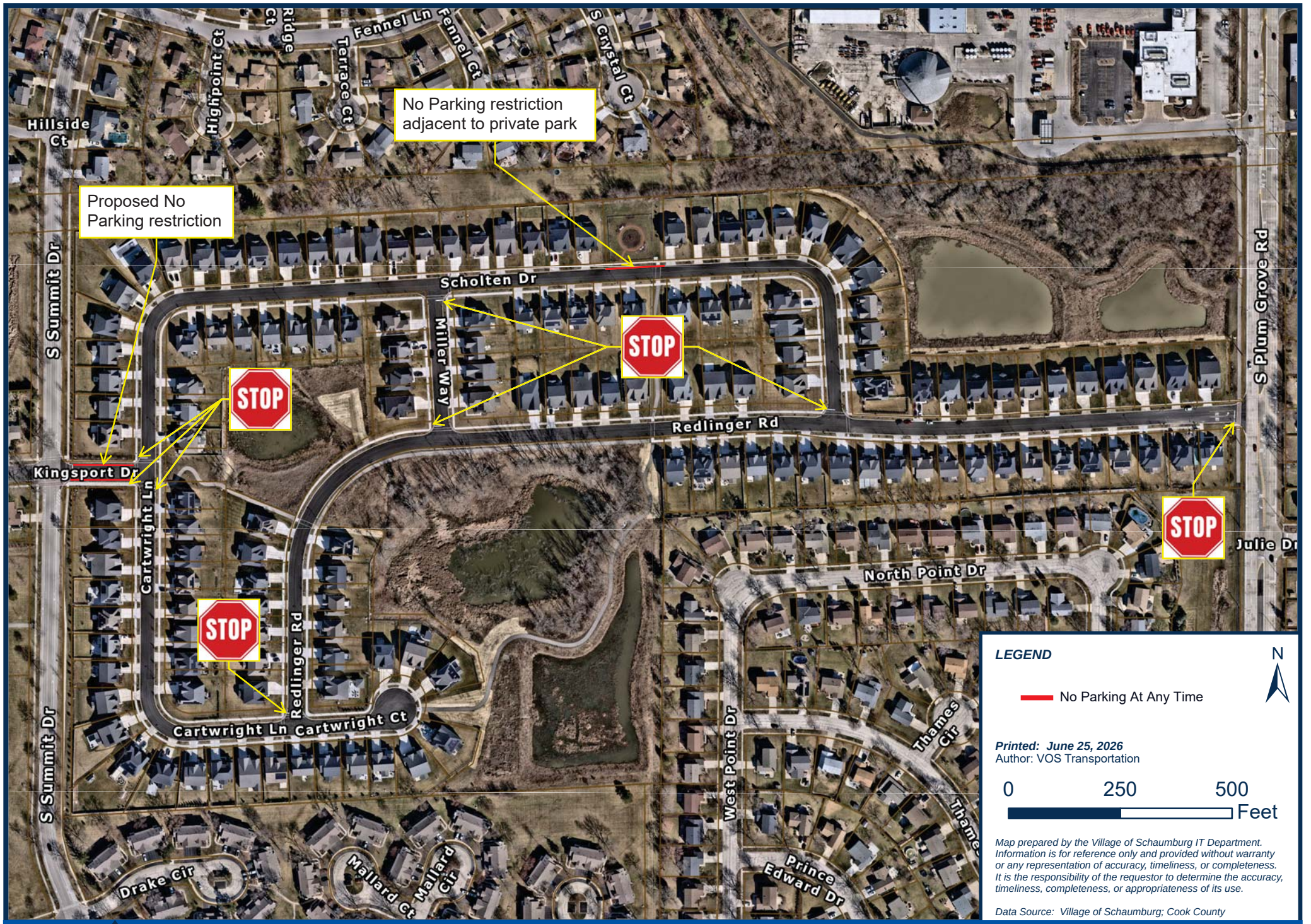
Recommendation
Staff is recommending that the Village Board adopt an ordinance amending the following sections of the Village of Schaumburg Code of Ordinances:

- Title 7, Chapter 74 - Schedule I - Two Way Stop Intersections
- Title 7, Chapter 74 - Schedule II - Three Way Stop Intersections
- Title 7, Chapter 74 - Schedule XIII (B) - Speed Limits [25 mph]
- Title 7, Chapter 75 - Schedule I - No Parking At Any Time

Recommended Action:

The Village Manager recommends the Village Board adopt an Ordinance amending Title 7, Chapters 74 and 75, Various Schedules (Cartwright Lane, Cartwright Court, Miller Way, Redlinger Road, and Scholten Drive).

ATTACHMENTS:
- Summit Grove Exhibit
- Schaumburg ORD No 26-XXX Summit Grove



Summit Grove Subdivision

PUBLICATION OF:

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING TITLE 7, CHAPTERS 74 AND 75, VARIOUS SCHEDULES (CARTWRIGHT LANE, CARTWRIGHT COURT, MILLER WAY, REDLINGER ROAD, AND SCHOLTEN DRIVE)

ADOPTED: JULY 14, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JULY 15, 2026

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING TITLE 7, CHAPTERS 74 AND 75, VARIOUS SCHEDULES (CARTWRIGHT LANE, CARTWRIGHT COURT, MILLER WAY, REDLINGER ROAD, AND SCHOLTEN DRIVE)

WHEREAS, the Transportation Department recommended to the Transportation Committee amending the Code of Ordinances for Summit Grove in regards to Two Way Stop Intersections, Three Way Stop Intersections, Speed Limits [25 mph], and No Parking At Any Time; and

WHEREAS, the Village President and Board of Trustees of the Village of Schaumburg have determined that said amendment is in the best interest of the Village.

BE IT ORDAINED by the President and Board of Trustees of the Village of Schaumburg, Cook County, Illinois, as follows:

SECTION ONE: That Title 7, Chapter 74, Section 74.01, Schedule I. Two Way Stop Intersections is hereby amended to add the following:

Cartwright Lane and Redlinger Road (Redlinger Road to stop).
Miller Way and Redlinger Road (Miller Way to stop).
Miller Way and Scholten Drive (Miller Way to stop).
Redlinger Road and Scholten Drive (Scholten Drive to stop).
Plum Grove Road and Redlinger Road (Redlinger Road to stop).

SECTION TWO: That Title 7, Chapter 74, Section 74.02, Schedule II. Three Way Stop Intersections is hereby amended to add the following:

Kingsport Drive, Scholten Drive, and Cartwright Lane.

SECTION THREE: That Title 7, Chapter 74, Section 74.13, Schedule XIII, (B). Speed Limits [25 mph] is hereby amended to add the following:

Cartwright Court
Cartwright Lane
Miller Way
Redlinger Road
Scholten Drive

SECTION FIVE: That Title 7, Chapter 75, Section 75.01, Schedule I. No Parking at Any Time is hereby amended to add the following:

Kingsport Drive, both sides, from Summit Drive to Cartwright Lane and Scholten Drive, for a distance of 85 feet.

Scholten Drive, north side, from the east property line of 524 Scholten Drive to the west property line of 536 Scholten Drive, for a distance of 130 feet.

SECTION SIX: 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:

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Execute an Agreement with GFT Infrastructure, Inc. for Phase I Preliminary Engineering Services for Rodenburg Road Improvements, Irving Park Road to Wise Road
07/14/26
Village Board

Presenter: Marisa Krawiec, AICP, Transportation Program Manager
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
4429010-7454, 27022 10-110	$350,000	$317,264

The budget status for this request is: Under Budget

Amount Under Budget: $32,736

Executive Summary:

Rodenburg Road, between Wise Road and Irving Park Road is classified as a minor collector. Rodenburg Road generally has a four-lane pavement cross-section with bike path provided intermittently on the east side of Rodenburg Road north of IL-390. There are four traffic signals within the project limits. The signals at the IL 390 frontage roads are owned and operated by the Village. At the northern terminus, the intersection of Wise Road and Rodenburg Road is controlled by a signalized intersection under the jurisdiction of the Cook County Department of Transportation and Highways (CCDOTH). At the southern terminus, the intersection of Irving Park Road and Rodenburg Road is controlled by a signalized intersection under IDOT's jurisdiction. The corridor also passes under IL-390, which will require coordination with the Illinois Tollway.

The Village is seeking to resurface the roadway and install an offstreet shared use path, which would complete the bike path gap between Irving Park Road and Morse Avenue. Phase I Preliminary Engineering was previously completed on this bike path extension in 2019; however, the project was not advanced after Phase I was completed. Signal improvements and the locations of mid-block multi-use path crossings will be evaluated as part of the scope of work. A public information meeting will be held to solicit public input on proposed alternatives.

Consultant Selection

Staff received proposals from twelve qualified consulting firms. Staff evaluated the proposals based on the qualifications of the project team, the firm's relevant experience, and the proposed project approach. Based on these evaluation criteria, staff recommends GFT Infrastructure, Inc. to complete Phase I Preliminary Engineering for the Rodenburg Road Improvements project. The GFT project

manager is the same project manager that led the Rodenburg Road Bike Path project in 2019. Transystems, who had previously completed work on other village projects, merged with Gannet Fleming in 2024 and became GFT.

GFT Infrastructure, Inc. submitted a scope and cost proposal in the amount of $317,264 for Phase I Preliminary Engineering for Rodenburg Road Improvements. A detailed scope and breakdown of the costs is attached. The village budgeted a total of $350,000 for this project in FY27. Based on the attached cost proposal, this phase of the project would be $32,736 under the budgeted amount of $350,000. Funds for Phase I of this project will be paid from the Vital Streets fund. Surface Transportation Program (STP) funds are programmed as contingency funds in 2029, and staff intends to re-apply for STP funds in the 2027 Call for Projects to seek active program funding.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager and Village Clerk to execute an agreement with GFT Infrastructure, Inc. of Schaumburg, IL for Phase I Preliminary Engineering Services for Rodenburg Road Improvements, Irving Park Road to Wise Road, in the amount of $317,264 and approve the required Resolution.

ATTACHMENTS:

- Resolution - Rodenburg Road Improvements.docx
- Rodenburg Professional Services Agreement.pdf
- Rodenburg Scope and Fee.pdf
- Evaluation Tabulation.docx

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH GFT INFRASTRUCTURE, INC. OF SCHAUMBURG, IL FOR PHASE I PRELIMINARY ENGINEERING SERVICES FOR RODENBURG ROAD IMPROVEMENTS, IRVING PARK ROAD TO WISE ROAD, IN THE AMOUNT OF $317,264

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg authorize the Village Manager and Village Clerk to execute a Professional Services Agreement with GFT Infrastructure, Inc. of Schaumburg, IL for Phase I Preliminary Engineering Services for Rodenburg Road Improvements; and

WHEREAS, the Transportation Committee, Transportation Department, Finance Department, and Legal have reviewed the Professional Services Agreement marked Attachment "A" attached hereto; and

WHEREAS, it would be in the best interest of the Village of Schaumburg to execute the Professional Services Agreement for Phase I Preliminary Engineering Services for Rodenburg Road Improvements.

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

SECTION ONE: That the Village Manager and Village Clerk are hereby authorized to execute the Professional services agreement with GFT Infrastructure, Inc. marked as Attachment "A" for Phase I Preliminary Engineering Services for Rodenburg Road Improvements.

SECTION TWO: That the Village Manager and Village Clerk are hereby authorized to sign any documents in furtherance of this Resolution.

SECTION THREE: That this Resolution shall be in full force and effect after passage and approval as required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG
PROFESSIONAL SERVICES AGREEMENT FOR

RODENBURG ROAD IMPROVEMENTS
IRVING PARK ROAD TO WISE ROAD

THIS AGREEMENT is dated as of the ___ day of _____, 20__ (***"Agreement"***) and is by and between the **VILLAGE OF SCHAUMBURG**, an Illinois municipal corporation (***"Village"***) and the Consultant identified in Subsection 1A below (***"Consultant"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in the Agreement, and pursuant to the Village's statutory powers, the parties agree as follows:

SECTION 1. CONSULTANT.

A. Engagement of Consultant. The Village desires to engage the Consultant identified below to provide all necessary professional consulting services and to perform the work in connection with the project identified below:

Consultant Firm Name: GFT Infrastructure, Inc.
Street Address: 1475 E. Woodfield Road, Suite 600
City, State, Zip: Schaumburg, IL 60173
Telephone: (847) 407- 5300
Email: mjsmith@gftinc.com

B. Project Description.

Phase I Preliminary Design Engineering for Rodenburg Road Improvements between Irving Park Road and Wise Road

C. Representations of Consultant. The Consultant has submitted to the Village a description of the services to be provided by the Consultant, a copy of which is attached as Exhibit 1 to this Agreement (***"Services"***). The Consultant represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the professional consulting services set forth in Exhibit 1 in a manner consistent with the Standard of Care herein .

D. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed $317,264, as outlined in Exhibit 1, including reimbursable expenses as identified in Exhibit 1, unless amended pursuant to Subsection 8A of this Agreement.

SECTION 2. SCOPE OF SERVICES.

A. Retention of the Consultant. The Village retains the Consultant to perform, and the Consultant agrees to perform, the Services.

B. Services. The Consultant shall provide the Services pursuant to the terms and conditions of this Agreement.

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties or on the date specified in Exhibit 1 (the ***"Commencement Date"***). The Consultant shall diligently and continuously prosecute the Services subject to the Standard of Care until the completion of the Services, but in no event later than 365 days after the date of the execution of this Agreement (***"Time of Performance"***). Consultant shall not be liable for failure of or delay in performing obligations set forth in this Agreement, and neither shall be deemed in breach of its obligations, if such failure or delay is due to natural disasters or any causes beyond Consultant's reasonable control.

D. Reporting. The Consultant shall regularly report to the Village, regarding the progress of the Services during the term of this Agreement.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

A. Agreement Amount. The total amount billed for the Proposal during the term of this Agreement shall not exceed the amount identified as the Agreement Amount in Subsection 1D of this Agreement, without the prior express written authorization of the Village.

B. Invoices and Payment. The Consultant shall be paid as provided in Exhibit 1. The Consultant shall submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit 1. The Village shall pay to the Consultant the amount billed within 30 days after its receipt and approval of such an invoice. If the Village objects to any portion of an invoice, the Village shall notify Consultant of the objection and the grounds, and the parties promptly shall make a good faith effort to settle the disputed portion of the invoice. The Village, in any event, shall pay every portion of the invoice that is not in dispute within the period for payment.

C. Records. The Consultant shall maintain records showing actual time devoted and costs incurred, and shall permit, upon reasonable notice and during regular business hours, the authorized representative of the Village to inspect and audit all data and records of the Consultant for work done under the Agreement. The records shall be made available to the Village at reasonable times during the Agreement period, and for three years after the termination of the Agreement.

D. Claim In Addition To Agreement Amount. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Village, the Consultant shall provide written notice to the Village of such claim within 7 days after occurrence of such action as provided by Subsection 8D of this Agreement, and no claim for additional compensation shall be valid unless made in accordance with this Subsection. Any changes in the Agreement Amount shall be valid only upon written amendment pursuant to Subsection 8A of this Agreement. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant shall proceed with all of the Services required to complete the Services under this Agreement as determined by the Village without interruption and shall have the right to submit a claim subject to the dispute resolution provisions of this Agreement.

E. Taxes, Benefits and Royalties. The Agreement Amount includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties,

or fees is hereby waived and released by Consultant.

F. Final Acceptance. The Services, or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed.

SECTION 4. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The Key Project Personnel identified in Exhibit 1 shall be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel shall not be changed without the Village's prior written approval.

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The Consultant shall notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassigning, or resignation.

C. Approval and Use of Subcontractors. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by the Village in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by the Agreement. All Services performed under any subcontract shall be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in accordance with this Agreement and in a manner reasonably satisfactory to the Village, the Consultant shall promptly upon notice from the Village remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the amount contained in this Agreement or for a delay or extension of the Time of Performance as a result of any such removal or replacement.

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term ***"Confidential Information"*** shall mean information designated as "Confidential" in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement (***"Time of Disclosure"***); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a

publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence; or (v) to have been subsequently developed by the Consultant independently of any disclosure from the Village.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village unless required to perform the Services set forth in this Agreement or required by order of a court with competent jurisdiction or other government legal authority, but only to the extent required for Consultant to comply with the provisions of the order. The Consultant shall be permitted to disclose Confidential Information as necessary to its employees, subcontractors, agents, or representatives to fulfill the obligations required by this Agreement. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Consultant shall require its subcontractors to be bound by the confidentiality provisions of this Agreement and shall remain responsible for any breach of this Agreement by its subcontractors.

SECTION 6. STANDARD OF CARE; INDEMNIFICATION; INSURANCE.

A. Standard of Care. The Consultant represents that the Services shall be performed in accordance with the standards of professional practice, care, and diligence practiced by recognized consulting firms in Consultant's industry performing services of a similar nature under similar circumstances in the same locale in existence at the time of performance of this Agreement. The standard of care expressed shall be in addition to any other representations expressed in the Agreement, or expressed or implied by law, which are hereby reserved unto the Village.

B. Indemnification. The Consultant shall, without regard to the availability or unavailability of any insurance either of the Village or the Consultant, indemnify and save harmless, the Village, its officials, and its employees, against any and all damages, liabilities, losses, and authorized expenses, including reasonable attorneys' fees and administrative expenses recoverable under applicable law, to the extent caused by the Consultant's negligent acts or omissions or intentional misconduct in the performance of, or failure to perform, the Services or any part thereof, except to the extent caused by the negligence of the Village.

C. Insurance. Contemporaneous with the Consultant's execution of this Agreement, the Consultant shall provide certificates of insurance all with coverages and limits acceptable to the Village, and evidencing at least the minimum insurance coverages and limits as set forth in Exhibit 2 to this Agreement. But in no event shall any work begin without an insurance certificate or policy having been provided and approved by the Village. Such certificates shall be from companies with a general rating of A and a financial size category of Class X or better, in Best's Insurance Guide. Such certificates of insurance shall provide that no insurer change, adverse modification in, or cancellation of any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given to the Village. The Consultant shall, at all times during the term of this Agreement, maintain and keep in force, at the Consultant's expense, the insurance coverages provided above, including without limitation at all times to meet the Standard of Care requirements of Subsection 6(A) of this section.

D. No Personal Liability. Unless otherwise provided by law, no elected or appointed official or employee of the Village shall be personally liable, in law or in contract, to the Consultant as the result of the execution of this Agreement. Likewise, no claims or suits shall be made against

the employees of the Consultant as a result of the execution of this Agreement.

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

A. Relationship of the Parties. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing, in or done pursuant to this Agreement, shall be construed (i) to create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and Consultant; or (ii) to create any relationship between the Village and any subcontractor of the Consultant.

B. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge, (1) no Village employee or agent is interested in the business of the Consultant or this Agreement; (2) as of the date of this Agreement neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

C. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code, 720 ILCS 5/33E-1 *et seq.* The Consultant represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer as a result of such collusion, and this Agreement shall, at the Village's option, be null and void.

D. Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A) (4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A) (4).

E. Patriot Act Compliance. The Consultant represents and warrants to the *Village* that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Consultant further represents and warrants to the Village that the Consultant and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Consultant hereby agrees to defend, indemnify and hold harmless the Village, its corporate authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the representations and warranties in this subsection.

F. Termination. Notwithstanding any other provision hereof, the Village may terminate this Agreement at any time upon 15 days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as determined as provided in Exhibit 1. The Consultant may also terminate the Agreement in the event the Village fails to make payment for services rendered, but only after the Consultant has provided written notice to the Village of the lack of payment and allowed the Village 30 days to make payment or contest the payment or amount.

G. Term. The time of performance of this Agreement, unless terminated pursuant to the terms of this Agreement, shall expire on the date the Village determines that all of the Services under this Agreement are completed or upon final payment to Consultant. A determination of completion shall not constitute a waiver of any rights or claims which a party may have or thereafter acquire with respect to any breach hereof by the other party or any right of indemnification of the Village by the Consultant.

H. Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to make reasonable professional efforts to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable building and zoning statutes, ordinances, rules, and regulations, and the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C.§§ 12101 *et seq*., and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq*. Consultant shall also comply with all conditions of any federal, state, or local grant received by Village and made known to the Consultant with respect to this Agreement or the Services.

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body to the extent such fines or civil penalties are caused by Consultant's, or its subcontractors', failure to perform the Services or any part thereof in accordance with this Section 7(H).

I. Default. Subject to the Standard of Care, if it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that permits completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other material requirement of this Agreement (***"Event of Default"***), and fails to cure any such Event of Default within ten business days after the Consultant's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Cure by Consultant. The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement.

2. Termination of Agreement by Village. The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement.

3. Withholding of Payment by Village. The Village may withhold from any

payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of reasonable actions taken by the Village in response to any Event of Default by the Consultant provided such liability has been mutually agreed upon in writing or finally adjudicated by a court of competent jurisdiction.

J. No Additional Obligation. The Parties acknowledge and agree that the Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant or with any vendor solicited or recommended by the Consultant.

K. Village Board Authority. Notwithstanding any provision of this Agreement, any negotiations or agreements with, or representations by the Consultant to vendors shall be subject to the approval of the Village Board of Trustees. The Village shall not be liable to any vendor or other third party for any agreements made by the Consultant, purportedly on behalf of the Village, without the knowledge and approval of the Village Trustees.

L. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the work and with any other consultants engaged by the Village. Consultant shall be entitled to use and rely upon all such information provided by the Village in performing Consultant's services under this Agreement.

M. News Releases. The Consultant shall not issue any news releases or other public statements regarding the Services without prior approval from the Village

N. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, first prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement (***"Documents"***) shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village upon payment of all sums due and owing Consultant under the Agreement; provided, however, Consultant shall not be responsible for errors or omissions in Consultant's documents which are incomplete as a result of an early termination under this Agreement. Notwithstanding anything to the contrary herein, Consultant shall retain all common law, statutory, and other reserved rights including copyright in its pre-existing intellectual property, standard design elements, and architectural/engineering details that are neither unique to the Village nor related to the business of the Village, and the Village shall be granted a non-exclusive license to reproduce such design elements and details in conjunction with its use on the Project. Any use, reuse, or modification of the Documents or Consultant's pre-existing materials other than for the purposes of this Agreement without Consultant's prior review and written approval shall be at the Village's risk and Consultant shall not be liable for any such use, reuse, or modification.

O. GIS Data. ***[NOTE: Use this only if applicable]*** The Village has developed digital map information through Geographic Information Systems Technology (***"GIS Data"***) concerning the real property located within the Village. If requested to do so by the Consultant, the Village agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. Limited Access to GIS Data. The GIS Data provided by the Village shall

be limited to the scope of the Services that the Consultant is to provide for the Village;

2. Purpose of GIS Data. The Consultant shall limit its use of the GIS Data to its intended purpose of furtherance of the Services; and

3. Agreement with Respect to GIS Data. The Consultant does hereby acknowledge and agree that:

a. **Trade Secrets of the Village.** The GIS Data constitutes proprietary materials and trade secrets of the Village and, shall remain the property of the Village;

b. **Consent of Village Required.** Except as permitted in Section 5(B) herein, the Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village;

c. **Supply to Village.** At the request of the Village, the Consultant shall supply the Village with any and all information that may have been developed by the Consultant based on the GIS Data, subject to Section 7(N) herein;

d. **No Guarantee of Accuracy.** The Village makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant's intended use thereof; and

e. **Discontinuation of Use.** At such time as the Services have been completed in accordance with this Agreement to the reasonable satisfaction of the Village, the Consultant shall cease its use of the GIS Data for any purpose whatsoever; and, upon request and reasonable notice, an authorized representative of the Village shall be afforded sufficient access to the Consultant's premises to verify that all use of the GIS Data has been discontinued.

SECTION 8. GENERAL PROVISIONS.

A. Amendment. No amendment or modification to this Agreement shall be effective unless and until such amendment or modification is in writing, properly approved in accordance with applicable procedures, and executed.

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party; provided, however, either party may assign the Agreement, and all of its rights and obligations thereunder, to any company or other entity that acquires all or substantially all of its assets, or to its successor-in-interest in any merger or consolidation and will provide notice of such to the other party.

C. Binding Effect. The terms of this Agreement shall bind and inure to the benefit of the Parties hereto and their successors, and assigns.

D. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("e-mail"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b)

followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Schaumburg
101 Schaumburg Ct.
Schaumburg, Illinois 60193
Attention: Sidney Kenyon
E-mail: skenyon@schaumburg.com

Notices and communications to the Consultant shall be addressed to, and delivered at, the following address:

Consultant Firm Name: GFT Infrastructure, Inc.
Street Address: 1475 E Woodfield Road, Suite 600
City, State, Zip: Schaumburg, IL 60173
Attention: Matt Smith
Facsimile: _____
Email: mjsmith@gftinc.com

E. Third Party Beneficiary. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation other than the Consultant or the Village shall be made or be valid against the other party.

F. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

G. Time. Time is of the essence in the performance of this Agreement to the extent consistent with the Standard of Care.

H. Governing Laws/Dispute Resolution. This Agreement shall be interpreted according to the laws of the State of Illinois. The parties agree in good faith to attempt to resolve amicably, without litigation, any dispute arising out of or relating to this Agreement. If no agreement can be reached, the parties shall submit to mediation with a mutually agreed upon mediator. The location for mediation shall in Cook County. The costs of mediation shall be shared equally by the parties. In the event that any dispute cannot be resolved through direct discussions or mediation, then either party may submit the matter to the judicial system in Cook County, IL.

I. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the Village and the Consultant with respect to the Proposal and the Services.

J. Waiver. No waiver of any provision of this Agreement shall be deemed to or

constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

K. **Exhibit.** Exhibits 1 and 2, are attached hereto, and by this reference incorporated in and made a part of this Agreement. In the event of a conflict between the Exhibit and the text of this Agreement, the text of this Agreement shall control.

L. **Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

M. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

N. **Consequential Damages**. The Village and Consultant waive claims against each other for any consequential damages (including, but not limited to, lost profits, lost revenues, lost business opportunities, loss of use or equipment down time, and loss of or corruption to data) that may arise out of or relate to this Agreement, regardless of the theory under which such damages are sought, and even if either party has been advised of the possibility of such damage or loss.

[SIGNATURES FOLLOW]

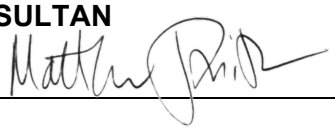
VILLAGE OF SCHAUMBURG

By: _____
Village Manager

ATTEST:

By: _____
Village Clerk

CONSULTAN

By: 

TITLE: Vice President

ATTEST:

By: 

TITLE: Vice President

EXHIBIT 1

SCOPE OF SERVICES

AGREEMENT AMOUNT

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

[INCLUDE HOURLY RATES, LUMP SUM AMOUNTS, REIMBURSABLE COSTS, SCHEDULE FOR LUMP SUM OR INSTALLMENT PAYMENTS, INVOICE FORMAT, ETC.]

[SHALL INCLUDE SCHEDULE]

EXHIBIT 2

INSURANCE COVERAGES

A. Worker's Compensation and Employer's Liability with limits not less than:

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

Such insurance shall evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, borrowed or rented.

All employees shall be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

$1,000,000 Bodily Injury and Property Damage $2,000,000 Aggregate

Coverages shall include:

- Broad Form Property Damage Endorsement
- Broad Form Contractual Liability (must expressly cover the indemnity provisions of the Contract)

D. Umbrella Policy or Excess liability Insurance with a limit of liability of not less than $2,000,000.

The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance, except professional liability, on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

E. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per claim/$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out deviation from the professional standard of care set forth in the Agreement. If the policy is a claims made policy, it shall remain in effect for three (3) years after the work has been completed.

F. Village as Additional Insured. Village shall be named as an Additional Insured on all policies except for:

Worker's Compensation

Professional Liability

Each such additional Insured endorsement shall identify Village as follows: Village of Schaumburg, including its Board members and elected and appointed officials, its officers, and employees.

G. Other Parties as Additional Insureds. In addition to Village, the following parties shall be named as additional insured on the following policies:

Additional Insured	Policy or Policies
_____	_____
_____	_____

The Consultant will provide certificates of insurance evidencing the types and limits of insurance specified. The certificates of insurance will specifically address each of the requirements noted. All insurance noted is primary and in no event will be considered contributory to any insurance purchased by the Village.

The same full insurance coverage provided to the named insured, whether it is the Consultant or a sub-contractor, shall be provided to the Village without any limitations or endorsements that might limit or exclude coverage.

Any and all deductibles or other forms of retention are the responsibility of the Consultant. All deductibles or other forms of retention are subject to the approval of the Village. Consultant will disclose to the Village in writing the amounts of any deductible or self-insured retentions on the insurance required under this contract.

Consultant waives any right of subrogation it may have or later acquire against the Village.

The Consultant shall not allow any subcontractor to commence work on their subcontract until the same insurance has been obtained by the subcontractor. The Consultant and their subcontractor(s) shall maintain all insurance required for not less than one (1) year after completion of this contract except professional liability which shall be for three (3) years.

Phase I Scope of Services
Rodenburg Road Improvements
(Irving Park Road to Wise Road)
Village of Schaumburg

June 9, 2026

The Village of Schaumburg has initiated a Phase I engineering study to evaluate the resurfacing of Rodenburg Road from Irving Park Road to Wise Road, which includes evaluation of a multiuse path. This corridor serves as an important north-south connection within the Village and includes aging infrastructure as well as pedestrian connectivity gaps. The project will evaluate roadway, pedestrian, and intersection improvements that enhance safety, mobility, and accessibility while maintaining efficient traffic operations and minimizing impacts to adjacent properties.

The Phase I study will establish a preferred alternative suitable for state/federal funding and will position the Village to advance into detailed design once design approval is received from IDOT BLRS. The study will be completed in coordination with IDOT, Cook County, and key stakeholders to ensure the recommended improvements align with agency expectations and community goals.

Anticipated Schedule

It is anticipated that notice-to-proceed will be issued by the Village in June 2026, the Draft Phase I Project Report will be completed in Spring 2027, and IDOT design approval will be obtained in approximately 18 months (December 2027).

Summary of Scope of Services

Federal funds (STP-L) are anticipated for construction and construction engineering services, while Phase I and II engineering will be funded locally. Consequently, GFT will provide Phase I engineering services consistent with IDOT BLRS requirements in order to receive design approval from IDOT.

The scope includes data collection, survey and base mapping, alternatives development, environmental documentation, public and stakeholder involvement, and preparation of the Phase I Project Development Report (PDR). The Phase I study will focus on developing a practical, implementable solution that balances safety, cost, and constructability while receiving community support.

Task 1 – Data Collection & Utility Coordination

GFT will collect and review available data necessary to support the Phase I studies and Project Development Report (PDR).

Services include:

- Review previously approved Phase I report for the planned path improvements
- Inventory of existing roadway geometry, pavement, drainage, utilities, traffic control, pedestrian facilities, land use, and environmental features
- Review available record drawings and GIS data
- Field visit to verify key constraints and operational characteristics
- Submit JULIE Design Ticket
    - Send out initial letters to utility companies
- Identify preliminary utility conflicts
    - Organize in a conflict matrix with utility contact information

Task 2 – Topographic and Boundary Survey

Topographic and utility survey will be completed by Jorgensen & Associates, **refer to their detailed scope of services (attached)**. The project corridor is along Rodenburg Road from Irving Park Road to Wise Road. At Irving Park Road, the survey will include the entire intersection. At Wise Road the survey will include the south side of the intersection only.

The limits, generally will be to 10 feet beyond the existing right-of-way (ROW) line on both sides and extending to 20 feet beyond the existing ROW line at driveways and side streets. At frontage roads the limits will extend to the radius returns. Underneath the IL 390 bridges the limits will extend to the top of the slope walls.

The topographic survey will include structures, ground shots, roadway shots, drainage and utilities, street lighting, sidewalks (including all ADA ramps/pads), vegetation, trees with diameter at breast-height, curb and gutters, and all other pertinent items within the project corridor. All storm, sanitary and water structures will include invert information.

Establish horizontal and vertical control based on NGS geodetic survey monuments (if available) and using G.P.S. survey methods. The project control will be based on NAD 83 (2011 adjustment) and NAVD 88 datums. Horizontal control will be tied and benchmarks will be located and described.

Task 3 – Geotechnical Investigation

Geotechnical investigation will be completed by Terracon, **refer to their detailed scope of services (attached)**. Services will include pavement cores and soil borings at the proposed retaining wall locations with a corresponding report including pavement depths and foundation recommendations.

Task 4 – Drainage Studies

GFT will evaluate existing drainage conditions and develop preliminary drainage concepts to support alternatives development and identify conflicts with utilities and roadway improvements.

Services Include:

- Identify localized drainage deficiencies through discussion with the Village
- Evaluate the condition of existing drainage structures
- Review storm sewer extension near First Student entrance
- Evaluate impacts of proposed path, ramp/driveway upgrades, and retaining wall improvements
- Prepare preliminary drainage exhibit

Exclusions:

- Detention improvements not anticipated
- Detailed hydraulic modeling not included
- No floodplain/floodway impacts anticipated
- Based on initial review of the scope of improvements, an MWRD Permit is not anticipated

Task 5 – Traffic & Safety Analysis

GFT will complete a traffic and safety analysis for the project corridor.

Services Include:

- Traffic Operations Analysis at Rodenburg Road and Irving Park Road.
    - 12-hour traffic counts will be obtained at the intersection, including bicycle and pedestrian movements.
    - Coordinate with IDOT to obtain signal timings.
    - Coordinate with CMAP to obtain 2050 Build traffic projections.
    - Develop existing and proposed (2050 Build) Design Hourly Volumes (DHVs).
    - Evaluate existing and 2050 Build traffic operations utilizing Synchro.

- Bike and Pedestrian Review
    - Replica data will be used to summarize bike and pedestrian activity along the corridor
    - A memo will summarize the bike/ped data from Replica, counts at Rodenburg/Irving Park Road, and field observations.
    - A crossing will be evaluated at Crest Avenue using IDOT's TRA-23 Guidelines for crossings at uncontrolled intersections. The crossing will include preliminary geometry and exhibits for 2 alternatives.
- Safety Analysis for the corridor
    - Collect crash data for the most recent available 5-year crash period for Rodenburg Road from Irving Park Road to Wise Road and request corresponding police reports. Review crash data, verify it with police reports, identify crash locations, summarize crashes in summary tables based on crash types and severity. Include roadway pavement and lighting conditions in crash review. Create collision diagrams for signalized intersections. Analyze crash patterns, identify potential causes, and recommend countermeasures.
    - Safety countermeasures will be considered during Alt analysis and summarized in the PDR.
- Prepare preliminary Maintenance of Traffic (MOT) plan with staged construction concepts.

Assumptions:

- Capacity analysis will be performed only for the Rodenburg/Irving Park Road Intersection since the stop bar locations and storage lengths are anticipated to be impacted. No other intersections with side streets or driveways or segments will be included in the capacity analysis.

Exclusions:

- Speed study is not included
- Lighting is located along the corridor, and a photometric analysis is not anticipated.

Task 6 – Alternatives Development & Corridor Design

GFT will develop and evaluate improvement alternatives consistent with the Village's goals and IDOT BLRS design guidelines. It is anticipated that the project will generally use path alignment and profile from the previously approved Phase I path study. The following will be completed in advance of the public information meeting.

The Alternative Analysis will include:

- Review existing geometrics and identify deficiencies (includes pavement cross-slopes and existing driveway grades)
- Develop shared-use path alignment refinements

- Evaluate path continuity and crossing locations
- Retaining wall concepts beneath IL 390
    - Wall type study with summary of costs for each alternative
    - Evaluate Wall Aesthetic Treatments
    - Draft Memo and TS&L for IDOT/Tollway review
    - Address review comments and secure retaining wall approval from IDOT/Tollway
- Evaluate roadway cross section and lane re-allocation (road diet) opportunities between Wise Road and I-390 westbound Frontage Road
    - Includes 2 alternatives (Landscaped Median vs. Pavement Striping)
    - **Assumed:** no curb line changes to avoid significant drainage modifications
- Identify preliminary ROW and tree impacts
- Preliminary ADA / PROWAG Feasibility Review
    - Identify and summarize non-compliant pedestrian facilities to be addressed as part of the preferred alternative. This includes a review of all existing sidewalks and curb ramps. This includes evaluating and planning for Accessible Pedestrian Signals (APS) at the proposed/upgraded signalized crossings (IL 19, Frontage, Wise Road).
- Prepare preliminary driveway layouts to support access management and constructability evaluation.
- Prepare 50-scale Plan-Plan Sheets along with typical sections for Village and public review. Alternatives will include:
    - Existing Typical Section with the Proposed Path
    - Road Diet Typical Section
- Develop Exhibits and Cost Estimates
    - Prepare concept-level exhibits for each alternative identifying potential impacts to adjacent properties, utilities, and right-of-way.
    - Develop planning-level construction cost estimate for each alternative.
- Prepare a technical memorandum summarizing a qualitative comparison of alternative benefits, impacts, constraints, and tradeoffs to support selection of a recommended preferred alternative to be presented to stakeholders and the public.

Task 7 – Preferred Alternative Refinement

Following Village, public, and stakeholder input, GFT will refine and document the selected preferred alternative for inclusion in the Project Development Report (PDR).

Services will include:

- Refine roadway geometry, pedestrian facilities, and multimodal elements associated with the preferred alternative.
- Identify anticipated right-of-way and easement impacts associated with the preferred alternative.
- Prepare an updated opinion of probable construction cost.
- Identify any required Design Exceptions for documentation within the PDR.
- Update the alternatives documentation to summarize public and stakeholder input, confirm the selected preferred alternative, and document final impacts and costs.
- Prepare updated concept-level plan and profile exhibits for the preferred alternative to be included in the PDR.
- Develop cross-sections for the preferred alternative at critical locations, including impacted driveways, to verify ROW impacts. The existing ROW will be established based on existing field survey and use of GIS ROW files provided by the Village. For locations where the new path alignment is proposed, title commitments will be ordered in Phase II to establish the existing property lines and actual ROW needs.

Task 8 – Environmental Documentation

Environmental services will be supported by GZA (Formerly Huff & Huff) to support Phase I documentation, refer to their detailed scope of services (attached).

Services include:

- Prepare prescreening for Environmental Survey Request (ESR)
- Prepare the ESR for IDOT
- Complete Preliminary Environmental Site Assessment (PESA), which will include preliminary special waste screening.
- Documentation of environmental constraints and permitting considerations.

Assumptions:

- No noise study due to a lack of realignment or roadway expansion
- A Preliminary Site Investigation (PSI) may be required in Phase II, pending the results of the PESA.

Task 9 – Public & Stakeholder Involvement

Due to the adjacent land uses and proposed scope, one public meeting is anticipated, where we will present the developed alternatives. GFT will provide two staff and the necessary meeting materials including sign-in sheets, exhibits, and comment forms. Work under this task includes preparation for the meeting, attendance, response to comments, and documentation of the proceedings in the Phase I Project Report.

The public information meeting is anticipated to be held at a public venue near the project corridor. **No room rental fees are included.** GFT will advertise the meeting in the newspaper (Daily Herald – Northwest Suburbs edition) in accordance with IDOT BLRS requirements.

Letters will be sent to impacted property owners. Letters will be prepared and sent by GFT. No additional stakeholder meetings are anticipated with property owners or businesses located along the corridor.

Services include:

- One Public Information Meeting
- Preparation of exhibits, presentation materials, sign-in sheets, and comment forms
- Documentation of comments and responses in the Phase I report

Assumptions:

- Meeting facilities to be provided by the Village

Task 10 – Agency Coordination

GFT will coordinate with relevant agencies throughout Phase I. Agendas, sign-ins, and minutes will be provided for each meeting. Exhibits will be provided when necessary.

Anticipated coordination includes:

- IDOT kickoff meeting (One meeting)
- FHWA/IDOT Coordination Meeting (One Meeting)

- Coordination with Agency Stakeholders including the Illinois Tollway, Cook County, and NWMC

Task 11 – Phase I Project Development Report

GFT will prepare the Phase I Project Development Report consistent with IDOT BLRS requirements.

Services include:

- Prepare draft PDR per BLR 22210, including exhibits, maps, and cross-sections.
- Prepare detailed Opinions of Probable Construction Cost for final improvements.
- Package and submit the report to IDOT and the Village.
- Address IDOT comments and resubmit to obtain final PDR approval from IDOT.

Task 12 – Funding Support

Phase I engineering is currently locally funded and it is anticipated that opportunities to obtain state or federal funding for future phases will be pursued.

Services include:

- Funding Strategy Development
    - Aligns the Phase I effort with ITEP and STP-L funding opportunities.
- ITEP application for the path scope in the Fall of 2026
- STP-L application in the Winter of 2027 for the roadway or path improvements

Task 13 – Project Management

GFT will provide overall project management throughout Phase I.

Services include:

- Schedule management
- Monthly Coordination Meetings
- Monthly progress reporting
- Coordination with Village staff
- Contract administration and invoicing
- Quality Review of alternative analysis tech memo and PDR

Key Assumptions

- The project will be processed as a State-Approved Categorical Exclusion (CE).
- Scope assumes one Public Information Meeting, one IDOT Kickoff Meeting, and one FHWA/IDOT Coordination Meeting.
- Existing right-of-way will be established based on available survey information, GIS data, and record documents. Detailed title commitments and acquisition plats are not included in Phase I engineering.
- Traffic capacity analysis is limited to the Rodenburg Road and Irving Park Road intersection and associated improvements anticipated to impact signal operations.
- Public Information Meeting facilities will be provided by the Village.

Exclusions

- No SUE investigations.
- No detailed drainage modeling. Detailed hydraulic analysis and design or modification of stormwater detention facilities are not anticipated.
- Compensatory storage calculations and grading plans are not anticipated.
- No noise study.
- No Phase II engineering or permitting.
- No land acquisition services.
- No detailed lighting or photometric analysis.
- No discretionary funding applications beyond the ITEP and STP-L assistance identified in this scope.

Rodenburg Road Improvements
Irving Park Road to Wise Road
Phase I
Village of Schaumburg
Workhour Summary

Task and Description		GFT Workhours	Jorgensen Workhours	Terracon Workhours	GZA Workhours
Task 1 – Data Collection & Utility Coordination					
a Review Approved PH I Report		4			
b Existing conditions inventory		16			
c Record drawings / GIS review		16			
d Field visit		8			
e JULIE design ticket		4			
Initial utility notifications		12			
f Utility conflict identification		16			
Utility conflict matrix		12			
	Subtotal:	**88**	**0**	**0**	**0**
Task 2 – Topo & Boundary Survey			466		
Topographic Survey		8			
	Subtotal:	**8**	**466**	**0**	**0**
Task 3 – Geotechnical Investigation				48	
Geotechnical Investigation and Report		4			
	Subtotal:	**4**	**0**	**48**	**0**
Task 4 – Drainage Studies					
a Identify localized drainage deficiencies through discussion with the Village		4			
b Evaluate the condition of existing drainage structures		16			
c Review culvert extension near First Student entrance		12			
d Evaluate impacts of proposed path, ramp/driveway upgrades, and retaining wall improvements		16			
e Prepare preliminary drainage exhibit		24			
	Subtotal:	**72**	**0**	**0**	**0**
Task 5 – Traffic & Safety Analysis					
a Traffic Operations Analysis at Rodenburg and Irving Park					
Traffic counts (12-hour / turning movements)		2			
Coordination with IDOT on signal timings		2			
Traffic projections (2050 / CMAP)		12			
Traffic operations analysis (Existing and Proposed)		40			
b Bike and Pedestrian Review					
Bike / pedestrian activity review (Replica)		8			
Bike / pedestrian memo		16			
Crest Avenue Crossing Analysis (TRA-23 and 2 Alts)		32			
c Safety Analysis for the corridor including Irving Park Road					
Request crash data and police reports		2			
Crash data review, verifying with police reports (5 years)		24			
Prepare crash summary table and collision diagrams		8			
Analyze crash patterns, identify potential causes, and recommend countermeasures		8			
d MOT & Staging					
Preliminary MOT concepts (Intersections and Road Diet, if applicable)		8			
Staging exhibits (2 Stages x 1 Sheets/Stage x 10 Hours/Sheet)		20			
	Subtotal:	**182**	**0**	**0**	**0**
Task 6 – Alternatives Development & Evaluation					
a Existing geometrics review & deficiency identification		8			
b Pedestrian accommodations, corridor-wide:					
Shared use path alignment and profile evaluation		16			
Evaluate path crossing locations		8			
c Retaining Wall Concepts at the I-390 Underpass					
Wall Type Study		40			
Evaluate Aesthetic Treatments		32			
Draft Memo and TS&L for Tollway Review		72			
Final Memo and TS&L for Tollway Approval		24			
d Road Diet Concepts (2 Alts with Exhibits)		32			
e ROW and Tree Impacts		12			
ADA / PROWAG feasibility review		12			
Preliminary driveway layouts (7 Driveways @ 2 hrs each)		14			
f Typical section development		8			
g Concept-level alternative exhibits (50 Scale Plan-Plan 2 concepts, 2 Shts/Concept, 16 Hours/Sht)		64			
h Planning-level cost estimates (2 Concepts)		30			
i Alternatives comparison memo		24			
	Subtotal:	**396**	**0**	**0**	**0**
Task 7 – Preferred Alternative Refinement					
a Preferred alternative refinement, pedestrian & multimodal refinement		24			
b ROW impact confirmation		12			
c Updated cost estimate		8			
d Design exception identification (2 design exceptions x 4 hrs/exception)		8			
e Update alternatives documentation		16			
f Update PNPs for the Preferred Alternative (2 shts x 8 Hours/sht)		16			
g Develop cross-sections for the Preferred Alternative (Approximately 40 sections x 0.5 hours/section)		20			
	Subtotal:	**104**	**0**	**0**	**0**

Rodenburg Road Improvements
Irving Park Road to Wise Road
Phase I
Village of Schaumburg
Workhour Summary

Task and Description		GFT Workhours	Jorgensen Workhours	Terracon Workhours	GZA Workhours
Task 8 – Environmental Documentation					
a Prescreening		8			
b Environmental Survey Request (ESR)		32			
c PESA		2			
d Special waste screening		2			
e Environmental constraints and permitting		2			
	Subtotal:	**46**	**0**	**0**	**0**
Task 9 – Public & Stakeholder Involvement					
a Public meeting attendance		12			
b Public meeting exhibits & materials		60			
c Public comment documentation		16			
d Public meeting documentation		8			
	Subtotal:	**96**	**0**	**0**	**0**
Task 10 – Agency Coordination					
a IDOT kickoff meeting		8			
b FHWA / IDOT coordination meeting		12			
c Agency coordination		32			
d CMAP		10			
	Subtotal:	**62**	**0**	**0**	**0**
Task 11 – Phase I Project Development Report					
a Draft PDR preparation (BLR 22210)		20			
b PDR exhibits & graphics		50			
c Cost estimate documentation		10			
d IDOT submittal packaging		8			
e IDOT comment responses		24			
f Final Design Approval support		8			
	Subtotal:	**120**	**0**	**0**	**0**
Task 12 – Funding Support					
a Funding strategy development		12			
b ITEP		24			
c STP-L		24			
	Subtotal:	**60**	**0**	**0**	**0**
Task 13 – Project Management/Administration and Client Coordination					
a Schedule tracking		12			
b Monthly progress reporting & Invoicing		36			
c Village coordination		24			
d QAQC of tech memo and PDR		8			
	Subtotal:	**80**	**0**	**0**	**0**
	Total:	**1,318**	**466**	**48**	**0**

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

FIXED RAISE

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Prime Consultant (Firm) Name	Prepared By	Date
GFT Infrastructure, Inc.	Matt Baldwin	5/22/2026

Consultant / Subconsultant Name	Job Number
GFT Infrastructure, Inc.	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	18	MONTHS	OVERHEAD RATE	145.43%
START DATE	6/5/2026		COMPLEXITY FACTOR	
RAISE DATE	4/4/2027		% OF RAISE	3.00%
END DATE	12/4/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	6/5/2026	4/4/2027	10	55.56%
1	4/5/2027	12/4/2027	8	45.78%

The total escalation = 1.33%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
GFT Infrastructure, Inc.	

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	**90.00**
ESCALATION FACTOR	**1.33%**

JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Engineer VII	$90.00	$90.00
Engineer VI	$90.00	$90.00
Engineer V	$84.92	$86.05
Engineer IV	$71.31	$72.26
Engineer III	$62.54	$63.37
Engineer II	$48.06	$48.70
Engineer I	$38.19	$38.70
Planner V	$86.61	$87.76
Planner IV	$74.00	$74.99
Planner III	$65.52	$66.39
Planner II	$49.60	$50.26
Planner I	$34.14	$34.60
Analyst IV	$75.09	$76.09
Analyst II	$38.82	$39.34
Designer IV	$67.75	$68.65
Designer II	$46.24	$46.86
Surveyor VI	$90.00	$90.00
Construction Services VII	$90.00	$90.00
Construction Services VI	$90.00	$90.00
Construction Services V	$86.93	$88.09
Construction Services IV	$72.80	$73.77
Construction Services III	$60.13	$60.93
Construction Services II	$49.55	$50.21
Construction Services I	$38.06	$38.57
Intern	$22.72	$23.02
Administrative III	$44.78	$45.38
Administrative II	$35.94	$36.42

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
GFT Infrastructure, Inc.	

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total (Payroll Only	Contribution to Prime Consultant
N/A		

Total	0.00	0.00

NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
GFT Infrastructure, Inc.	

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to federal maximum			$0.00
Lodging (per Federal GSA)	Actual Cost (Up to Federal rate maximum)			$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per Federal GSA)	Up to Federal rate maximum	100	$0.70	$70.00
Vehicle Owned or Leased (no mileage charge allowed)	$32.50/half day (4 hours or less) or $65/full day			$0.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)	1	$500.00	$500.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)	1	$500.00	$500.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)	2	$600.00	$1,200.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)	1	$500.00	$500.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)		$10,000.00	$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Title Commitments			$850.00	$0.00
Traffic Counts (Irving Park)		1	$1,500.00	$1,500.00
				$0.00
			TOTAL DIRECT COSTS:	**$4,270.00**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
GFT Infrastructure, Inc.

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 145.43%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	MANHOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Task 1 – Data Collection & Utilities		88	4,503	6,549	1,486		12,538	3.95%
Task 2 – Topo Survey		8	448	652	148		1,248	0.39%
Task 3 – Geotechnical Investigation		4	253	369	84		706	0.22%
Task 4 – Drainage Studies		72	4,132	6,010	1,364		11,506	3.63%
Task 5 – Traffic & Safety	1,500	182	11,238	16,343	3,709		32,790	10.34%
Task 6 – Alt Development		396	23,690	34,452	7,818		65,960	20.79%
Task 7 – Preferred Alternative		104	5,716	8,313	1,886		15,915	5.02%
Task 8 – Environmental Documents		46	2,475	3,599	817		6,891	2.17%
Task 9 – Public Involvement	1,770	96	5,801	8,437	1,914		17,922	5.65%
Task 10 – Agency Coordination	500	62	3,720	5,410	1,228		10,858	3.42%
Task 11 – Phase I PDR	500	120	6,629	9,640	2,187		18,956	5.97%
Task 12 – Funding Support		60	4,043	5,879	1,334		11,256	3.55%
Task 13 – Project Management		80	5,561	8,087	1,835		15,483	4.88%
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			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
Jorgensen			-	-	-	61,096	61,096	19.26%
Terracon			-	-	-	18,443	18,443	5.81%
GZA			-	-	-	15,696	15,696	4.95%
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Subconsultant DL					0.00			
TOTALS	4,270	1318	78,209	113,740	25,810	95,235	317,264	100.00%

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
GFT Infrastructure, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 3

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Task 1 – Data Collection & Utilities			Task 2 – Topo Survey			Task 3 – Geotechnical Investigation			Task 4 – Drainage Studies			Task 5 – Traffic & Safety		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer VII	90.00	0.0																	
Engineer VI	90.00	0.0																	
Engineer V	86.05	214.0	16.24%	13.97	6	6.82%	5.87							6	8.33%	7.17	40	21.98%	18.91
Engineer IV	72.26	68.0	5.16%	3.73										8	11.11%	8.03			
Engineer III	63.37	408.0	30.96%	19.62	20	22.73%	14.40	4	50.00%	31.69	4	100.00%	63.37	20	27.78%	17.60	60	32.97%	20.89
Engineer II	48.70	472.0	35.81%	17.44	32	36.36%	17.71	4	50.00%	24.35				30	41.67%	20.29	82	45.05%	21.94
Engineer I	38.70	156.0	11.84%	4.58	30	34.09%	13.19							8	11.11%	4.30			
Planner V	87.76	0.0																	
Planner IV	74.99	0.0																	
Planner III	66.39	0.0																	
Planner II	50.26	0.0																	
Planner I	34.60	0.0																	
Analyst IV	76.09	0.0																	
Analyst II	39.34	0.0																	
Designer IV	68.65	0.0																	
Designer II	46.86	0.0																	
Surveyor VI	90.00	0.0																	
Construction Services VII	90.00	0.0																	
Construction Services VI	90.00	0.0																	
Construction Services V	88.09	0.0																	
Construction Services IV	73.77	0.0																	
Construction Services III	60.93	0.0																	
Construction Services II	50.21	0.0																	
Construction Services I	38.57	0.0																	
Intern	23.02	0.0																	
Administrative III	45.38	0.0																	
Administrative II	36.42	0.0																	
TOTALS		1318.0	100%	$59.34	88.0	100.00%	$51.17	8.0	100%	$56.04	4.0	100%	$63.37	72.0	100%	$57.40	182.0	100%	$61.75

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
GFT Infrastructure, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Task 6 – Alt Development			Task 7 – Preferred Alternative			Task 8 – Environmental Documents			Task 9 – Public Involvement			Task 10 – Agency Coordination			Task 11 – Phase I PDR		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer VII	90.00																		
Engineer VI	90.00																		
Engineer V	86.05	40	10.10%	8.69	8	7.69%	6.62				24	25.00%	21.51	12	19.35%	16.66	16	13.33%	11.47
Engineer IV	72.26	60	15.15%	10.95															
Engineer III	63.37	132	33.33%	21.12	24	23.08%	14.62	16	34.78%	22.04	32	33.33%	21.12	24	38.71%	24.53	40	33.33%	21.12
Engineer II	48.70	120	30.30%	14.76	72	69.23%	33.72	30	65.22%	31.76	16	16.67%	8.12	16	25.81%	12.57	24	20.00%	9.74
Engineer I	38.70	44	11.11%	4.30							24	25.00%	9.67	10	16.13%	6.24	40	33.33%	12.90
Planner V	87.76																		
Planner IV	74.99																		
Planner III	66.39																		
Planner II	50.26																		
Planner I	34.60																		
Analyst IV	76.09																		
Analyst II	39.34																		
Designer IV	68.65																		
Designer II	46.86																		
Surveyor VI	90.00																		
Construction Services VII	90.00																		
Construction Services VI	90.00																		
Construction Services V	88.09																		
Construction Services IV	73.77																		
Construction Services III	60.93																		
Construction Services II	50.21																		
Construction Services I	38.57																		
Intern	23.02																		
Administrative III	45.38																		
Administrative II	36.42																		
TOTALS		396.0	100%	$59.82	104.0	100%	$54.96	46.0	100%	$53.80	96.0	100%	$60.43	62.0	100%	$60.00	120.0	100%	$55.24

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
GFT Infrastructure, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 3 **OF** 3

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Task 12 – Funding Support			Task 13 – Project Management														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer VII	90.00																		
Engineer VI	90.00																		
Engineer V	86.05	30	50.00%	43.03	32	40.00%	34.42												
Engineer IV	72.26																		
Engineer III	63.37				32	40.00%	25.35												
Engineer II	48.70	30	50.00%	24.35	16	20.00%	9.74												
Engineer I	38.70																		
Planner V	87.76																		
Planner IV	74.99																		
Planner III	66.39																		
Planner II	50.26																		
Planner I	34.60																		
Analyst IV	76.09																		
Analyst II	39.34																		
Designer IV	68.65																		
Designer II	46.86																		
Surveyor VI	90.00																		
Construction Services VII	90.00																		
Construction Services VI	90.00																		
Construction Services V	88.09																		
Construction Services IV	73.77																		
Construction Services III	60.93																		
Construction Services II	50.21																		
Construction Services I	38.57																		
Intern	23.02																		
Administrative III	45.38																		
Administrative II	36.42																		
TOTALS		60.0	100%	$67.38	80.0	100%	$69.51	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

JORGENSEN & ASSOCIATES, INC.
LAND SURVEYORS
Est. 1990

May 19, 2026

Mr. David W. Block, P.E.
Senior Project Manager
GFT Inc.
1475 E. Woodfield Road
Suite 600
Schaumburg, Illinois 60173

Re: Village of Schaumburg – Rodenburg Road Phase I Survey Proposal

Dear Mr. Block:

Enclosed please find our proposal to prepare a topographic survey and a boundary survey, to establish the existing right-of-way, for the referenced project. Our proposal is based on your emails on April 2nd and May 13th.

I would like to thank you for considering Jorgensen & Associates for this project. We look forward to continuing our working relationship with your firm. Should you have any questions, comments or require any further information concerning our proposal, please feel free to call me at (847)356-3371.

Respectfully submitted,
Jorgensen & Associates, Inc.

Kirk J. Ruter, P.L.S.

KJR/pt

Enclosures

E:\GFT\Schaumburg\Rodenburg Rd\Phase I\Letter

SCOPE OF SERVICES

Topographic Survey

The project corridor being along Rodenburg Road from Irving Park Road to Wise Road. At Irving Park Road, the survey will include the entire intersection. At Wise Road the survey will include the south side of the intersection only.

The limits, generally will be to 10 feet beyond the existing R.O.W. line on both sides and extending to 20 feet beyond the existing R.O.W. line at driveways and side streets. At frontage roads the limits will extend to the radius returns. Underneath the IL 390 bridges the limits will extend to the top of the slope walls.

The topographic survey will include structures, ground shots, roadway shots, drainage and utilities, street lighting, sidewalks (including all ADA ramps/pads), vegetation, trees with diameter at breast-height, curb and gutters, and all other pertinent items within the project corridor. All storm, sanitary and water structures will include invert information.

Establish horizontal and vertical control based on NGS geodetic survey monuments (if available) and using G.P.S. survey methods. The project control will be based on NAD 83 (2011 adjustment) and NAVD 88 datums. Horizontal control will be tied and benchmarks will be located and described.

Boundary Survey

Recovery and location of found property corners and other survey monumentation will be done in and around the project corridor in order to identify and compute the existing R.O.W. The R.O.W. linework will be incorporated in the topographic files.

Prepare Bentley Open Roads CAD base file of the survey.

Route: Rodenburg Road
Section: Irving Park Road to Wise Road
County: Cook
Job No.:

Exhibit "A"

Payroll Burden & Fringe Costs

	% of Direct Productive Payroll
Federal Insurance Contributions Act	11.96%
State Unemployment Compensation	0.32%
Federal Unemployment Compensation	0.13%
Workmen's Compensation Insurance	1.35%
Paid Holidays, Vacation, Sick Leave, Personal Leave	11.22%
Bonus	4.12%
401(K)	0.88%
Group Insurance	42.24%
Total Payroll Burden & Fringe Costs	72.22%

Route: Rodenburg Road
Section: Irving Park Road to Wise Road
County: Cook
Job No.:

Exhibit "B"

Overhead and Indirect Costs

	% of Direct Productive Payroll
Business Insurance	4.26%
Depreciation	4.22%
Indirect wages and salaries	43.10%
Office Expenses	1.18%
Office Supplies	2.59%
Dues & Subscriptions	0.54%
Computer Software	4.32%
Professional Fees	1.57%
Telephone	2.77%
Fees, license & dues	0.05%
Repairs and maintenance	2.30%
Business space rent	4.74%
Facilities - capital	0.33%
In-house mileage	-5.71%
Survey Supplies	0.80%
Automobile/travel expense	7.16%
Miscellaneous Expense	0.54%
State Income Tax	0.39%
Recruiting	1.05%
Postage	0.10%
Educational & Professional Registrations	0.26%
Tech	1.66%
Total Overhead	78.22%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Prime Consultant (Firm) Name	Prepared By	Date
GFT Inc.	Kirk J. Ruter	5/19/2026

Consultant / Subconsultant Name	Job Number
Jorgensen & Associates, Inc.	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	12	MONTHS	OVERHEAD RATE	150.44%
START DATE	5/19/2026		COMPLEXITY FACTOR	
RAISE DATE	6/1/2026		% OF RAISE	3.00%
END DATE	5/18/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	5/19/2026	6/1/2026	0	0.00%
1	6/2/2026	6/1/2027	12	103.00%

The total escalation = 3.00%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
Jorgensen & Associates, Inc.	

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	**90.00**
ESCALATION FACTOR	**3.00%**

JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Survey Party Chief, P.L.S.	$36.50	$37.60
Survey Party Chief	$30.25	$31.16
Instrument Operator	$21.00	$21.63
Cadd Supervisor	$38.25	$39.40

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
Jorgensen & Associates, Inc.	

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to federal maximum			$0.00
Lodging (per Federal GSA)	Actual Cost (Up to Federal rate maximum)			$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per Federal GSA)	Up to Federal rate maximum	3,712	$0.72	$2,672.64
Vehicle Owned or Leased (no mileage charge allowed)	$32.50/half day (4 hours or less) or $65/full day			$0.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost	18	$35.00	$630.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
				$0.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS:	**$3,302.64**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
Jorgensen & Associates, Inc.

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 150.44%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	MANHOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
(1) Field - Topographic Survey	2,673	512	13,514	20,330	4,459		40,976	67.07%
(2) Office - Compile Field Data	630	92	3,538	5,323	1,168		10,659	17.45%
(3) Office - Create Existing Topographic Base File		48	1,891	2,845	624		5,360	8.77%
(4) Office - Create T.I.N. & Contours		10	394	593	130		1,117	1.83%
(5) QC/QA		28	1,053	1,584	347		2,984	4.88%
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Subconsultant DL					0.00			
TOTALS	3,303	690	20,390	30,675	6,728	-	61,096	100.00%

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
Jorgensen & Associates, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			(1) Field - Topographic Survey			(2) Office - Compile Field Data			(3) Office - Create Existing Topographic Base File			(4) Office - Create T.I.N. & Contours			(5) QC/QA		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Survey Party Chief, P.L.S.	37.60	76.0	11.01%	4.14				48	52.17%	19.61							28	100.00%	37.60
Survey Party Chief	31.16	256.0	37.10%	11.56	256	50.00%	15.58												
Instrument Operator	21.63	256.0	37.10%	8.03	256	50.00%	10.82												
Cadd Supervisor	39.40	102.0	14.78%	5.82				44	47.83%	18.84	48	100.00%	39.40	10	100.00%	39.40			
		0.0																	
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TOTALS		690.0	100%	$29.55	512.0	100.00%	$26.39	92.0	100%	$38.46	48.0	100%	$39.40	10.0	100%	$39.40	28.0	100%	$37.60

Route: Rodenburg Road
Section: Irving Park Road to Wise Road
County: Cook
Job No.:

Manhour Breakdown
Topographic & Boundary Survey Estimate

Rodenburg Road ± 3,600' = ± 0.682 mile

Total Length ± 3,600' = ± 0.682 mile

1. Field – Topographic Survey

   a. Measure traverse, level circuit & G.P.S. survey
      24 hours x 2 men = 48 MH

   b. Search & locate existing R.O.W. lines
      112 hours x 2 men = 224 MH

   c. Locate existing topography & inverts
      120 hours x 2 men = 240 MH

   Sub-total Item #1 512 MH

2. Office - Compile Field Data

   a. Compute traverse, level circuit & G.P.S. survey
      8 hours x 1 man = 8 MH

   b. Edit & compile field data
      40 hours x 1 man = 40 MH

   c. Research records
      4 hours x 1 man = 4 MH

   d. Compute existing R.O.W. lines
      40 hours x 1 man = 40 MH

   Sub-total Item #2 92 MH

3. Office - Create Existing Topography Base File

   a. Layout and drafting
      48 hours x 1 man = 48 MH

4. Office - Create T.I.N. & Contours

   a. Compute contours
      10 hours x 1 man = 10 MH

5. QC/QA

   a. Check topographic survey
      24 hours x 1 man = 24 MH

   b. Check contours
      4 hours x 1 man = 4 MH

Sub-total Item #5	28 MH
Total All Items	690 MH

Route: Rodenburg Road
Section: Irving Park Road to Wise Road
County: Cook
Job No.:

Breakdown of
In House Direct Costs

Item

1. Field – Topographic Survey

    a. Trips to project site – 32 each
    ± 116 miles/trip x 32 trips = ± 3,712 miles
    ± 3,712 miles @ $0.72/mile = $ 2,672.64

2. Office – Compile Field Data

    a. Subdivisions and deeds = $ 630.00

Total All Items $ 3,302.64

1145 N. Main Street
Lombard, IL 60148
(630) 953-9928
Terracon.com

May 19, 2026

David Block P.E.
Senior Project Manager
GFT, Inc.
1475 E. Woodfield Road, Ste 600
Schaumburg, IL 60173-5440

Reference: Proposal for Geotechnical Engineering Services
Rodenburg Road Improvements
Schaumburg, Illinois
Terracon 1000003572

Dear Mr. Block,

Terracon Consultants, Inc. (Terracon) is pleased to present our proposal to provide geotechnical engineering services in support of the proposed Rodenburg Road Improvements project between Irving Park Road and Wise Road in Schaumburg, Illinois. Our understanding is that the project will primarily consist of roadway resurfacing and installation of a shared-use path between Irving Park Road and Morse Avenue. Engineering for the shared-use path segment was completed in 2019; however, the current project includes confirmation and refinement of that work, including an anticipated short retaining wall on the east side of Rodenburg Road beneath the two IL 390 bridges to accommodate the proposed shared-use path.

Rodenburg Road is understood to be under the Village's jurisdiction. The pavement cores and structure borings described herein are planned to be completed from Rodenburg Road within Village-controlled roadway limits. Therefore, permitting from the Cook County Department of Transportation and Highways, IDOT, or the Illinois Tollway is not anticipated for the proposed pavement coring or boring operations. If final exploration locations, access constraints, traffic control requirements, or agency review comments require work outside Village-controlled roadway limits or trigger additional agency requirements, Terracon can provide additional coordination, permitting support, or supplemental services under a separate authorization.

Based on GFT's requested scope and the approximately 3,500-foot project corridor, Terracon recommends an exploration program consisting of four full-depth pavement cores and two structure borings. Four pavement cores will provide more representative coverage of the corridor than three cores, at an approximate frequency of one core per 875 feet. The two structure borings, each planned to extend to a depth of 20 feet below ground surface, are considered suitable for Phase I-level geotechnical recommendations for the currently anticipated short retaining wall with a shallow foundation. Additional or deeper borings may be recommended if final wall geometry,

grades, footing elevations, surcharge loads, foundation type, or Illinois Tollway review requirements change.

1.0 SCOPE OF WORK

Terracon will retain a qualified drilling subcontractor to provide the equipment, labor, and materials necessary to obtain the pavement cores and structure borings. Tentative exploration locations are shown on the attached Boring Location Plan as four pavement core locations, PC-01 through PC-04, and two retaining wall borings, RWB-01 and RWB-02.

The pavement cores will be advanced full-depth through the existing pavement section. Recovered pavement cores will be measured, described for composition, and photographed. The pavement core holes will be patched with asphalt cold patch upon completion.

The structure borings will be extended to 20 feet below ground surface. Soil sampling will be performed at 2.5-foot intervals using split-spoon sampling methods. Groundwater levels will be observed during drilling and upon completion of drilling. Upon completion, the boreholes will be backfilled with soil cuttings and bentonite chips, and surface areas will be restored as appropriate for the existing conditions.

To accomplish the project objectives, Terracon expects to complete the following tasks:

1.1 Field Supervision

Before starting the field investigation, Terracon will coordinate the timing of the investigation with GFT and the Village. Terracon personnel will mark pavement core and boring locations in the field and will request utility locating through JULIE. A field geologist or engineer will observe drilling and coring activities, maintain field notes, receive and visually classify soil samples, and perform field strength testing on cohesive samples using Rimac and hand penetrometer equipment, as appropriate.

Terracon will document as-drilled boring and pavement core locations using GPS. Survey-grade elevations and final survey location data, if required, are assumed to be provided by GFT or others. Terracon's GPS locations and elevations are for reference only.

1.2 Laboratory Testing

After completion of the field investigation, representative soil samples will be transported to Terracon's laboratory in Lombard, Illinois, for testing. Laboratory testing is anticipated to include natural moisture content testing on selected samples and Atterberg limits and grain size distribution testing on select representative samples. The final laboratory testing program will be based on the materials encountered during drilling.

1.3 Geotechnical Engineering and Recommendations

Terracon will evaluate the field and laboratory data and develop geotechnical recommendations for the proposed retaining wall. The deliverable will be a Geotechnical Engineering Report that includes Terracon's findings, evaluations, and recommendations. The report will include boring

logs, laboratory test results, groundwater observations, pavement core photographs, and a summary of the pavement core investigation findings.

For the proposed retaining wall, the report will include Phase I-level geotechnical recommendations for shallow foundation support, including allowable bearing pressure, estimated settlement considerations, site preparation, earthwork, backfill and compaction, groundwater considerations, and construction considerations. The report will also provide geotechnical parameters for retaining wall design, such as recommended earth pressure parameters, as applicable based on the information available at this stage of design. If final wall design requirements change or if additional agency review requirements are identified, supplemental geotechnical evaluation may be required.

2.0 SCHEDULING

Terracon will start the project promptly upon authorization to proceed. The field schedule will be contingent upon utility clearance, traffic control coordination, and confirmation of access. We estimate that one working day will be necessary to complete the field investigation phase of the project.

Laboratory testing is anticipated to extend approximately two weeks after completion of the field investigation. The draft Geotechnical Engineering Report will be prepared approximately one week after laboratory testing is completed.

3.0 ESTIMATED COST

Terracon proposes to provide the services described herein in accordance with Terracon's standard terms and conditions. The estimated cost is presented in the attached fee schedule and is based on the scope and assumptions listed below. The fee schedule should reflect the revised scope of four full-depth pavement cores and two structure borings.

4.0 ASSUMPTIONS AND LIMITATIONS

- Rodenburg Road is under the Village's jurisdiction. The pavement cores and structure borings are planned to be completed from Rodenburg Road within Village-controlled roadway limits. Permitting with the Cook County Department of Transportation and Highways, IDOT, or the Illinois Tollway is not anticipated for the proposed pavement coring or boring operations.
- Traffic control will be required and is assumed to be limited to the traffic control necessary to complete the pavement cores and structure borings from Rodenburg Road during one field day. The field investigation is assumed to occur during restricted working hours of 9:00 AM to 4:00 PM.
- Permit-related or agency-required conditions, if imposed, such as work-hour restrictions beyond those assumed above, formal maintenance-of-traffic plans, police assistance, flagging, special insurance or bonding, agency permit fees, night or weekend work, or traffic control beyond the assumed one-day field effort, may affect schedule and cost and are not included unless specifically identified in the attached fee schedule.

- The two 20-foot structure borings are intended to support Phase I-level geotechnical recommendations for the currently anticipated short retaining wall with shallow foundation support. Additional or deeper borings may be recommended if the final wall height, alignment, grades, footing elevations, surcharge loads, foundation type, or Illinois Tollway review requirements change.
- Survey-grade boring and pavement core locations and elevations, if required for design, will be provided by GFT or others. Terracon's GPS locations and elevations are for reference only.
- Terracon will request public utility locating through JULIE. Private utility locating, utility potholing, and identification of non-JULIE utilities are not included unless specifically added to the final scope.
- Environmental services, waste characterization, CCDD/LPC-663 documentation, analytical testing for soil disposal, and other environmental services are excluded unless specifically added to the final scope.
- Structural design of the retaining wall, preparation of retaining wall plans, and detailed final design analyses beyond the Phase I-level geotechnical recommendations described herein are excluded unless specifically added to the final scope.

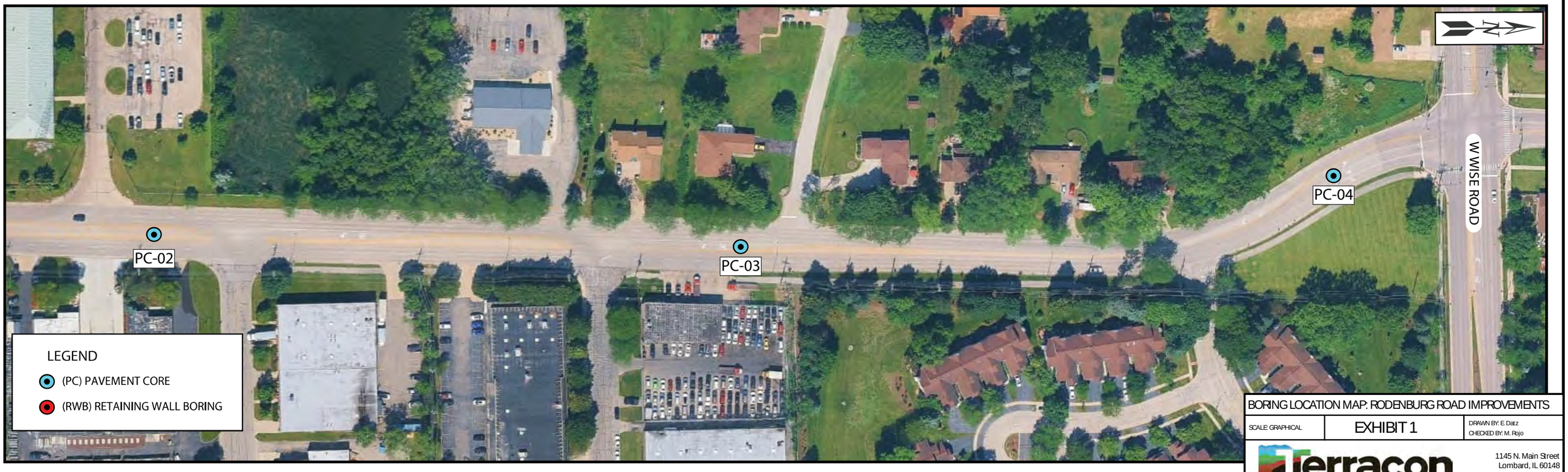
We appreciate the opportunity to present this proposal. If you have questions or require additional information, please contact us at (630) 953-9928.

Sincerely,

Eric Datz
Group Manager

Liviu Iordache, PG
Principal, Department Manager III





0 100 200 300 400 500 Feet

BORING LOCATION MAP: RODENBURG ROAD IMPROVEMENTS

SCALE: GRAPHICAL	EXHIBIT 1	DRAWN BY: E. Datz CHECKED BY: M. Rojo

Terracon

1145 N. Main Street
Lombard, IL 60148
www.wangeng.com

FOR GFT, INC.

205

10000033?2

GEOTECHNICAL SERVICES
UNIT PRICES
2026

Project: Rodenburg Road
Location: Schaumburg, IL
Client: GFT

Date: 05/19/2026
Terracon No.: 1000003572

Task Description	Units	Unit Price	Extended Cost
DRILLING, SAMPLING & INSITU TESTING			
Drilling Coordination, Utilities Clearance, Site Access, Permitting	1.0 Hours	$175.00 /Hour	$175.00
Mobilization (ATV mounted)	0	$2,000.00 /Each	$0.00
Stand-by Hourly Rate	0.0 Hours	$500.00 /Hour	$0.00
Drilling & Sampling - Hourly (SPT, Penetrometer, Rimac, Visual Classification Included)			
Two-man crew - normal working hrs - prevailing wage	5.0 Hours	$510.00 /Hour	$2,550.00
Two-man crew - overtime - prevailing wage	2.0 Hours	$580.00 /Hour	$1,160.00
Two-man crew - normal working hrs - union wage	0.0 Hours	$475.00 /Hour	$0.00
Two-man crew - overtime - union wage	0.0 Hours	$505.00 /Hour	$0.00
Hand Augering, Pavement/ Deck Coring & Testing			
Two-man crew - normal working hrs	3.0 Hours	$510.00 /Hour	$1,530.00
Two-man crew - overtime (2 hrs per day)	0.0 Hours	$580.00 /Hour	$0.00
Asbestos content testing on deck cores	0 Tests	$250.00 /Test	$0.00
Surveying of Boring Locations (Two-man crew)	0.0 Hours	$300.00 /Hour	$0.00
Monitoring Well or Inclinometer Installation			
2.0- or 4-inch monitoring wells			
Two-man crew - normal working hours	0.0 Hours	$510.00 /Hour	$0.00
Two-man crew - overtime (2 hours per day)	0.0 Hours	$580.00 /Hour	$0.00
Inclinometer casing installation			
Two-man drilling crew - normal working hours	0.0 Hours	$510.00 /Hour	$0.00
Two-man crew - overtime (2 hours per day)	0.0 Hours	$580.00 /Hour	$0.00
Other items - at cost			
55-gallon DOT containment drums	0.0 Drums	$100.00 /Drum	$0.00
Digital datalogger and barometer	0.0 Each	$1,850.00 /Each	$0.00
Well and Casing Materials	At Cost		$0.00
Other In-situ Tests			
Pressuremeter testing (8-hour/day)	0 Days	$2,800.00 /Day	$0.00
Vane shear	0 Tests	$325.00 /Test	$0.00
Dilatometer testing	At Cost		$0.00
Cone penetration testing (CPT/CPTu)	At Cost		$0.00
Photoionization detector (PID)	0 Days	$150.00 /Day	$0.00
Double ring infiltrometer test (ASTM D3385)	0 Tests	$1,500.00 /Test	$0.00
Single ring infiltrometer test (Chicago Stormwater Ordinance)	0 Tests	$1,000.00 /Test	$0.00
Boring Location Accessibility, Railroad Fees, State/County/Municipal Fees, Barge Drilling			
Private utility determination	At Cost		$0.00
Tree clearance	At Cost		$0.00
Guardrail removal and replacement	At Cost		$0.00
Dozer / equipment rental	At Cost		$0.00
UPRR and CN Railroad permitting	At Cost		$0.00
Railroad protective insurance	At Cost		$0.00
UPRR Railroad flagman	Days		$0.00
CN Railroad flagmen	Days		$0.00
State/municipal insurance and bonding	At Cost		$0.00
Pavement opening permit	At Cost		$0.00
			$5,415.00

1145 N Main Street
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630 953-9928

GEOTECHNICAL SERVICES
UNIT PRICES
2026

Project: Rodenburg Road
Location: Schaumburg, IL
Client: GFT

Date: 05/19/2026
Terracon No.: 1000003572

		Task Description	Units	Unit Price	Extended Cost
		LABORATORY TESTING			
T265	D2216	Water Content	16 Tests	$15.00 /Test	$240.00
--	D7263	Unit Weight (Density)	0 Tests	$50.00 /Test	$0.00
T100	D854	Specific Gravity	0 Tests	$95.00 /Test	$0.00
--	D4972	pH of Soil	0 Tests	$75.00 /Test	$0.00
T267	D2974	Organic Content by LOI	0 Tests	$80.00 /Test	$0.00
T194	--	Organic Content by Wet Combustion	0 Tests	$185.00 /Test	$0.00
Particle Size Distribution					
T88	D422	Sieve Analysis	0 Tests	$110.00 /Test	$0.00
T88	D422	Combined Sieve and Hydrometer	2 Tests	$180.00 /Test	$360.00
--	D1140	Percent Finer than No. 200 Sieve	0 Tests	$70.00 /Test	$0.00
Atterberg Limits					
T89, T90	D4318	Liquid and Plastic Limits	2 Tests	$110.00 /Test	$220.00
T92	D427	Shrinkage Factors	0 Tests	$135.00 /Test	$0.00
Classification of Soils					
--	D2488	Visual Manual	0 Samples	$25.00 /Sample	$0.00
--	D2487	Unified Soil Classification System	0 Samples	$285.00 /Sample	$0.00
M145	--	AASHTO Classification	0 Samples	$285.00 /Sample	$0.00
--	--	USDA Classification	0 Samples	$180.00 /Sample	$0.00
Soil Settlement, Swelling, and Collapse Potential					
T216	D2435	One-Dimensional Consolidation	0 Tests	$760.00 /Test	$0.00
--	D4546	One-Dimensional Swell	0 Tests	$740.00 /Test	$0.00
--	D5333	Collapse Potential	0 Tests	$410.00 /Test	$0.00
Shear Strength of Soil					
		Rimac Unconfined Compressive Strength	0 Tests	$25.00 /Test	$0.00
T208	D2166	Unconfined Compressive Strength	0 Tests	$120.00 /Test	$0.00
T236	D3080	Direct Shear of Soils (3 points)	0 Tests	$1,010.00 /Test	$0.00
T296	D2850	UU Triaxial Compression (3 points)	0 Tests	$470.00 /Test	$0.00
T297	D4767	CU Triaxial Compression (3 points)	0 Tests	$1,540.00 /Test	$0.00
T297	D4767	CD Triaxial Compression (3 points)	0 Tests	$1,540.00 /Test	$0.00
	D7012	Peak Uniaxial Compressive Strength of Rock Core	0 Tests	$260.00 /Test	$0.00
Laboratory Compaction Tests					
T99	D698	Moisture-Density of Soils (Standard Effort)	0 Tests	$280.00 /Test	$0.00
T180	D1557	Moisture-Density of Soils (Modified Effort)	0 Tests	$290.00 /Test	$0.00
T193	--	Illinois Bearing Ratio (2 points)	0 Tests	$1,110.00 /Test	$0.00
T193	D1883	California/Illinois Bearing Ratio (3 points)	0 Tests	$1,295.00 /Test	$0.00
Coefficient of Permeability					
T215	D2434	Hydraulic Conductivity (Constant Head)	0 Tests	$635.00 /Test	$0.00
--	D5084	Hydraulic Conductivity (Flexible Wall)	0 Tests	$665.00 /Test	$0.00
Additional Sample Preparation Procedures					
		Removal of Organic Matter	0 Samples	$125.00 /Sample	$0.00
		Extrusion & Preservation of Undisturbed Samples	0 Samples	$40.00 /Sample	$0.00
		Logging & Classification of Undisturbed Samples	0 Samples	$95.00 /Sample	$0.00
		Remolding and Trimming of Samples	0 Samples	$90.00 /Sample	$0.00
Planting Soil Mix Testing					
		Chemical Analyses & Mitigation Recommendations (300 g sample required)			
		pH, CEC, Soluble Salts, OM, P, K, Other Nutrients	0 Tests	$160.00 /Test	$0.00
		Residual Chemicals , Herbicides Full Screen	0 Tests	$860.00 /Test	$0.00
		Mechanical Analyses & Mitigation Recommendations (1,000 g sample required)			
T88	D422	Combined Sieve and Hydrometer	0 Tests	$175.00 /Test	$0.00
Analytical Laboratory Services - for CCDD (200% fee for 3-day turn-around rush orders)					
		pH Determination	0 No	$17.00 /Each	$0.00
		Volatile Organic Components (VOCs)	0 No	$127.00 /Each	$0.00
		SemiVOCs including PNA's	0 No	$253.00 /Each	$0.00
		PCBs	0 No	$88.00 /Each	$0.00
		TCL Metals (23)	0 No	$201.00 /Each	$0.00
		RCRA Total Metals (8)	0 No	$130.00 /Each	$0.00
		TCLP/SPLP Extraction	0 No	$70.00 /Each	$0.00
		TCLP/SPLP per each metal	0 No	$26.00 /Each	$0.00
		Herbicides	0 No	$253.00 /Each	$0.00
		Pesticides	0 No	$144.00 /Each	$0.00
Corrosion Testing					
		(Resistivity, Chlorides, pH, Redox, and Sulfates)	0 No	$405.00 /Each	$0.00
					$820.00

1145 N Main Street
Lombard, IL 60148
630 953-9928

GEOTECHNICAL SERVICES
UNIT PRICES
2026

Project: Rodenburg Road
Location: Schaumburg, IL
Client: GFT

Date: 05/19/2026
Terracon No.: 1000003572

	Task Description		Units		Unit Price		Extended Cost
	TRAFFIC CONTROL						
	Expressway (1/2 mile)						
	Shoulder Closure	0.0	No.		$975.00	/Each	$0.00
	One-lane Closure	0.0	No.		$3,300.00	/Each	$0.00
	Two-lane Closure	0.0	No.		$3,500.00	/Each	$0.00
	Three-lane Closure-Only Saturday	0.0	No.		$4,050.00	/Each	$0.00
	Ramp Closure (Exit-Entrance)	0.0	No.		$975.00	/Each	$0.00
	Additional 1/2 mile	0.0	No.		$100.00	/Each	$0.00
	Arterial (1/2 mile)						
	Shoulder Closure	0.0	No.		$900.00	/Each	$0.00
	One-lane Closure	0.0	No.		$1,000.00	/Each	$0.00
	Two-lane Closure	0.0	No.		$1,100.00	/Each	$0.00
	Detour	0.0	No.		$1,100.00	/Each	$0.00
	U-2	0.0	No.		$1,300.00	/Each	$0.00
	Standard #701421 (Over 45mph)	0.0	No.		$1,900.00	/Each	$0.00
	Impact Attenuator with Driver						
	Port-to-Port	10.0	Hours		$235.00	/Hour	$2,350.00
	Roadway Flagmen (two-man crew)						
	Port-to-Port	0.0	Hours		$280.00	/Hour	$0.00
							$2,350.00
Note:	Prices are for weekday only (Monday through Friday). Weekend rates (Saturdays and Sundays) are higher and will be provided per project						
	FIELD VEHICLES & MILEAGE						
	Field Vehicle						
	Field Vehicle Mileage (>100 Miles per Day)	0.0	Miles		$0.725	/Mile	$0.00
	Field Vehicle Daily (<100 Miles per Day)	3	Days		$90.00	/Day	$270.00
							$270.00
	OUT-OF-TOWN EXPENSES						
Per County	***Lodging***	0	Days		$110.00	/Day	$0.00
	Per Diem	0	Days		$68.00	/Day	$0.00
							$0.00
	ENGINEERING, REPORTING & MANAGEMENT						
	Desk Study, Site Access & Permitting						
	Senior Engineer	0.0	Hours		$260.66	/Hour	$0.00
	Project Engineer/Project Geologist	2.0	Hours		$197.15	/Hour	$394.30
	Administrative Assistant	2.0	Hours		$143.50	/Hour	$287.00
	Assistant Engineer/Assistant Geologist	0.0	Hours		$148.43	/Hour	$0.00
	Boring Layout, Utility Clearance Checks, Logging						
	Project Engineer/Project Geologist	4.0	Hours		$197.15	/Hour	$788.60
	Assistant Engineer/Assistant Geologist	8.0	Hours		$148.43	/Hour	$1,187.44
	Laboratory Testing						
	Project Engineer/Project Geologist	0.0	Hours		$197.15	/Hour	$0.00
	Laboratory Technician	0.0	Hours		$96.02	/Hour	$0.00
	Data Analyses & Engineering						
	Senior Engineer	1.0	Hours		$260.66	/Hour	$260.66
	Project Engineer/Project Geologist	10.0	Hours		$197.15	/Hour	$1,971.50
	Assistant Engineer/Assistant Geologist	0.0	Hours		$148.43	/Hour	$0.00
	Report Preparation						
	Senior Engineer	5.0	Hours		$260.66	/Hour	$1,303.30
	Project Engineer/Project Geologist	5.0	Hours		$197.15	/Hour	$985.75
	Assistant Engineer/Assistant Geologist	5.0	Hours		$148.43	/Hour	$742.15
	QC/QA Reviewer	2.0	Hours		$290.37	/Hour	$580.74
	Project Management						
	Principal in Charge	1.0	Hours		$303.88	/Hour	$303.88
	Project Manager	3.0	Hours		$260.66	/Hour	$781.98
							$9,587.30

1145 N Main Street
Lombard, IL 60148
630 953-9928

GEOTECHNICAL SERVICES
UNIT PRICES
2026

Project: Rodenburg Road
Location: Schaumburg, IL
Client: GFT

Date: 05/19/2026
Terracon No.: 1000003572

Task Description	Units	Unit Price	Extended Cost
SUMMARY			
DRILLING, SAMPLING & INSITU TESTING			$5,415.00
LABORATORY TESTING			$820.00
TRAFFIC CONTROL			$2,350.00
FIELD VEHICLES & MILEAGE			$270.00
OUT-OF-TOWN EXPENSES			$0.00
			$8,855.00
ENGINEERING, REPORTING & MANAGEMENT			
Principal in Charge	1.0 Hours	$303.88 /Hour	$303.88
Project Manager	3.0 Hours	$260.66 /Hour	$781.98
Senior Engineer	6.0 Hours	$260.66 /Hour	$1,563.96
Project Engineer/Project Geologist	21.0 Hours	$197.15 /Hour	$4,140.15
Assistant Engineer/Assistant Geologist	13.0 Hours	$148.43 /Hour	$1,929.59
Laboratory Technician	0.0 Hours	$96.02 /Hour	$0.00
Administrative Assistant	2.0 Hours	$143.50 /Hour	$287.00
QC/QA Reviewer	2.0 Hours	$290.37 /Hour	$580.74
	48.0		**$9,587.30**
		TOTAL	**$18,442.30**

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ECOLOGICAL
WATER
CONSTRUCTION MANAGEMENT

GZA Illinois, Inc.
1301 West 22nd Street
Suite 510
Oak Brook, IL 60523
T: 630-684-9100
F: 630-928-0709

WWW.GZA.COM

May 19, 2026

Mr. David Block, P.E.
Senior Project Manager
GFT Infrastructure, Inc.
222 South Riverside Plaza, Suite 610
Chicago, Illinois 60606

Via Email: dwblock@gftinc.com

Re: Phase I Environmental Services
Village of Schaumburg
Rodenburg Road Improvement Project
Irving Park Road (IL 19) to Wise Road
Village of Schaumburg, Cook County, Illinois
Proposal No. 81.P013025.27

Dear Mr. Block:

GZA Illinois, Inc., formerly Huff & Huff, Inc., (GZA) is pleased to submit this proposal to GFT Infrastructure, Inc. (GFT or Client) to conduct Phase I environmental services for the Rodenburg Road Improvement Project, which extends along Rodenburg Road between Irving Park Road (Illinois Route 19 [IL 19]) and Wise Road (~3,500-feet) within the Village of Schaumburg (Village), Cook County, Illinois.

GZA understands that the scope of proposed improvements shall primarily consist of roadway resurfacing and installation of an off street shared use path; this includes milling and resurfacing of the roadway pavement, rehabilitation of the existing path north of Morse Avenue, and construction of new path to complete the gap between IL 19 and Morse Avenue. The path extension previously completed preliminary engineering in 2019, though the Village did not advance the project independently after Phase I was completed. The scope of the project also includes but is not limited to the following elements: removal and replacement of any driveway aprons, concrete curbs and gutters and sidewalks, which are in subpar condition or do not meet current ADA and PROWAG standards; grading and restoration of any parkway areas to promote positive drainage; installation of roadway striping according to current MUTCD standards; coordination with necessary entities to design and construct the new bike path; installation of Accessible Pedestrian Signal (APS) push buttons at the intersections with the IL 390 frontage roads; and any other work as identified by the Village.

Client has requested professional environmental services including the completion of a Preliminary Environmental Site Assessment (PESA) as well as an aquatic resources delineation and associated report. This proposal presents our project approach, the scope of services, cost, and schedule for completing the project.

1. PROJECT BACKGROUND

Client indicates that the Phase I and II portions of the proposed project are anticipated to be completed utilizing local funding only, and only Phase III will be funded through the Illinois Department of Transportation (IDOT).

In preparing this proposal, GZA has made the following assumptions:

An Equal Opportunity Employer M/F/V/H

- The approximate project limits are those described by the Client within an email sent on May 13, 2026;
- GZA will complete field delineations within the project limits, plus estimate aquatic resources within 100 feet beyond the project limits as requirement per the Metropolitan Water Reclamation District of Greater Chicago Watershed Management Ordinance (WMO);
- Obtaining a jurisdictional determination (JD) and permits from the U.S. Army Corps of Engineers (USACE) is not included in this scope of services;
- Obtaining biological and cultural clearances for the proposed project is not included in this scope of services;
- Surveys for listed species and other species are not included within this scope of work; and
- Access to all areas within the project limits to conduct field investigations will be provided by Client.

2. SCOPE OF SERVICES

Task 1 – Preliminary Environmental Site Assessment (PESA)

A PESA will be completed for local roads' portions of the project corridor, and the process will follow general protocols contained within:

- A Manual for Conducting Preliminary Environmental Site Assessments for Illinois Department of Transportation (IDOT) Highway Projects (Erdmann et al., 2012).
- ASTM International (ASTM) standard 1527-21.
- Chapter 27-3 of the IDOT Bureau of Design and Environment (BDE) (December 2019) Manual. The IDOT BDE Manual was published in September 2012 and Revised August 2023.
- IDOT Bureau of Local Roads and Streets (BLRS) Manual, Chapter 20-12, Special Waste, July 2013.
- Public Act 96-1416.
- Clean Construction or Demolition Debris Fill Operations (CCDD) and Uncontaminated Soil Fill Operations: Amendments to 35 Illinois Administrative Code 1100. Effective on August 27, 2012.

A. Historical Research

The site's historical land use/ownership record will be developed from standard historical sources. Historic aerial photographs will be reviewed to identify land use over time and potential areas of environmental concern, such as areas of surface disturbance and outside storage.

B. Site Evaluation

Current environmental features and conditions of sites adjacent to the right-of-way/project area will be evaluated. A site walkover of potential right-of-way/project areas designated for excavation and/or acquisition will be conducted for first-hand evaluation of current environmental conditions within the project limits. All of the features and conditions listed above will be investigated and as appropriate, documented in photographs. The land-use and housekeeping practices of adjacent properties also will be evaluated in accordance with ASTM protocols.

C. Records Review

A records review will be conducted to determine potential environmental concerns within the study area. It will include a search of standard state and federal environmental record databases in accordance with the specifications of ASTM standards. This search is based on the outline of the study area. Specifically, GZA will search each database to identify any potential sources requiring further investigation. As appropriate, Freedom of Information Act (FOIA) requests will be filed with the IEPA to obtain additional data pertaining to identified sites.

D. Report Preparation

One report summarizing the results of the evaluation will be prepared, including the following information:

a) The project location and description
b) Historical uses of corridor.
c) The area geology and hydrology.
d) The environmental status of sites adjacent to the corridor regarding chemical use and storage, underground and aboveground storage tanks, solid waste, special waste, and hazardous waste, and PCBs.
e) An analysis of the site inspection.
f) A summary of the findings regarding environmental concerns. This will include IDOT's BDE Manual Chapter 27-3, Special Waste Procedures, and identification of Potentially Impacted Properties (PIPs) per Subpart F, Section 1100, 35 IAC, related to Clean Construction or Demolition Debris management.

Task 2 – Aquatic Resources Delineation

GZA understands that regulated wetlands are located within and adjacent to the project limits. GZA proposes to conduct an aquatic resources delineation for areas within and immediately adjacent to the project limits in accordance with:

- The USACE *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)*, (Supplemental Wetland Manual);
- The *USACE National Ordinary High Water Mark Field Delineation Manual for Rivers and Streams, Final Version*.
- The March 14, 2026, edition of the USACE Chicago District, Nationwide Permit (NWP) Program; and
- The MWRD Watershed Management Ordinance (WMO), as amended January 9, 2025.

A. Off-site Record/Document Review

The assessment includes an off-site records and document review, followed by a field delineation to identify formal aquatic resources (wetland, waterway/surface waters, and constructed features) boundaries. The following records/documents will be reviewed prior to conducting the field investigation, as required by the Chicago District USACE for delineations completed within the Chicago District. Soils information will be reviewed to determine the soil types encountered during the delineation procedures.

- Current and Historical Aerial Photographs;
- U.S. Geological Survey (USGS) Topographic Maps;
- Natural Resources Conservation Service (NRCS), Soil Survey of Cook County;
- Hydric Soils of the United States;
- U.S. Fish and Wildlife Service (USFWS), National Wetlands Inventory (NWI) Maps;
- Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps (FIRM);
- USGS Hydrologic Atlases;
- USGS Stream Stats, if applicable;
- Illinois Environmental Protection Agency (IEPA) Illinois Integrated Water Quality Report and Section 303(d) List;
- Illinois Department of Natural Resources (IDNR) Biological Stream Characterization (BSC) Study Report and Data;
- Illinois Coastal Zone Management Areas;
- U.S. Drought Monitor and other climate data;
- U.S. Fish and Wildlife Service (USFWS) federally endangered rusty patched bumblebee (*Bombus affinis*) High and Low Potential Zone data; and
- U.S. Fish and Wildlife Service (USFWS) federally endangered Hine's emerald dragonfly (*Somatochlora hineana*) critical habitat unit data.

Actively farmed agricultural land is not present within the project limits. Therefore, a farmed wetland determination (FWD) is not included in this scope of services.

B. <u>On-site Investigation (Field Inventory)</u>

GZA proposes to conduct on-site investigations of potential aquatic resources (wetland, waterway/surface waters, and constructed features) within and immediately adjacent to the project limits. Wetland delineation field investigation activities include on-site testing for the presence of hydric soils, hydrophytic vegetation, and persistent hydrology. A floristic quality assessment (FQA) will be conducted for each identified wetland. Functions of wetlands based on field observations will also be evaluated during the on-site investigation. The identification of "High Quality" Wetlands as defined by the MWRD WMO will also be completed. Surface waters/waterways field investigation activities include on-site analyses to determine the Ordinary High Water Mark (OHWM) and document characteristics of the surface waters/waterway, as required by the USACE. During the field investigation, constructed stormwater features, such as roadside drainageways, retention ponds, and detention ponds, will also be delineated. Time under this task also includes an assessment of wetland buffers and riparian environment buffers as defined by the MWRD, if present, to meet MWRD WMO standards.

The aquatic resources perimeters within the project limits will be surveyed by GZA using a Global Positioning System (GPS) unit. Aquatic resources identified outside of and adjacent to the project limits will be estimated. GZA will provide a CAD file and Shapefiles for the formal aquatic resources boundaries identified on the subject property to the Client.

The fieldwork will be completed within the USACE Chicago District growing season for Cook County (April 11 to October 25). Delineations conducted outside this period may be considered preliminary and insufficient for permitting purposes. This task assumes access will be provided to GZA to conduct field work within the project limits as coordinated with the Client.

Task 3 – <u>Aquatic Resources Report</u>

Upon completion of Task 2, an Aquatic Resources Delineation Report will be prepared summarizing the findings of the off-site record/document review and the on-site investigation. This report will be submitted to the Client as a PDF only. The Shapefiles of the aquatic resources boundaries as surveyed in the field will also be provided to the Client via email. Specific items to be included in the report are as follows:

- Map showing the location, limits, and aquatic resources boundaries within the project limits;
- Aerial photography depicting the appropriate limits of the delineated aquatic resources;
- USACE data sheets with FQAs, as required;
- Color photos of the wetlands and the data points; and
- Written description of aquatic resources, wetland buffers, and riparian environments functional classification.

The aquatic resources boundary map will be derived from the GPS survey of these features. Shapefiles for the surveyed areas will be provided to the Client digitally. The wetland, waterway, and constructed stormwater feature layers will be separated for use by the Client for the construction drawings.

Task 4 – Project Administration and Safety

Time under this task includes project administration and management activities that include cost and schedule tracking, coordination with the Client on authorized activities, memo production, and other in-house management activities. This task includes preparing a Health and Safety Plan as appropriate for the project and tasks.

Task 5 – QA/QC

Time under this task includes QA/QC time for the reports and permit as described above.

2. LEVEL OF EFFORT AND SCHEDULE

The estimate for this Scope of Services is presented by task in the table below. Costs will be invoiced on a time and materials basis up to the costs listed below.

Task	Costs
Task 1 – PESA	$6,775.00
Task 2 – Aquatic Resources Delineation	$1,160.00
Task 3 – Aquatic Resources Report	$4,250.00
Task 4 – Project Administration and Safety	$1,186.00
Task 5 – QA/QC	$2,325.00
TOTAL	**$15,696.00**

The PESA work will commence within 10 business days of the notice to proceed from Client, with a target completion date of ten (10) weeks from the date of approval. The project schedule will be coordinated with the Client for the completion of the PESA. The wetland delineation work will be completed during the 2026 growing season, between April 25 and October 19, and anticipate completion of the Wetland Delineation Report within six weeks of completion of the field work.

3. TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

CONDITIONS OF ENGAGEMENT

The conditions of engagement are described in the attached Terms and Conditions for Professional Services (**Attachment 1)**. GZA's reports will be prepared on behalf of and for the exclusive use of Client. Client acknowledges and agrees that the reports and the findings in the reports shall not, in whole or in part, be disseminated or conveyed to any other party, or used or relied upon by any other party, in whole or in part, except for the specific purpose and to the specific parties alluded to above, without the written consent of GZA. GZA would be pleased to discuss the conditions associated with any additional dissemination, use, or reliance by other parties.

ACCEPTANCE

This agreement may be accepted by signing in the appropriate space below and returning one complete copy to GZA. Issuance of a Purchase Order implicitly acknowledges acceptance of this proposal. This proposal is valid for a period of 30 days from the date of issue. We appreciate the opportunity to submit this proposal. Please feel free to contact the undersigned at (630) 684-9100 with any questions.

Very truly yours,

GZA, Illinois, Inc.

James Novak, PWS Associate Principal	Lailah Reich, PWS, ISA Arborist Senior Consultant	Jeremy Reynolds, P.G. Associate Principal

Attachments: Terms and Conditions

This Proposal for Services, Schedule of Fees and Terms and Conditions for Professional Services are hereby accepted and executed by a duly authorized signatory, who by execution hereof, warrants that he/she has full authority to act for, in the name, and on behalf of _____.

By: _____ Title: _____

Printed/Typed Name: _____ Date: _____

The Proposal for Services, Schedule of Fees and Terms and Conditions for Professional Services may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by an e-mail delivery of a document in ".pdf" format, each such signature shall create a valid and binding obligation of the party executing the document, or on whose behalf each document is executed, with the same force and effect as if each such facsimile or ".pdf" signature were an original thereof.

ATTACHMENT 1
TERMS AND CONDITIONS

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

© 2025 by GZA GeoEnvironmental, Inc.

These Terms and Conditions, together with GZA's Proposal, make up the Agreement between GZA and You, the Client, named in the Proposal. If the attached GZA Proposal is styled as a Master Services Agreement, then these Terms and Conditions will apply to any and all Services ordered by you and performed by GZA.

BEFORE SIGNING THE PROPOSAL, BE SURE YOU READ AND UNDERSTAND THE PARAGRAPHS ENTITLED "INDEMNIFICATION", "LIMITATION OF REMEDIES" AND "DISPUTES" WHICH DEAL WITH THE ALLOCATION OF RISK BETWEEN YOU AND GZA.

1) **Services.** GZA will perform the services set forth in its Proposal and any amendments or change orders authorized by you (the "Services"). Any request or direction from you that would require extra work or additional time for performance or would result in an increase in GZA's costs will be the subject of a negotiated amendment or change order. All Services performed by GZA will be governed by this Agreement, even if performed prior to your execution of the Proposal.
2) **Term.** If the attached GZA proposal is styled as a Master Services Agreement, then the term of this Agreement will begin on the date of execution of the proposal (the "Effective Date"), and either party may terminate this Agreement for convenience upon thirty (30) days' written notice, provided that GZA will be paid for all services performed through the date of termination.
3) **Standard of Care; Warranties.**
   a) GZA will perform professional Services with the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services at the same time under similar conditions in the same or similar locality. GZA's sole responsibility with regard to Services which do not meet the foregoing standard of care is to reperform such Services, at GZA's expense, but only if you provide GZA written notice of such non-conformity within ninety (90) days after completion of the Services.
   b) **NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING WARRANTY OF MARKETABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IS MADE OR INTENDED BY GZA'S PROPOSAL OR BY ANY OF GZA'S REPORTS OR OTHER CONDUCT.**
   c) GZA assigns to you any manufacturers' warranties of equipment or materials purchased from others, to the extent they are assignable, and your sole recourse will be against the manufacturer. Full risk of loss of materials and equipment will pass to you upon delivery to the Site, and you will be responsible for insuring and otherwise protecting them against theft and damage.
4) **Payment.**
   a) Except as otherwise stated in the Proposal, you will compensate GZA for the Services at the rates set forth in the applicable Proposal, amendment or change order; reimburse its expenses, which will include a communication fee calculated as a percentage of labor invoiced; and pay any sales or similar taxes thereon.
   b) Any retainer specified in GZA's Proposal shall be due prior to the start of Services and will be applied to the final invoice for Services.
   c) GZA will submit invoices periodically, and payment will be due within 20 days from invoice date. You will notify GZA in writing of any invoice disputes within 10 days of the invoice date, and if no written notice of dispute is received, the invoice will be deemed approved in full. Overdue payments will bear interest at 1½ percent per month or, if lower, the maximum lawful rate. GZA may terminate the Services upon 10 days' written notice anytime your payment is overdue on this or any other project and you will pay for all Services through termination, plus termination costs. You will reimburse GZA's costs of collecting overdue invoices, including reasonable attorneys' fees (including costs for time expended by in-house counsel, which will be charged to you at the prevailing market rate for attorneys of similar experience practicing in the jurisdiction). Any amounts paid by you to GZA will be applied first to interest and costs incurred by GZA, and then to the principal balance.
5) **Your Responsibilities**.
   a) If the Services involve entry onto a third-party property or otherwise require access to property you do not own or control, you will secure the access agreements, approvals, permits, licenses and consents necessary for performance of the Services, without GZA becoming a party to or otherwise being required to sign any such agreements, approvals, permits, licenses and consents. If you are the owner or operator of the Site, you will provide GZA with all documents, plans, information concerning underground structures (including but not limited to utilities, conduits, pipes, and tanks), information related to hazardous materials or other environmental or geotechnical conditions at the Site (including, if applicable, asbestos containing materials ["ACM"]) and other information that may be pertinent to the Services or, if you are not the owner or operator of the Site, you agree to make reasonable efforts to obtain these same documents and provide them to GZA. GZA is entitled to rely on the accuracy and completeness of documents and information you provide. You acknowledge that the quality of the Services provided by GZA is directly related to the accuracy and completeness of the information and data that you furnish to GZA.
   b) If you use the services of a contractor or construction manager at the Site, you agree to use best and reasonable efforts to include in your agreement(s) with the contractor or construction manager provisions obligating the latter:
      i) to defend, indemnify and hold harmless, to the fullest extent permitted by law, GZA, its affiliates and subsidiaries, and each of their officers, directors, members, partners, agents, insurers, employees, and subconsultants (the "GZA Indemnitees") and you, for or on account of any claims, liabilities, costs and expenses, including attorneys' fees, arising out of or relating to the design or implementation of construction means, methods, procedures, techniques, and sequences of construction, including safety precautions or programs, of the contractor, the construction manager, or any of their subcontractors or any engineer engaged by them;
      ii) to name you and GZA as additional insureds under general liability and builder's risk insurance coverages maintained by the contractor or construction manager, or any of their subcontractors, and to ensure that such policies are primary and noncontributory with regard to the above indemnity obligations; and
      iii) to require that all of their subcontractors agree and be bound to the obligations set forth in (i) and (ii) above.
   c) In the event that you are unable to secure such provisions in the agreement(s) with the contractor or construction manager, you shall promptly (but in any event prior to the commencement of the Services) notify GZA and GZA shall have the opportunity to negotiate with you reasonable substitute risk allocation and insurance indemnities and protections. Failure to provide such notice will be a material breach of this Agreement.
   d) To the extent you are entitled to indemnification (either contractual or at common law) or are otherwise indemnified by the contractor or construction manager and/or their subcontractors, you agree to waive any claim (including without limitation indemnification or insurance claims) against GZA.
6) **Right of Entry; Site Restoration.** You grant GZA and its subcontractor(s) permission to enter the Site to perform the Services. If you do not own the Site, you represent and warrant that the owner has granted permission for GZA to enter the Site and perform the Services; you will provide reasonable verification on request; and you will indemnify the GZA Indemnitees for any claims by the Site owner related to alleged trespass by GZA or its subcontractors. Although GZA will exercise reasonable care to limit damage to landscaping, paving, systems and structures at the Site, you acknowledge that some damage may occur even with the exercise of due care and you agree to compensate GZA for any restoration it is asked to perform, unless otherwise indicated in the Proposal.

7) **Underground Facilities.** GZA's only responsibility under this Agreement will be to provide proper notification to the applicable state utility "Call-Before-You-Dig" program. You further agree to assume responsibility for and to defend, indemnify and hold harmless GZA with respect to personal injury and property damages due to GZA's interference with subterranean structures including but not limited to utilities, conduits, pipes, and tanks:
   a) that are not correctly shown on any plans and information you or governmental authorities provide to GZA; or
   b) that are not correctly marked by the appropriate utility.

8) **Reliance.** The services, information, and other data furnished by you shall be at your expense, and GZA may rely upon all information and data that you furnish, including the accuracy and completeness thereof. You acknowledge that the quality of the Services provided by GZA is directly related to the accuracy and completeness of the information and data that you furnish to GZA**. GZA's REPORTS ARE PREPARED FOR AND MADE AVAILABLE FOR YOUR SOLE USE. YOU ACKNOWLEDGE AND AGREE THAT USE OF OR RELIANCE UPON THE REPORT OR THE FINDINGS IN THE REPORT BY ANY OTHER PARTY, OR FOR ANY OTHER PROJECT OR PURPOSE, SHALL BE AT YOUR OR SUCH OTHER PARTY'S SOLE RISK AND WITHOUT ANY LIABILITY TO GZA. YOU SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE GZA INDEMNITEES FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM ANY USE, REUSE, OR MODIFICATION OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY GZA AND SUCH LIMITED LICENSE TO YOU SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.** However, in GZA's sole discretion, which may be withheld for any reason whatsoever, if you request that GZA extend reliance to a third party, then such reliance will be conditioned upon the third party's acceptance of such reliance on GZA's standard reliance terms and you will be obligated to pay GZA a reliance fee calculated as 10% of GZA's original fee for the report upon which reliance is being extended.

9) **Lab Tests and Samples**. GZA is entitled to rely on the results of laboratory tests using generally accepted methodologies. GZA may dispose of samples in accordance with applicable laws 30 days after submitting test results to you unless you request in writing for them to be returned to you or to be held longer, in which case you will compensate GZA for storage and/or shipping beyond 30 days.

10) **GZA Professionals**. GZA employees or consultants may act as licensed, certified or registered professionals (including but not limited to Professional Engineers, Licensed Site or Environmental Professionals, Certified Hazardous Materials Managers, or Certified Industrial Hygienists, collectively referred to in this section as "GZA Professionals"), whose duties may include the rendering of independent professional opinions. You acknowledge that a federal, state or local agency or other third party may audit the Services of GZA or other contractor/consultant(s), which audit may require additional Services, even though GZA and such GZA Professionals have each performed such Services in accordance with the standard of care set forth herein. You agree to compensate GZA for all Services performed in response to such an audit, or to meet additional requirements resulting from such an audit, at the rates set forth in the applicable Proposal, amendment or change order.

11) **Hazardous Materials; GZA "Not a Generator".** Before any hazardous or contaminated materials, including, if applicable, ACMs (the "Wastes") are removed from the Site, you will sign manifests naming you as the generator of the Wastes (or, if you are not the generator, you will arrange for the generator to sign). You will select the treatment or disposal facility to which any Wastes are taken. GZA will not be the generator or owner of, nor will it possess, take title to, or assume legal liability for any Wastes at or removed from the Site. GZA will not have responsibility for or control of the Site or of operations or activities at the Site other than its own. GZA will not undertake, arrange for or control the handling, treatment, storage, removal, shipment, transportation or disposal of any Wastes at or removed from the Site, other than any laboratory samples it collects or tests. You agree to defend, indemnify and hold the GZA Indemnitees harmless for any costs or liability incurred by GZA in defense of or in payment for any legal actions in which it is alleged that GZA is the owner, generator, treater, storer or disposer of any Wastes.

12) **Limits on GZA's Responsibility.** GZA will not be responsible for the acts or omissions of contractors or others at the Site, except for its own subcontractors and employees. GZA will not supervise, direct or assume control over or the authority to stop any contractor's work, nor shall GZA's professional activities nor the presence of GZA or its employees and subcontractors be construed to imply that GZA has authority over or responsibility for the means, methods, techniques, sequences or procedures of construction, for work site health or safety precautions or programs, or for any failure of contractors to comply with contracts, plans, specifications or laws. Any opinions by GZA of probable costs of labor, materials, equipment or services to be furnished by others are strictly estimates and are not a guarantee that actual costs will be consistent with the estimates.

13) **Changed Conditions.**
   a) You recognize the uncertainties related to the Services (including, without limitation, environmental and geotechnical Services), which often require a phased or exploratory approach, with the need for additional Services becoming apparent during the Services. You also recognize that actual conditions encountered may vary significantly from those anticipated, that laws and regulations are subject to change, and that the requirements of regulatory authorities are often unpredictable.
   b) If changed or unanticipated conditions or delays make additional Services necessary or result in additional costs or time for performance, GZA will notify you and the parties will negotiate appropriate changes to the scope of Services, compensation and schedule.
   c) If no agreement can be reached, GZA will be entitled to terminate the Services and to be equitably compensated for the Services already performed. GZA will not be responsible for delays or failures to perform due to weather, labor disputes, intervention by or inability to get approvals from public authorities, acts or omissions on your part, or any other causes beyond GZA's reasonable control, and you will compensate GZA for any resulting increase in its costs.

14) **Documents and Information.** All documents, data, calculations and work papers prepared or furnished by GZA are instruments of service and will remain GZA's property. Designs, reports, data and other work product delivered to you are for your use only, for the limited purposes disclosed to GZA. Any delayed use, use at another site, use on another project, or use by a third party will be at the user's sole risk, and without any liability to GZA. Any technology, methodology or technical information learned or developed by GZA will remain its property. Provided GZA is not in default under this Agreement, GZA's designs will not be used to complete this project by others, except by written agreement relating to use, liability and compensation.

15) **Electronic Media.** In accepting and utilizing any drawings, reports and data on any form of electronic media generated by GZA, you covenant and agree that all such electronic files are instruments of service of GZA, who shall be deemed the author and shall retain all common law, statutory law and other rights, including copyrights. In the event of a conflict between the signed documents prepared by GZA and electronic files, the signed documents shall govern. You agree not to reuse these electronic files, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Any transfer of these electronic files to others or reuse or modifications to such files by you without the prior written consent of GZA will be at the user's sole risk and without any liability to GZA.

16) **Confidentiality; Subpoenas.** Information about this Agreement and GZA's Services and information you provide to GZA regarding your business and the Site, other than information available to the public and information acquired from third parties, will be maintained in confidence and will not be disclosed to others without your consent, except as GZA reasonably believes is necessary: (a) to perform the Services; (b) to comply with professional standards to protect public health, safety and the environment; and (c) to comply with laws, regulations, court orders and professional obligations. GZA will make reasonable efforts to give

you prior notice of any disclosure under (b) or (c) above. Information available to the public and information acquired from third parties will not be considered confidential. You will reimburse GZA for responding to any subpoena or governmental inquiry or audit related to the Services, at the rates set forth in the applicable Proposal, amendment or change order (including, without limitation, for outside counsel expenses incurred by GZA and/or time expended by in-house counsel, which will be charged to you at the prevailing market rate for attorneys of similar experience practicing in the jurisdiction). Notwithstanding the foregoing, GZA shall be entitled to use your name and a general description of the Services in promotional materials.

17) **Insurance.** During performance of the Services, GZA will maintain workers' compensation, commercial general liability, automobile liability, and professional liability/contractor's pollution liability insurance. GZA will furnish you certificates of such insurance on request.

18) **Indemnification.** You agree to hold harmless, indemnify, and defend the GZA Indemnitees against all claims, suits, fines and penalties, including mandated cleanup costs and attorneys' fees and other costs of settlement and defense, which claims, suits, fines, penalties or costs arise out of or are related to this Agreement or the Services, except to the extent they are caused by GZA's negligence or willful misconduct The duty to defend will be triggered upon a claim, suit, fine and/or penalty being alleged or threatened, and will only terminate when and to the extent GZA's proportion of negligence is finally adjudicated by a court of competent jurisdiction. If the foregoing indemnification is determined to be void or unenforceable as a matter of law, then it shall be automatically reformed to apply the original intent of the clause to the maximum extent permissible by law.

19) **Limitation of Remedies.**

a) To the fullest extent permitted by law and notwithstanding anything else in this Agreement to the contrary, the aggregate liability of GZA and its affiliates, parents and subsidiaries and subcontractors and each of their employees, insurers, principals, officers, directors, partners and agents (collectively referred to in this paragraph as "GZA") for all claims (arising in tort, by contract or otherwise, and specifically including any indemnification or contribution obligation owed by GZA, arising under contract or at common law, if any) arising out of this Agreement or in any way related to GZA's Services is limited to $50,000 or, if greater, 10% of the compensation received by GZA under this Agreement.

b) You may elect to increase the limit of liability by paying an additional fee, such fee to be negotiated prior to the execution of this Agreement.

c) Any claim (as described in 19(a)) against GZA related in any way to the Services provided pursuant to this Proposal, or the terms herein, is waived unless suit is commenced in a proper jurisdiction within one year of substantial completion of GZA's Services. This waiver may not be construed to extend any applicable statute of limitations.

d) GZA will not be liable for lost profits, loss of use of property, delays, contractual penalties or other special, indirect, incidental, consequential, punitive, exemplary, liquidated, or multiple damages. This includes but is not limited to fines and/or penalties and/or sanctions imposed by any local, state, or federal government, agency, or regulatory body.

e) GZA will not be liable to you or the Site owner for injuries or deaths suffered by GZA's or its subcontractors' employees.

f) You will look solely to GZA for your remedy for any claim arising out of or relating to this Agreement, including any claim arising out of or relating to alleged negligence or errors or omissions of any GZA principal, officer, employee or agent. To the extent damages are covered by property insurance or any other insurance, both you and GZA waive all rights against each other and against the contractors, consultants, agents, and employees of the other, for damages, except such rights as they may have to the proceeds of such insurance as set forth in this Agreement. You or GZA, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

20) **Disputes.**

a) Subject to the provisions of 20(d) below, all disputes between you and GZA shall be subject to non-binding mediation.

b) Either party may demand mediation by serving a written notice stating the essential nature of the dispute, the amount of time or money claimed, and requiring that the matter be mediated within forty-five (45) days of service of notice.

c) The mediation shall be administered by the American Arbitration Association in accordance with its most recent Construction Mediation Rules, or by such other person or organization as the parties may agree upon.

d) No action or suit may be commenced unless mediation has occurred but did not resolve the dispute, or unless a statute of limitations period or the one-year waiver period described in 19(c) above would expire if suit were not filed prior to such forty-five (45) days after service of notice. However, where non-payment of an invoice has occurred and GZA sends you a final demand letter for payment, your failure to remit payment in full (including interest, costs, attorneys fees and all other charges permitted by Section 4(c)) within ten (10) days of receipt (or, for certified mail, the date of the first attempt to deliver the letter to your address of record if you ultimately do not accept receipt of the letter or the letter is otherwise undeliverable to your address of record with GZA or with the Secretary of State in the jurisdiction where you are organized) of such letter will be deemed to be a waiver of your right to enforce this mediation clause and GZA may immediately file suit to enforce the terms of this Agreement.

e) In the event GZA commences litigation to recover payment of an unpaid invoice, you shall not be permitted to interpose any counterclaim. Any claim against GZA which remains viable under the terms of this Agreement must instead be brought in a separate action against GZA, subject to the terms of this Agreement, including, without limitation, the pre-suit certification requirement contained in Section 20(g).

f) You agree to pay reasonable attorneys' fees and all other costs and expenses (including, but not limited to reasonable investigative expenses and expert and consultant expenses) which may be incurred by GZA in the enforcement of this Agreement in the event that (a) it is finally adjudicated by a court of competent jurisdiction that you have breached this Agreement; or (b) where you allege that GZA has breached this Agreement or otherwise acted negligently and it is finally adjudicated by a court of competent jurisdiction that GZA did not in fact breach this Agreement or act negligently. If for any reason it is adjudicated that the foregoing provision is in violation of applicable law, is subject to a state statute automatically converting this clause to be reciprocal between the parties, is contrary to public policy or is unconscionable or a contract of adhesion, then the foregoing clause will be null and void and of no effect. Under no circumstances shall the foregoing clause be replaced with a reciprocal clause.

g) You shall make no claim against GZA for professional negligent acts, errors, omissions and/or alleged breach of contract either directly, indirectly, as a counterclaim or crossclaim, or in a third party claim, unless you have first provided GZA with a written certification executed by an independent professional practicing in the same discipline as GZA and licensed in the jurisdiction in which GZA provided you its Services. This certification must (i) identify the name and license of the certifier, (ii) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of professional performing professional services under similar circumstances; and (iii) state in complete detail the basis for certifier's opinion that each such act or omission constitutes a violation of the standard of care. This certificate must be provided to GZA no less than thirty (30) days prior to the submission of a formal claim.

h) With regard to Sections 5, 6, 8, 19 and 20 of this Agreement, the terms "claim", "any claim" and "all claims" shall be defined as broadly as legally possible, including without limitation any and all claims arising in contract (including indemnification obligations owed by GZA, if any), tort or by any other legal theory or argument.

21) Miscellaneous.

a) This Agreement and all claims relating thereto shall be governed by the substantive and procedural laws of the Commonwealth of Massachusetts, as they presently exist or may hereafter be amended, without regard to principles of conflict of laws.

b) The above terms and conditions regarding Limitation of Remedies and Indemnification shall survive the completion of the Services under this Agreement and the termination of the contract for any reason.

c) Any amendment to these Terms and Conditions must be in writing and signed by both parties. No modification of these Terms and Conditions will be binding against GZA unless specifically approved in writing by a principal of GZA.

d) Having received these Terms and Conditions, your oral authorization to commence Services, your acceptance of performance of the Services, your actions, or your use of the Report or Work Product constitutes your acceptance of them.

e) This Agreement supersedes any contract terms, purchase orders or other documents issued by you, even if signed by an authorized representative of GZA.

f) Neither party may assign or transfer this Agreement or any rights or duties hereunder without the written consent of the other party.

g) Your failure or the failure of your successors or assigns to receive payment, reimbursement, insurance proceeds or grant funds from any other party for any reason whatsoever shall not absolve you, your successors or assigns of any obligation to pay any sum to GZA under this agreement.

h) These Terms and Conditions shall govern over any inconsistent terms in GZA's Proposal.

i) Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect on the parties, who agree that the Agreement shall be reformed to replace such voided provision with a valid and enforceable provision that comes as close as possible to expressing the intention of the voided provision.

j) The covenants and agreements contained in this Agreement shall apply to, inure to the benefit of and be binding upon the parties hereto and upon their respective successors and assigns.

k) Any reports generated by GZA will be subject to GZA's standard report limitations for that particular type of report.

l) To the extent applicable to GZA's Services, you acknowledge and agree that GZA cannot anticipate the effects of climate change/extreme weather on any report, design or other document produced by GZA, unless such analysis is specifically within the scope of GZA's Services.

m) You agree that during the performance of GZA's Services and for a period of twelve (12) months completion of those Services, you will not encourage, induce, or otherwise solicit, or actively assist any other person or organization to encourage, induce or otherwise solicit, directly or indirectly, any employee of the GZA or any of its affiliates to terminate their employment with GZA or any of its affiliates, or otherwise interfere with the advantageous business relationship of GZA or any of its affiliates with their employees. You agree that if you violate this non-solicitation provision, you will pay GZA liquidated damages in an amount equal to the total earnings of the solicited employee during the last twelve (12) months of their employment with GZA.

n) This Agreement does not create any third-party beneficiaries and is intended for the benefit of the parties hereto and their respective successors and permitted assigns, and is not for the benefit of, nor may any provision hereof be enforced by, anyone else.

22) Asbestos Abatement Services (If Applicable). If the Services include asbestos abatement services, then the following terms and conditions will apply and will supersede any conflicting terms contained elsewhere in this Agreement.

a) You acknowledge that conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of those conditions, despite due professional care. GZA therefore cannot guarantee specific results such as the identification or removal of all asbestos or other contamination.

23) Microbial Services (If Applicable). If the Services include Microbial services, then the following terms and conditions will apply and will supersede any conflicting terms contained elsewhere in this Agreement. For purposes of this Agreement, Microbial is defined as any and all fungal and/or bacterial growth including but not limited to mold, mildew, yeast, fungus, fungi, bacteria, spores, odors, particulates, vapors, gas, or other emissions produced by or arising out of or toxins emanating therefrom.

a) You recognize that meeting the standard of care does not establish an assurance that corrective procedures will be permanent. Because Microbial infestations are created by near-omnipresent living microscopic spores which grow very quickly and are influenced by nanoclimatological conditions that are very difficult to detect and sources of water intrusion, elevated moisture or relative humidity over which GZA has neither control or responsibility, GZA cannot and does not claim that its Services will eliminate the risk of a Microbial infestation recurring.

b) You acknowledge that the Services entail risk of personal injury and property damage (including cross-contamination) that cannot be avoided, even with the exercise of due care. You also acknowledge that environmental conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of these conditions, despite due care. GZA therefore cannot guarantee specific results such as the identification of all contamination or other environmental conditions or problems nor their resolution.

c) You acknowledge that Microbial infestations may be hidden from view and concealed in locations that are difficult to discover. Accordingly, you agree that despite GZA's efforts, some Microbial locations may remain undetected. In such situations, you agree that you will have no claim against GZA provided GZA followed the applicable standard of care and all applicable laws and regulations pertaining to the Work.

d) You further agree that when GZA performs Services intended to minimize the risk of Microbial infestations, GZA shall not be liable for damages resulting from Microbial contamination including but not limited to fungal or bacterial infestations and water damage or dry or wet rot. You agree to waive any Microbial infestation claim(s) against GZA and you agree to indemnify, defend and hold the GZA Indemnitees harmless from any claim alleging that GZA's Services caused or aggravated a Microbial infestation or did not prevent a Microbial infestation from recurring.

RODENBURG ROAD IMPROVEMENTS – IRVING PARK TO WISE ROAD
EVALUATION TABULATION

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Key Personnnel Points Based 5 Points (10%)	Qualifications of Firm and Team Points Based 20 Points (40%)	Project Approach Points Based 15 Points (30%)	Relevant Experience Points Based 10 Points (20%)	Total Score (Max Score 50)
GFT Infrastructure, Inc.	4.5	18	13.2	8.7	**44.43**
Civiltech Engineering, Inc.	4.8	16.8	13	8.9	**43.53**
Alfred Benesch & Company	4.4	17	12.9	8.4	**42.67**
Christopher B. Burke Engineering, Ltd.	4.7	16.6	12.3	8.1	**41.8**
Patrick Engineering, a RINA company	3.7	16.9	12.2	8.1	**41**
BLA, Inc.	3.8	16.7	12.8	7.3	**40.67**
Thomas Engineering Group, LLC	4.1	16	12.5	8	**40.6**
Gewalt Hamilton	3.8	16.5	12.2	7.4	**39.93**
SRF Consulting Group	3.7	15.3	12.3	7.3	**38.67**
Bodwe/WBK Engineering, LLC	3.3	15.1	12	8	**38.33**
Chastain & Associates, LLC	3.6	15.2	11.2	7.9	**38**
Bowman Consulting Group Ltd.	3.7	15.3	11.1	7.5	**37.67**

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Award Bid for Airfield Lighting Improvements to Hecker and Company, Inc.
07/14/26
Village Board

Presenter: Erik Trydal - Airport Manager
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
5114715-7501	$785,000.00	$818,991.00

The budget status for this request is: Over Budget

Amount Over Budget: $33,991.00

Executive Summary:

The Village of Schaumburg has completed updating final design plans for the Airfield Lighting Improvement Project. The Illinois Department of Transportation (IDOT) granted the Village approval to continue the local let pilot program to let the project to bid for construction services, thereby ensuring the project would not be delayed due to IDOT staffing issues. This project was IDOT let twice and due to time delays, both contractors pulled out.

An Invitation for Bids was posted on the Village's OpenGov Procurement Portal on April 23, 2026, for the Airfield Lighting Improvement Project. The bidding window was opened on May 12, 2026, and the Village received two bids. The lowest responsible bid was submitted by Hecker and Company, Inc. in the amount of $818,991.00. The bids ranged from $818,991.00 to the high bid submitted by J. Ranck Electric Inc in the amount of $1,054,897.50.

Staff budgeted $785,000.00 for the construction phase of the project based on previous bids for this project; the bid selected will be $33,991.00 over budget. The Village is using Federal Entitlement Funds and State funds for the project and will be reimbursed 95% for the construction cost totaling $778,041.45. A Mid-Year Amendment request will be completed for the additional $33,991.00 needed for the project.

Attached for your review is a draft copy of the agreement and bid tabulation. Given that Hecker and Company, Inc. was the lowest responsible bid, Staff recommends that the village award the contract to Hecker.

Recommended Action:

The Village Manager recommends the Village Board award a bid for the Airfield Lighting Improvements Project to the lowest responsible bidder, Hecker and Company, Inc. of Wheeling, IL, in the amount of $818,991.00.

ATTACHMENTS:

- Bid Tabulation.pdf
- 06C Agreement Airfield Lighting.pdf

SCHAUMBURG REGIONAL AIRPORT
SCHAUMBURG, ILLINOIS

Airfield Lighting Rehabilitation

ILLINOIS PROJECT NO.: 06C-4837
AIP PROJECT NO.: 3-17-SBGP-184/TBD

Local Letting Date: May 12, 2026

BASE BID	FEDERAL/LOCAL/STATE			ENGINEER'S ESTIMATE		1st LOWEST BIDDER HECKER AND COMPANY, INC.		2nd LOWEST BIDDER J. RANCK ELECTRIC INC.	
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	ESTIMATED UNIT COST	ESTIMATED COST	UNIT COST	COST	UNIT COST	COST
AR108158	1/C #8 5 KV UG CABLE IN UD	10,690	FOOT	$ 13.00	$ 138,970.00	$ 10.00	$ 106,900.00	$ 15.25	$ 163,022.50
AR108706	1/C #6 COUNTERPOISE	9,110	FOOT	$ 5.50	$ 50,105.00	$ 3.00	$ 27,330.00	$ 5.00	$ 45,550.00
AR109210	VAULT MODIFICATIONS	1	L SUM	$ 39,000.00	$ 39,000.00	$ 20,300.00	$ 20,300.00	$ 30,000.00	$ 30,000.00
AR109331	15 KW REGULATOR, STYLE 1	1	EACH	$ 25,500.00	$ 25,500.00	$ 25,600.00	$ 25,600.00	$ 30,500.00	$ 30,500.00
AR125400	REPLACE ISOLATION TRANSFORMER	11	EACH	$ 800.00	$ 8,800.00	$ 801.00	$ 8,811.00	$ 700.00	$ 7,700.00
AR125511	MIRL, BASE MOUNTED - LED	36	EACH	$ 1,950.00	$ 70,200.00	$ 2,210.00	$ 79,560.00	$ 1,625.00	$ 58,500.00
AR125546	MI THRESHOLD LIGHT BASE MTD-LED	12	EACH	$ 1,950.00	$ 23,400.00	$ 2,320.00	$ 27,840.00	$ 1,725.00	$ 20,700.00
AR125565	SPLICE CAN	4	EACH	$ 2,500.00	$ 10,000.00	$ 3,050.00	$ 12,200.00	$ 3,500.00	$ 14,000.00
AR125620	ABBREVIATED PAPI (L-881 SYSTEM)	2	EACH	$ 55,000.00	$ 110,000.00	$ 72,900.00	$ 145,800.00	$ 70,000.00	$ 140,000.00
AR125908	REMOVE PAPI	2	EACH	$ 7,000.00	$ 14,000.00	$ 4,880.00	$ 9,760.00	$ 5,000.00	$ 10,000.00
AR150510	ENGINEER'S FIELD OFFICE	1	L SUM	$ 25,000.00	$ 25,000.00	$ 30,990.00	$ 30,990.00	$ 30,000.00	$ 30,000.00
AR150520	MOBILIZATION	1	L SUM	$ 75,040.00	$ 75,040.00	$ 80,000.00	$ 80,000.00	$ 105,000.00	$ 105,000.00
AR800080	3 1/C #4 XLP USE, 1/C #4 GND IN UD	285	FOOT	$ 40.00	$ 11,400.00	$ 28.00	$ 7,980.00	$ 65.00	$ 18,525.00
AR800140	2 1/C #6 XLP-USE, 1/C #10 GND - 1" IN UD	2,220	FOOT	$ 17.00	$ 37,740.00	$ 16.00	$ 35,520.00	$ 25.00	$ 55,500.00
AR800145	2 1/C #4 XLP-USE, 1/C #10 GND IN 1-1/4" IN UD	3,200	FOOT	$ 16.00	$ 51,200.00	$ 17.00	$ 54,400.00	$ 27.00	$ 86,400.00
AR800192	INSTALL ALCMS L-890	1	L SUM	$ 135,000.00	$ 135,000.00	$ 146,000.00	$ 146,000.00	$ 239,500.00	$ 239,500.00
	TOTAL ESTIMATED CONSTRUCTION COSTS FEDERAL/STATE/LOCAL=				**$ 825,355.00**		**$ 818,991.00**		**$ 1,054,897.50**

CONTRACT AGREEMENT

VILLAGE OF SCHAUMBURG
SCHAUMBURG REGIONAL AIRPORT
ILLINOIS PROJECT: 06C-4837
SBG PROJECT NO. 3-17-SBGP-184/TBD

THIS AGREEMENT, MADE AS OF ***{_____}*** IS

BY AND BETWEEN

the OWNER: *{Insert Owner's Name, Address, City/State/Zip Code}*

Village of Schaumburg
Schaumburg Regional Airport
101 Schaumburg Court
Schaumburg, IL 60193-1899

And the CONTRACTOR: *{Insert Owner's Name, Address, City/State/Zip Code}*

WITNESSETH:

WHEREAS it is the intent of the Owner to make improvements at Schaumburg Regional Airport generally described as follows;

Airfield Lighting Rehabiliation: MIRLS, PAPIS, REILS
IL Project: 06C-4837; SBG Project: 3-17-SBGP-184/TBD

hereinafter referred to as the Project.

NOW THEREFORE in consideration of the mutual covenants hereinafter set forth, OWNER and CONTRACTOR agree as follows:

Article 1 – Work

It is hereby mutually agreed that for and in consideration of the payments as provided for herein to the CONTRACTOR by the OWNER, CONTRACTOR shall faithfully furnish all necessary labor, equipment, and material and shall fully perform all necessary work to complete the Project in strict accordance with this Contract Agreement and the Contract Documents.

Article 2 – Contract Documents

CONTRACTOR agrees that the Contract Documents consist of the following: this Agreement, General Provisions, Supplementary Provisions, Specifications, Drawings, all issued addenda, Notice-to-Bidders, Instructions-to-Bidders, Proposal and associated attachments, Performance Bond, Payment Bond, Wage Rate Determination, Insurance certificates, documents incorporated by reference, documents incorporated by attachment, and all OWNER authorized change orders issued subsequent to the date of this agreement. All documents comprising the Contract Documents are complementary to one another and together establish the complete terms, conditions and obligations of the CONTRACTOR. All said Contract Documents are incorporated by reference into the Contract Agreement as if fully rewritten herein or attached thereto.

Article 3 – Contract Price

In consideration of the faithful performance and completion of the Work by the CONTRACTOR in accordance with the Contract Documents, OWNER shall pay the CONTRACTOR an amount equal to:

$_____
(Amount in Numerals)

subject to the following:

a. Said amount is based on the schedule of prices and estimated quantities stated in CONTRACTOR'S Bid Proposal, which is attached to and made a part of this Agreement;

b. Said amount is the aggregate sum of the result of the CONTRACTOR'S stated unit prices multiplied by the associated estimated quantities;

c. CONTRACTOR and OWNER agree that said estimated quantities are not guaranteed and that the determination of actual quantities is to be made by the OWNER'S ENGINEER;

d. Said amount is subject to modification for additions and deductions as provided for within the Contract General Provisions.

e. Said amount includes all Labor, Materials, Delivery and Installation necessary to complete the work per the Contract Documents and Drawings.

Article 4 – Payment

Upon the completion of the work and its acceptance by the OWNER, all sums due the CONTRACTOR by reason of faithful performance of the work, taking into consideration additions to or deductions from the Contract price by reason of alterations or modifications of the original Contract or by reason of "Extra Work" authorized under this Contract, will be paid to the CONTRACTOR by the OWNER after said completion and acceptance.

The acceptance of final payment by the CONTRACTOR shall be considered as a release in full of all claims against the OWNER, arising out of, or by reason of, the work completed and materials furnished under this Contract.

In accordance with 49 USC § 47111, payments totaling more than 90% of the project cost will not be made until all requirements for financial closeout are satisfied.

OWNER shall make progress payments to the CONTRACTOR in accordance with the terms set forth in the Standard Specifications for Construction of Airports Section 90. Progress payments shall be based on estimates prepared by the ENGINEER for the value of work performed and materials completed in place in accordance with the Contract Drawings and Specifications. Notwithstanding any other provision in this Contract Agreement, the Terms and Conditions or the

bid documents, payments under this Contract are not due until the request for payment or draw has been approved for payment by the Illinois Depart of Transportation, Division of Aeronautics.

Progress payments are subject to retainage requirements as set forth in the Standard Specifications for Construction of Airports Section 90.

Article 5 – Contract Time

The CONTRACTOR agrees to commence work within **ten (10) calendar days** of the date specified in the OWNER'S Notice-to-Proceed. CONTRACTOR further agrees to complete said work within **49 Calendar Days** of the commencement date stated within the Notice-to-Proceed.

It is expressly understood and agreed that the stated Contract Time is reasonable for the completion of the Work, taking all factors into consideration. Furthermore, extensions of the Contract Time may only be permitted by execution of a formal modification to this Contract Agreement in accordance with the General Provisions and as approved by the OWNER.

Article 6 – Liquidated Damages

The CONTRACTOR and OWNER understand and agree that time is of essence for completion of the Work and that the OWNER will suffer additional expense and financial loss if said Work is not completed within the authorized Contract Time. Furthermore, the CONTRACTOR and OWNER recognize and understand the difficulty, delay, and expense in establishing the exact amount of actual financial loss and additional expense. Accordingly, in place of requiring such proof, the CONTRACTOR expressly agrees to pay the OWNER as liquidated damages the non-penal sum of **$1100.00 per day** for each calendar day required in excess of the authorized Contract Time.

Furthermore, the CONTRACTOR understands and agrees that;

a. the OWNER has the right to deduct from any moneys due the CONTRACTOR, the amount of said liquidated damages;

b. the OWNER has the right to recover the amount of said liquidated damages from the CONTRACTOR, SURETY or both.

Article 7 – CONTRACTOR'S Representations

The CONTRACTOR understands and agrees that all representations made by the CONTRACTOR within the Proposal shall apply under this Agreement as if fully rewritten herein.

Article 8 – CONTRACTOR'S Certifications

The CONTRACTOR understands and agrees that all certifications made by the CONTRACTOR within the Proposal shall apply under this Agreement as if fully rewritten herein. The CONTRACTOR further certifies the following;

a. Certification of Eligibility (29 CFR Part 5.5)
   i. By Entering into this contract, the CONTRACTOR certifies that neither he or she nor any person or firm who has an interest in the CONTRACTOR'S firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1);
   ii. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1);

iii. The penalty for making false statements is prescribed in the U.S. Criminal Code 18 U.S.C.

b. Certification of Non-Segregated Facilities (41 CFR Part 60-1.8)
The federally-assisted construction CONTRACTOR, certifies that it does not maintain or provide, for its employees, any segregated facilities at any of its establishments and that it does not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. The BIDDER certifies that it will not maintain or provide, for its employees, segregated facilities at any of its establishments and that it will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The Bidder agrees that a breach of this certification is a violation of the Equal Opportunity Clause, which is to be incorporated in the contract.

As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms, and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated on the basis of race, color, religion, or national origin because of habit, local custom, or any other reason. The Bidder agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) it will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding $10,000 which are not exempt from the provisions of the Equal Opportunity Clause and that it will retain such certifications in its files.

c. The CONTRACTOR will be required to agree that not less than the prevailing rate of wages will be paid to all workmen, laborers and mechanics performing work under this contract.

Article 9 – Miscellaneous

a. CONTRACTOR understands that it shall be solely responsible for the means, methods, techniques, sequences and procedures of construction in connection with completion of the Work;

b. CONTRACTOR understands and agrees that it shall not accomplish any work or furnish any materials that are not covered or authorized by the Contract Documents unless authorized in writing by the OWNER or ENGINEER;

c. The rights of each party under this Agreement shall not be assigned or transferred to any other person, entity, firm or corporation without prior written consent of both parties;

d. OWNER and CONTRACTOR each bind itself, their partners, successors, assigns and legal representatives to the other party in respect to all covenants, agreements, and obligations contained in the Contract Documents.

Article 10 – OWNER'S Representative

The OWNER'S Representative, herein referred to as ENGINEER, is defined as follows:

Crawford, Murphy & Tilly, Inc.
550 North Commons Drive, Suite 116
Aurora, IL 60504

Said ENGINEER will act as the OWNER'S representative and shall assume all rights and authority assigned to the ENGINEER as stated within the Contract Documents in connection with the completion of the Project Work.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have executed five (5) copies of this Agreement on the day and year first noted herein.

OWNER

Name: Village of Schaumburg

Address: 101 Schaumburg Court

Schaumburg, IL 60193-1899

_____

By: _____
Signature

_____
Title of Representative

ATTEST

By: _____
Signature

_____
Title

CONTRACTOR

Name: _____

Address: _____

_____

_____

By: _____
Signature

_____
Title of Representative

ATTEST

By: _____
Signature

_____
Title

PERFORMANCE BOND

Bond Number

PRINCIPAL *(Legal Name and Business Address)* STATE OF INCORPORATION

SURETY *(Legal Name and Business Address)*	CONTRACT NO.	CONTRACT DATE

PENAL SUM OF BOND *(Expressed in words and numerals)*

OBLIGATION
KNOW ALL PERSONS BY THESE PRESENTS, that the above named PRINCIPAL, hereinafter referred to and called CONTRACTOR, and the above named SURETY hereby bind themselves unto **Village of Schaumburg, Schaumburg Regional Airport, 101 Schaumburg Court, Schaumburg, IL 60193**, as OBLIGEE, hereinafter referred to and called OWNER, in the penal sum stated above, in lawful money of the United States of America to be paid to OWNER. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,
CONTRACTOR has entered into the written contract agreement identified hereinabove with the OWNER for the following project:

Project Name: **Airfield Lighting Rehabilitation: MIRLs, PAPIs, REILs**

Project Location: **Schaumburg Regional Airport, 905 W. Irving Park Road, Schaumburg, IL 60193**

which said contract and associated contract documents, including any present or future amendment thereto, is incorporated herein by reference and is hereinafter referred to as the Contract.

CONDITION
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if CONTRACTOR shall promptly and faithfully perform all undertakings, covenants, terms, conditions and agreements of the Contract during the original term of the Contract and any extensions thereof that are granted by the OWNER, with or without notice to the SURETY, and during the period of any guarantee or warranties required under the Contract, and if CONTRACTOR shall perform and fulfill all undertakings, covenants, terms, conditions and agreements of any and all duly authorized modifications of the Contract that hereafter are made, then this obligation shall be void; otherwise it shall remain in full force and effect subject to the following additional conditions:

1. SURETY, for value received, hereby stipulates and agrees that no change, extension of time, modification, omission, addition or change in or to the Contract, or the work performed thereunder or the specifications accompanying the same, shall in any way affect the SURETY'S obligation on this bond; and SURETY hereby agrees to waive notice of any and all such extensions, modifications, omissions, alterations, and additions to the terms of the Contract, work or specifications.
2. Whenever CONTRACTOR shall be and declared by the OWNER to be in default under the Contract, the Surety shall promptly and at the SURETY'S expense remedy the default by implementing one or more of the following actions:
    a. Arrange for the CONTRACTOR, with consent of the OWNER, to perform and complete the Contract; or

b. Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or

c. Obtain bids or negotiated proposals from qualified contractors acceptable to the OWNER for a contract for performance and completion of the Contract; arrange for a contract to be prepared for execution by the OWNER and the contractor selected with the OWNER'S concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the Bonds issued on the Contract; and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the penal sum of the bond. The term "balance of the contract price", as used in this paragraph, shall mean the total amount payable by OWNER to CONTRACTOR under the Contract and any amendments thereto, disbursed at the rate provided in the original contract, less the amount properly paid by OWNER to CONTRACTOR.

d. With written consent of the OWNER, SURETY may waive its right to perform and complete, arrange for completion or obtain a new contractor and with reasonable promptness, investigate and determine the amount the SURETY is liable to the OWNER and tender payment therefor to the OWNER.

3. CONTRACTOR and SURETY agree that if in connection with the enforcement of this Bond, the OWNER is required to engage the services of an attorney, that reasonable attorney fees incurred by the OWNER, with or without suit, are in addition to the balance of the contract price.

4. No right of action shall accrue on this bond to or for the use of any person or corporation other than the OWNER named herein or the successors or assigns of the OWNER.

WITNESS

In witness whereof, this instrument is executed this the _____ day of _____, 20___.

INDIVIDUAL PRINCIPAL:

Company Name: _____

Signature: _____

Name and Title: _____

CORPORATE PRINCIPAL:

ATTEST**:**

Corporate Name: _____

Signature: _____ Signature: _____

Name and Title: _____ Name and Title: _____

(Affix Corporate Seal)

SURETY:

ATTEST**:**

Surety Name: _____

Signature: _____ Signature: _____

Name and Title: _____ Name and Title: _____

(Affix Seal) (Attach Power of Attorney)

PAYMENT BOND

Bond Number

PRINCIPAL *(Legal Name and Business Address)* | STATE OF INCORPORATION

SURETY *(Legal Name and Business Address)*	CONTRACT NO.	CONTRACT DATE

PENAL SUM OF BOND *(Expressed in words and numerals)*

OBLIGATION
KNOW ALL PERSONS BY THESE PRESENTS, that the above named PRINCIPAL, hereinafter referred to and called CONTRACTOR, and the above named SURETY hereby bind themselves unto **Village of Schaumburg, Schaumburg Regional Airport, 101 Schaumburg Court, Schaumburg, IL 60193**, as OBLIGEE, hereinafter referred to and called OWNER, in the penal sum stated above, in lawful money of the United States of America to be paid to OWNER. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,
CONTRACTOR has entered into the written contract agreement identified hereinabove with the OWNER for the following project:

Project Name: **Airfield Lighting Rehabilitation: MIRLs, PAPIs, REILs**

Project Location: **Schaumburg Regional Airport, 905 W. Irving Park Road, Schaumburg, IL 60193**

which said contract and associated contract documents, including any present or future amendment thereto, is incorporated herein by reference and is hereinafter referred to as the Contract.

CONDITION
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if CONTRACTOR shall promptly make payment to all employees, persons, firms or corporations for all incurred indebtedness and just claims for labor, supplies, materials and services furnished for or used in connection with the performance of the Contract, then this obligation shall be void; otherwise it shall remain in full force and effect subject to the following additional conditions:

1. CONTRACTOR and SURETY indemnify and hold harmless the OWNER for all claims, demands, liens or suits that arise from performance of the Contract
2. SURETY, for value received, hereby stipulates and agrees that no change, extension of time, modification, omission, addition or change in or to the Contract, or the work performed thereunder or the specifications accompanying the same, shall in any way affect the SURETY'S obligation on this bond; and SURETY hereby agrees to waive notice of any and all such extensions, modifications, omissions, alterations, and additions to the terms of the Contract, work or specifications.
3. No final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.
4. The amount of this bond shall be reduced by and to the extent of any payments made in good faith hereunder.

5. Amounts owed by the OWNER to the CONTRACTOR under the Contract shall be used for the performance of the Contract and to satisfy claims, if any, under any Performance Bond. By the CONTRACTOR furnishing and the OWNER accepting this Bond, they agree that all funds earned by the CONTRACTOR in the performance of the Contract are dedicated to satisfy obligations of the CONTRACTOR and the SURETY under this Bond, subject to the OWNER'S priority to use the funds for the completion of the project.

WITNESS

In witness whereof, this instrument is executed this the _____ day of _____, 20___.

INDIVIDUAL PRINCIPAL:

Company Name: _____

Signature: _____

Name and Title: _____

CORPORATE PRINCIPAL:

ATTEST**:**

Corporate Name: _____

Signature: _____ Signature: _____

Name and Title: _____ Name and Title: _____

(Affix Corporate Seal)

SURETY:

ATTEST**:**

Surety Name: _____

Signature: _____ Signature: _____

Name and Title: _____ Name and Title: _____

(Affix Seal) (Attach Power of Attorney)

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Execute an Agreement with Crawford, Murphy, & Tilly, Inc. For Construction Phase Services for Airfield Lighting Improvement Project
07/14/26
Village Board

Presenter: Airport Manager - Erik Trydal
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
5119010-7401	$113,800.00	$117,000.00

The budget status for this request is: Over Budget

Amount Over Budget: $3,200.00

Executive Summary:

An Invitation for Bids was posted on the Village's OpenGov Procurement Portal on April 23, 2026, for the Airfield Lighting Improvement Project. The bidding window was opened on May 12, 2026, and the Village received two bids. The lowest responsible bid was submitted by Hecker and Company, Inc. in the amount of $818,991.00. This project is part of a continuing pilot program with the Illinois Department of Transportation's (IDOT) Division of Aeronautics, in which Schaumburg Regional Airport is being authorized to locally let projects to bid.

Crawford, Murphy, & Tilly Inc. (CMT), the Village's consultant, provided staff with an updated professional services agreement to manage construction engineering on June 22, 2026. CMT was selected by the Village in May of 2023 to provide engineering services for both the design and construction phases of the project, and thus the village has retained the firm to oversee construction phase services.

CMT has provided an updated professional services agreement in the amount of $117,000.00. Staff budgeted $113,800.00 for construction engineering based on previous estimates and the agreement is $3,200.00 over budget. Following requests for reimbursement, the Village will receive a combination of Federal and State grant funds totaling 95% of the project cost. The Village's local share for construction phase services will be $5,850.00, which is 5%. A Mid-Year Amendment request will be submitted for the additional $3,200.00 needed.

Staff recommends that the Village execute the agreement with CMT for construction phase services.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager and Village Clerk to execute an agreement with Crawford, Murphy & Tilly, Inc. of Aurora, Illinois for Construction Phase Services, in the amount of $117,000.00 for the Airfield Lighting Improvement Project and approve the required Resolution.

ATTACHMENTS:

- CMT Agreement.pdf
- Resolution.pdf

CMT

June 22, 2026

Mr. Sidney Kenyon
Director/Transportation Department
Village of Schaumburg
101 Schaumburg Court
Schaumburg, Illinois 60193-1899

Re: 20025602.06 *Schaumburg Regional Airport*
Schaumburg, Illinois
IL Project: 06C-4837
AIP Project: 3-17-SBGP-TBD
Airfield Lighting Rehabilitation – Install Runway 11/29 MIRLS & PAPIs
Revised Agreement for Construction Phase Engineering

Dear Mr. Kenyon:

Enclosed are two (2) copies of the revised agreement for construction phase engineering services on the above referenced project for review and signature. Upon execution of the agreement, please retain one (1) copy for your records and return the other copy to our office.

Should you have questions or require additional information, please contact our office.

Respectfully Submitted,

CRAWFORD, MURPHY & TILLY, INC.

Doug Klonowski, PE
Vice President/Aurora Office Co-Manager

Encls. (CPS Agreement)
c: CMT – Contract File 20025602.06

K:\SchaumburgAp\20025602-00_AirfieldLighting_ProjMan\Agreement\CPS\LT_CMT-VOS transmittal_06C-4962_Airfield Lighting_Revised CPS Agreement_06192026.docx

STANDARD AGREEMENT FOR CONSULTANT SERVICES AT ILLINOIS AIRPORTS
FOR ARCHITECTURAL/ENGINEERING (A/E), PLANNING AND SPECIAL SERVICES
Authorized for use by
The Illinois Department of Transportation
Division of Aeronautics
Effective: June 2012

☐	Preliminary Assessment and Schematic Design	☒	Construction Phase Services
☐	Design Phase Services	☐	Planning and Special Services

THIS AGREEMENT, made at **Schaumburg**, Illinois, this **14th** day of **July** in the year 20**26** by and between the **Village of Schaumburg** (hereinafter referred to as the "Sponsor"), and **Crawford, Murphy and Tilly, Inc**. (hereinafter referred to as the "Consultant"). This Agreement expires 5 years from the date of execution.

W I T N E S S E T H

The Sponsor intends to undertake the accomplishment of a project pursuant to the development of a public air navigation facility known as the **Schaumburg Regional Airport (06C)** in **Cook and DuPage** County, state of Illinois; and the project shall be identified as the Illinois Project No. **06C-4837**; AIP Project No. **3-17-SBGP-**; The following is the detailed project title and description from the Illinois Department of Transportation's Office of Planning and Programming (OP&P) program letter which shall be carried through the development of the project (attach supplemental information as necessary in Section I.H., Detailed Scope of Services):

Airfield Lighting Rehabilitation - Install Runway 11/29 Medium Intensity Runway Lights & PAPIs

A detailed sketch of the proposed work, labeled ATTACHMENT P, shall be attached.

In consideration of the benefits which will accrue to the parties hereto by virtue of the Agreement and the respective covenants herein contained, IT IS MUTUALLY COVENANTED AND AGREED as follows:

The Consultant agrees to furnish executed "Certification of Engineer" and certain professional engineering services enumerated herein-after, in connection with the implementation and development of the aforesaid project.

The Department of Transportation, Division of Aeronautics within the state of Illinois shall act as Agent of the Owner/Sponsor for all matters involving the development of any public air navigation facility by virtue of the Illinois Aeronautics Act. The Illinois Aeronautics Act requires and directs the Illinois Department of Transportation, Division of Aeronautics (hereinafter referred to as the "Department") to "*regulate and supervise aeronautics within this state*", with "*aeronautics*" defined as "…*the design, establishment, construction, extension, operation, improvement, repair or maintenance of airports*…". The Department shall not expend any funds appropriated, or made available for any work upon any such project that is not contracted for and constructed or developed under the supervision or direction of the Department. Financial assistance may include reimbursement to eligible airport Sponsors for engineering costs directly related to projects financed in whole or in part by federal/state monies provided such engineering costs were approved by the Department prior to the payment of these costs by the airport Sponsor. The approval of engineering costs prior to payment shall qualify those costs for federal/state reimbursement but shall not constitute an obligation of federal/state funds.

Since the services contemplated under this Agreement are professional in nature, it is understood that the Consultant, acting as an individual, partnership, firm or other legal entity, is of professional status and will be governed by professional ethics in their relationship to the Department and the Sponsor. The Department acknowledges the professional and ethical status of the Consultant by approving this Agreement and the associated fees for federal/state eligibility (either in whole or part) on the basis of their qualifications and experience and determining their compensation by mutually satisfactory negotiations.

Any additions/deletions, revisions/modifications to this Agreement without the expressed written consent of the Department shall void this Agreement as it relates to state and federal funding participation eligibility.

I. ARCHITECTURAL/ENGINEERING (A/E), PLANNING AND SPECIAL SERVICES

The Consultant agrees to perform various professional engineering and planning services and provide necessary and required information pursuant to the accomplishment of the above referenced project.

It is understood that meetings will be common to all phases. The Consultant will coordinate project kick-off, pre-design and pre-construction meetings and project status update meetings, as required, in order to resolve project issues with the Department, Sponsor and/or other regulatory and review agencies. The Department shall be notified of scheduled agency meetings and given the opportunity to participate. Meetings for which effort will be billed shall be thoroughly documented by minutes with copies distributed to the Sponsor and the Department within 10 days of the meeting. Failure to properly document meeting discussions could result in the loss of part or all of the professional services compensation eligibility associated with this activity.

A. PRELIMINARY ASSESSMENT AND SCHEMATIC DESIGN – Not included in agreement

This phase includes activities required for agency coordination and permit development, non-routine surveys, testing and architectural/engineering preliminary design considerations of a project. Elements of this phase may include development of architectural schematic building designs and reports, non-routine geological and field investigations (soil borings and pavement cores), DCP testing, FWD testing (when used to evaluate pavement as part of a strengthening project), coordination of FAA reimbursable agreements, coordination of utility relocation agreements, coordination of force account activity (must be pre-approved by the Department in writing).

The Consultant shall furnish and/or perform engineering reconnaissance necessary for the preparation and development of an engineering report, bidding documents (design plans and specifications) including topographic field surveys, crack surveys, and sampling and testing for routine soils investigations (in accordance with ATTACHMENT J – Testing Schedule & ATTACHMENT K – Testing Rates & Cost Summary).

This phase will culminate in the submittal of a detailed engineering report with project alternatives and design recommendations and project completion timeline assessment.

The Consultant shall furnish an engineering report in accordance with standard practices and the provisions of ATTACHMENT E – Engineering Report. The report will include an analysis of preliminary surveys, geotechnical testing and alternative designs and include final project design recommendations.

The project completion timeline assessment will identify necessary effort required to complete the final project design (complete construction plans and specifications). This phase of project development will represent approximately 35% of the project design timeline. Project formulation should be consistent with the TIP submittal and the program letter project description (ATTACHMENT R). If not, identify components that have changed as a result of the preliminary assessment and schematic design analysis.

A detailed scope of services shall be attached with anticipated labor effort and costs delineated in ATTACHMENTS A / A1.

B. DESIGN PHASE SERVICES – Not included in agreement

This phase shall include activities required to accomplish a project design in accordance with the established Aeronautics letting schedule project design timeline and approved letting date determined at the pre-design meeting. Requests for time extensions beyond the previously agreed-to submittal deadline dates (as established in the Department's Letting Schedule, ATTACHMENT Q, and this Agreement) must be made to the Department in writing not less than 5 days prior to the due date of the submittal. The request for extension must be signed by a principal/officer of the Consultant's firm. Incomplete submittals will not be accepted.

Milestone submittals include the engineering report (at 35% design timeline), plan / spec review (at 80% design timeline) and final submittal of all deliverables (at 100% design timeline). A detailed scope of services shall be attached with anticipated labor effort and costs delineated in ATTACHMENTS B / B1. Elements of this phase may include:

1. CONSTRUCTION PLANS, SPECIAL PROVISIONS AND ESTIMATES

   The Consultant shall prepare and furnish for Department review and comment construction plans, special provisions and construction Safety Plan (per guidance explained in FAA AC 150/5370-2F (or current) Operational Safety on Airports during Construction) at the 80% project design timeline with detailed estimate of costs, estimated DBE participation goal and working/calendar day flow chart, for the particular design authorized in this Agreement.

2. CLARIFICATION OF PLANS

   The Consultant shall render clarification of the construction plans and specifications, when and if such clarification is deemed necessary.

3. BIDDING ASSISTANCE

   The Consultant shall assist the Sponsor and/or Department in the bidding process, analyze and summarize bid results.

C. CONSTRUCTION PHASE SERVICES

This phase shall include all basic services after the award. A detailed scope of services shall be attached with anticipated labor effort and costs delineated in ATTACHMENTS C / C1.

1. OFFICE ENGINEERING

   a. SHOP DRAWINGS
      Review the detailed construction, shop and erection drawings submitted by the contractor(s) for compliance with design concepts.

   b. SUPPLEMENTARY SKETCHES
      Preparation of elementary and supplementary sketches plus estimates required to resolve actual field conditions.

   c. RECORD DRAWINGS
      The Consultant shall prepare Record Drawings within thirty (30) days after the official Notification from the Department of the Official Acceptance of the Construction Work; and after approval by the Department, furnish said Department with one (1) set of such record drawings. The submittal format shall be in accordance with the current policies of the Department.

   d. MATERIALS CERTIFICATION
      Prior to reporting a pay item quantity for payment, the materials used and incorporated in, or associated with the pay item, shall be verified for specification compliance by the Consultant. The Consultant shall obtain and review all certifications and/or test results required by the policies of the Department and the Department's *Manual for Documentation of Airport Materials*. At the completion of, or any time prior to the completion of the final quantity of a pay item, the Consultant shall submit the aforementioned material certifications and/or test results, that were utilized for acceptance of material, to the Department for review and final approval. Prior to final payment of engineering services under this agreement, the Consultant shall have submitted required certifications and test results to the Department, and the Consultant shall have signed the Department's MATERIALS CERTIFICATION FORM.

2. FIELD ENGINEERING

a. RESIDENT ENGINEER APPROVAL
The Consultant agrees to furnish the name and qualifications of the Resident Engineer in writing for approval of the participating agencies prior to the preconstruction conference that shall attend said preconstruction conference and shall perform the various professional engineering services required of the Resident Engineer in 2.b. thru 2.f. below and inspection of construction.

b. DAILY DIARY
The Resident Engineer shall maintain a daily diary. Copies shall be forwarded to the Department (ATTACHMENT F).

c. DUTIES OF RESIDENT ENGINEER
Furnish full time (unless part time is approved by the Sponsor and/or Department) Resident Engineering of construction including project inspection, field testing, and furnish surveying at the site of the work, whose duties shall include all reasonable, proper and customary duties as are usually and customarily furnished in connection with the general engineering of construction of such improvements, including but not limited to the following:

i. Performance of acceptance and quality assurance tests when required by Department policy and/or contract specification. Examples of these tests include but are not limited to: Testing concrete for slump and air content; testing concrete for strength; testing bituminous concrete pavement for density using the nuclear method and using the Bulk Specific Gravity Method. Obtaining representative samples of miscellaneous materials such as paint, geotextile fabric, joint sealer, epoxy, polyester resin, etc. for testing as necessary, and/or as directed by the Department; performance of field density tests of earthwork embankments, backfills and subgrade; field density tests of subbase and base courses, and moisture content tests on materials where applicable; and, laboratory proctor tests where applicable. Test Reports shall be submitted to the Department within three (3) working days of the date the test was conducted.

ii. Inspection/Measurement/Oversight of construction to determine that the work was completed in substantial conformance with the approved plans and specifications, and in compliance with the requirements set forth in the contract documents. All stop or start work orders shall be issued by the Department; the Resident Engineer shall recommend the orders. Document pay item quantities reported for pay in accordance with the latest revision of the Department's *Airport Construction Documentation Manual.*

iii. Preparation and forwarding to the Department of periodic project reports required by the Department. Bi-weekly construction reports will be submitted to the Department, within three (3) calendar days of the end of the contractor's work week.

iv. To obtain and review for specification compliance, material certifications and/or test results for all materials prior to their use in the construction.

v. To reject for inclusion in the project, any materials that are delivered without certification and/or test results, or materials delivered with certification that has been found to be in noncompliance, or any defect found through visual inspection which renders the material unsuitable for inclusion in the project. The Department shall be notified when any rejections are made. Materials that are delivered without certification and/or test results may be stockpiled or

stored in a manner acceptable to the Resident Engineer until such time as the certification and/or test result arrive and are reviewed and accepted by the Resident Engineer.

vi. Preparation of Reports required per the Sponsor's NPDES permit while providing on-site services, retaining all support documentation.

vii. Participate in audits performed to determine that the project is proceeding accordingly per the plans and specifications and adhering to AIP grant requirements.

d. FINAL INSPECTION
Initiate a request, upon substantial completion of all construction work, for a final inspection by the Department. When necessary, a punch list of uncompleted items and electrical checklist (if applicable) on the project shall be established at the final inspection. Submit a final acceptance letter (punch list complete) which shall certify to the Department and the Sponsor that, to the best of the Consultant's knowledge, information and belief, the work involved has been done in substantial conformance with the plans, specifications, and Contract Document, as the same shall have been modified, or supplemented by change order, supplementary contract or otherwise, and that such work is acceptable.

e. SAFEGUARD THE SPONSOR
Endeavor to safeguard the Sponsor against any defects and deficiencies on the part of the Contractor. The Resident Engineer does not guarantee the performance of the contract by the Contractor, except that the Resident Engineer shall ensure that, to the best of the Resident Engineer's knowledge, information and belief, the work has been done in substantial conformance with the approved plans and specifications and advise the Sponsor and/or the Department in writing of any known noncompliance set forth in the contract. This does not in any way mean that the Resident Engineer is a guarantor of the Contractor's work. The Resident Engineer assumes no responsibility for safety in, on or about the job site, nor shall the Resident Engineer have any responsibility for the safety or adequacy of any equipment, building component, scaffolding, forms or other work aids provided by the contractor; nor is the Resident Engineer responsible for the superintendence of the contractor's work or any acts of the contractor.

f. OTHER ENGINEERING SERVICES
Furnish other Engineering Services which may be required by the Sponsor, including surveys. sub-surface investigations, sampling, testing, and analysis of soils, offsite inspection of materials, laboratory testing, and inspection and control at central mixing plants. Where tests must be conducted by commercial laboratories, only those laboratories approved by the Department will be utilized. If any of these services are conducted by outside firms, the Resident Engineer shall submit copies of the executed contract for such services as specified in Section III.B., of this Agreement. The charges for such services shall be specified in the contract and will remain in effect until completion of the services and acceptance by the Consultant. Certified copies of the results of all tests required by the Department under this paragraph are to be mailed to the Department within five (5) calendar days after the tests are completed.

g. FINAL QUANTITIES
Final quantities associated with the accepted construction work shall be submitted to the Department within thirty (30) days after final acceptance of the construction work.

D. PLANNING AND SPECIAL SERVICES – Not included in agreement

This phase may involve activities or studies unrelated to or outside of the scope of basic design and construction phase engineering services routinely performed by the Consultant. Those activities may include master plan and airport layout plan development, environmental studies and assessments, PCI surveys, FWD testing (when used to evaluate pavement as part of a publication revision), first-order NGS monument surveys, boundary surveys, aeronautical surveys, photogrammetric surveys and topographic mapping, preparation of property ownership plats and easements, appraisal and land acquisition services, benefit / cost analysis studies, RSA determination studies, drainage studies and analyses, FEMA/FIRM map revisions and GIS updates. A detailed scope of services shall be attached with anticipated labor effort and costs delineated in ATTACHMENTS D / D1.

E. ENDORSEMENT OF DOCUMENTS

The Consultant will endorse and seal all final draft reports, contract plans, maps, right of way plats, and special provisions for construction contract documents. Such endorsements must be made by a person, duly licensed or registered in the appropriate category by the Department of Financial and Professional Regulation of the state of Illinois, being employed by the Consultant and responsible for the portion of the services for which license registration is required. These sealed documents will serve as the record documents for the services covered by the terms of the Agreement.

F. DELIVERABLES

At a minimum, the Consultant shall provide the Department (copy Sponsor upon request) the following deliverables:

1. Final project estimate of costs complete w/ professional services fees and sponsor reimbursement estimates.
2. DBE participation goal and breakout of DBE work.
3. QA verification of ELM Engineers Estimate for Schedule of Prices.
4. Calendar day estimate of construction and detailed breakout of critical work items and associated production rates.
5. One set of final construction plans (half-size) and special provisions – sealed by the Consultant and executed by the Sponsor.
6. One copy of the construction Safety Plan (per guidance explained in FAA AC 150/5370-2F (or current) Operational Safety on Airports during Construction).
7. Original executed Consultant Project Certification (ATTACHMENT N).
8. Executed DBE Final Documentation (ATTACHMENT O).
9. Electronic copy/access of all information (via CD, electronic submittal or ftp site).

G. NOTICE-TO-PROCEED (NTP)

The Consultant shall not commence any phase of the work until the “official notice-to-proceed” (NTP) has been issued in writing either by the Sponsor or Department (via Office of Planning and Programming).

Services to be performed by the Consultant under this Agreement shall become eligible for funding participation consideration as of the date of the written NTP. The execution date of the consultant retainer agreement or the execution date of a consultant agreement for a single project after consultant selection if not included within the retainer agreement, shall constitute the NTP. The Consultant shall schedule a project phase kick-off meeting (pre-design, pre-construction, etc) with the Sponsor and the Department at the earliest possible convenience upon the Sponsor’s receipt of this letter.

For projects not covered by a program letter or with program letter pending, the Sponsor is fully liable for all costs incurred as a result of such authorization pending future reimbursement once the project is programmed and a program letter is issued. The Sponsor/Consultant is required to schedule a project phase kick-off meeting (pre-design, pre-construction, etc) with the Sponsor and the Department at the earliest possible convenience.

A copy of the program letter shall be included as ATTACHMENT R of this Agreement.

In the absence of a written, dated notice-to-proceed, the execution date of this Agreement shall be used to determine the eligibility of service dates.

The Sponsor and the Department are not liable, and shall not authorize payment to the Consultant, for any services performed prior to the date of notice to proceed or the execution of this Agreement (whichever takes precedent). All effort, regardless of the notice-to-proceed authorization, is subject to review and eligibility funding determination.

H. DETAILED SCOPE OF SERVICES

Under this agreement the Engineer will provide construction phase services for the project as described herein as – **Airfield Lighting Rehabilitation Install Runway 11/29 Medium Intensity Runway Lights & PAPIs.**

The construction phase engineering effort contained within this agreement has been based on the following additional scope related parameters, understanding of proposed improvements and anticipated level of effort:

I. Anticipated September 1, 2026 Start of Contractor Work and Completion Date of October 19, 2026.

II. No winter shutdown is anticipated for this project.

III. Assume 10 hours per day worked by the Contractor.

IV. Assume Contractor work schedule of 5 days/week for the 49 day calendar duration.

V. Engineering effort based on anticipated Contractor working days as follows: 36 working days of full-time inspection at 10 hours per day.

VI. All Engineering effort is expected to be completed by December 31, 2026 (based on Contractor completion date).

The anticipated effort and estimated manhours for each Task is defined within Attachments C, C-1, C-2 and C-3 contained within this contract.

II. CONSULTANT COMPENSATION

The Sponsor agrees to pay the Consultant as compensation for rendering the professional services hereinabove described and submitted using the standard Department invoice forms (ATTACHMENTS G & H). Burden and overhead rates entered into this Agreement shall be in effect for the length of the agreement and will not be adjusted, except as may be determined under an audit of costs by the Auditor General or the Department. The rates used in this Agreement shall be the latest audited or provisional approved rates by IDOT as of the date of execution of this Agreement (approval letter must be attached). Should the rate change in the time between the final approval notification of fees and the execution of this Agreement, hours will be adjusted accordingly so that there is no increase in the final approved not-to-exceed amount.

Any professional services effort performed beyond the not-to-exceed limits expressed below, and for which a future amendment will be sought, will be performed under all Agreement provisions as the original contracted work. The dollar value of such effort is not considered approved for payment until review and approval by the Department.

A. PRELIMINARY ASSESSMENT AND SCHEMATIC DESIGN – Not included in agreement
For services outlined in Section I.A., Preliminary Assessment and Schematic Design, and further detailed in Section I.H., Detailed Scope of Services,

1. a lump sum payment of $ **N/A** (representing approximately 35% of the total estimated professional services compensation for design phase services as determined from the TIP request). The fee shall be paid as a lump sum when the preliminary assessment and schematic design phase deliverables (outlined in Section I.A.) are approved and accepted by the Department.

B. DESIGN PHASE SERVICES – Not included in agreement
For services outlined in Section I.B., Design Phase Services, and further detailed in Section I.H., Detailed Scope of Services,

1. a cost plus a fixed payment of $ **N/A**

   total amount not to exceed $ **N/A** unless a major change or addition to the scope of services is required by the Department or extensions of time are necessary for completion of the project. All justification for amendments shall be documented with effort recorded separate from the hours approved under this Agreement. All amendment requests must be supported by justification per Section III.M., Amendments to the Agreement. The payment of this fee shall be made in monthly installments submitted by the Consultant and approved by the Department. The final charges shall be submitted after the Design Phase Services have been performed, approved and all deliverables accepted by the Department in accordance with the guidance outlined in Section I.F. This period of time expires 30 days after award of the construction contract. Any submittal after this time shall not be considered eligible for payment / reimbursement by the Department unless extended by the Department.

2. a lump sum payment of $ **N/A** unless a major change or addition to the scope of work is required by the Department or extensions of time are necessary for completion of the project. All justification for amendments shall be documented with effort recorded separate from the hours approved under this Agreement. All amendment requests must be supported by justification per Section III.M., Amendments to the Agreement. The fee shall be paid as a lump sum when the design phase deliverables (outlined in Section I.F.) are approved and accepted by the Department.

C. CONSTRUCTION PHASE SERVICES
For services outlined in Section I.C., Construction Phase Services, and further detailed in Section I.H, Detailed Scope of Services,

1. a cost plus a fixed payment of $ **$13,920.00**

   total amount not to exceed $ **$117,000.00** unless a major change or addition to the scope of work is required by the Department or extensions of time are necessary for completion of the project. All justification for amendments shall be documented with effort recorded separate from the hours approved under this Agreement. All amendment requests must be supported by justification per Section III.M., Amendments to the Agreement. The payment of this fee shall be made in monthly installments submitted to and approved by the Sponsor (and/or Department if applicable). The final charges shall be as soon as possible after official notification from the Consultant of the acceptance of the construction work. A time line will be submitted at each billing cycle after 50% which will indicate a projection of the completed engineering fee vs. the contractor's progress.

   If more than one contract exists for the project, the monthly invoices submitted by the Consultant shall detail the amounts of work accomplished under each separate contract.

The invoices shall also indicate the dates that the services were performed. If these services are furnished by the Consultant by obtaining such services outside the Consultant's organization, the Consultant shall be reimbursed at his actual cost for obtaining these services. However, the total payment to the Consultant shall be within the "not to exceed" amount as previously stated unless an amendment to this agreement is approved by the Sponsor (and/or Department if applicable).

D. PLANNING AND SPECIAL SERVICES – Not included in agreement

For services outlined in Section I.D., Planning and Special Services, and further detailed in Section I.H., Detailed Scope of Services,

1. a cost plus a fixed payment of $ **N/A**

   total amount not to exceed $ **N/A** unless a major change or addition to the scope of work is required by the Department or extensions of time are necessary for completion of the project. All justification for amendments shall be documented with effort recorded separate from the hours approved under this Agreement. All amendment requests must be supported by justification per Section III.M., Amendments to the Agreement. The payment of this fee shall be made in monthly installments submitted to and approved by the Sponsor. The final charges for the Special Services Phase shall be submitted within forty-five (45) days after official notification from the Consultant of the acceptance of the construction work or within 45 days after official notification from the Department of acceptance of other non-construction projects unless extended by the Department.

2. a lump sum payment of $ **N/A** unless a major change or addition to the scope of work is required by the Department or extensions of time are necessary for completion of the project. All justification for amendments shall be documented with effort recorded separate from the hours approved under this Agreement. All amendment requests must be supported by justification per Section III.M., Amendments to the Agreement. The fee shall be paid as a lump sum when the deliverables are approved and accepted by the Department.

III. SPECIAL CONDITIONS

The Consultant shall render the services in accordance with generally accepted Professional Standards.

A. TERMINATION

(Reference: 49 CFR Part 18.36(i)(2); FAA Order 5100.38)

The Sponsor, by written seven (7) day notice, may terminate this agreement in whole or in part at any time, because of the failure of the other party to fulfill his agreement obligations. Upon receipt of such notice, the Consultant shall: (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the Sponsor all data, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by the Consultant in performing this agreement whether completed or in process.

1. If the termination is due to the failure of the Consultant to fulfill his agreement obligations, the Sponsor may take over the work and prosecute the same to completion by agreement or otherwise. In such case, the Consultant shall be liable to the Sponsor for any additional cost occasioned to the Sponsor thereby.

2. If, after notice of termination for failure to fulfill agreement obligations, it is determined that the Consultant had not so failed, the termination shall be deemed to have been effected for the convenience of the Sponsor.

3. It is hereby understood and agreed that should the agreement be terminated, the Consultant shall be entitled to and shall receive a fee based on the amount of work accomplished and approved by the Department up to the day of notification of termination. The fee shall be equal to the sum of the actual number of man-hours of each category of work applied at a negotiated hourly rate, plus any outside services approved by the participating agencies and accomplished prior to the notification. If terminated under Section III.HH., Breach of Contract Terms, the Consultant will not be entitled to profit on the work accomplished.

B. CHANGE IN CONSTRUCTION PLANS

It is hereby understood and agreed that if the construction plans are completed in accordance with criteria and/or decisions made by the Sponsor (and/or the Department if applicable), and approved by the Department, and said construction plans are substantially changed or revised, for any reason other than the fault of the Consultant in preparing same, then the Consultant shall be entitled to compensation for rendering the services necessary to complete the changes. The amount of this fee shall be negotiated between the Sponsor, Consultant and the Department, and approved by the Department, and an amendment to the agreement should be accomplished prior to authorizing the Consultant to proceed with the changes. The fee shall be due and payable when the revisions are approved by the Sponsor and the Department.

It is the Consultants responsibility to notify the Department as soon as possible when changes/revisions are identified that are beyond the scope of services contemplated under this Agreement.

C. HOLD HARMLESS

The Consultant shall be responsible to pay for all labor, material and equipment costs incurred and for any and all damages to property or persons to the proportionate extent arising out of the negligent performance of services under this agreement and shall indemnify and save harmless the Sponsor, (and/or the Department if applicable), their officers, agents and employees from all third party suits, claims, actions or damages of any nature whatsoever to the proportionate extent resulting there from. These indemnities shall not be limited by the listing of any insurance coverage. If any errors, negligent acts and/or omissions are made by the Consultant in any phase of the work under this agreement, the correction of which may require additional field or office work, the Consultant will be promptly notified and will be required to perform such additional services as may be necessary to correct these errors, negligent acts and/or omissions without undue delay and without additional cost to the Sponsor (and/or the Department if applicable). The Consultant shall be responsible for any damages incurred as a result of his errors, negligent acts and/or omissions and for any losses or cost to repair or remedy construction as a result of his errors, omission and/or negligent acts, to the extent such error, omission or negligent act breeches the Professional Standard of care. The Consultant shall not be responsible for any consequential damages of the Sponsor or the Department. Neither the Consultant, nor the Sponsor, nor the Department shall be obligated for the other parties' negligence or for the negligence of others.

D. DRAWING OWNERSHIP

It is further mutually agreed by the parties hereto that reproducible copies of the drawings, computer disks, tracings, construction plans, specifications and maps prepared or obtained under the terms of the contract shall be delivered to and become the property of the Sponsor and basic survey notes and sketches, charts, computations and other data shall be made available upon request of the Sponsor. If any information is used by the Sponsor or another Consultant such use or reuse by the Sponsor or others shall be at the sole risk and without liability or legal exposure to the Consultant.

E. CONTRACT FOR OUTSIDE SERVICES

If any of the services outlined in Section I. are furnished by the Consultant by obtaining such services outside the Consultant's organization, the Consultant shall provide an executed contract between the person(s) or firm and the Consultant outlining the services to be performed and the charges for the same. Two (2) copies of the executed contract shall be submitted to the participating agencies for approval prior to the services being performed; all covenants and Special Conditions shall be included and binding on all subcontracts.

F. FORMERLY NOTICE TO PROCEED (See Section I.G.)

G. SUBLET AGREEMENT

Each party binds himself, his partners, successors, executors, administrators and assigns, to the other part of this agreement and to the partners, successors, executors, administrators and assigns for such other party at all covenants of this Agreement.

Except as above, neither the Sponsor nor the Consultant shall assign, sublet or transfer his interest in this agreement without the written consent of the other party hereto.

H. AGREEMENT EXPIRES

This agreement expires upon final approval and acceptance of the completed project(s) by the Sponsor (and/or Department as applicable), and after all final engineering charges have been paid to the Consultant as of the date of project close-out or after five years from the date of execution, whichever comes first. Payment liability by the State is as outlined above (see Section I.G., Notice to Proceed and Section II., Consultant Compensation).

I. EQUAL EMPLOYMENT OPPORTUNITY
(Reference: 49 CFR Part 21; FAA AC 150/5100-15A or latest revision)

The Consultant agrees to conduct the services in compliance with all the requirements imposed by or pursuant to Title VI of the Civil Rights Act of 1964, Part 21 of the Regulations of the Secretary of Transportation, and Executive Order No. 11246, "Equal Employment Opportunity," as amended.

During the performance of this contract, the Consultant, for itself, its assigns and successors in interest (hereinafter referred to as the "Consultant") agrees as follows:

1. Compliance with Regulations. The Consultant shall comply with the Regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

2. Nondiscrimination. The Consultant, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin in the

selection and retention of subconsultants, including procurements of materials and leases of equipment. The Consultant shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

3. Solicitations for Subcontracts, Including, Procurements of Materials and Equipment. In all solicitations either by competitive bidding or negotiation made by the Consultant for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subconsultant or supplier shall be notified by the Consultant of the Consultant's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.

4. Information and Reports. The Consultant shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the sponsor or the Federal Aviation Administration (FAA) to be pertinent to ascertain compliance with such Regulations, orders, and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish this information, the Consultant shall so certify to the sponsor or the FAA, as appropriate, and shall set forth what efforts it has made to obtain the information.

5. Sanctions for Noncompliance. In the event the Consultant's noncompliance with the nondiscrimination provisions of this contract, the sponsor shall impose such contract sanctions as may determine to be appropriate, including, but not limited to:

    a. withholding of payments to the Consultant under the contract until the Consultant complies, and/or

    b. cancellation, termination, or suspension of the contract, in whole or in part.

Incorporation of Provisions. The Consultant shall include the provisions of paragraphs 1 through 5 (above) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Consultant shall take such action with respect to any subcontract or procurement as the sponsor may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event an Consultant becomes involved in, or is threatened with, litigation with a subconsultant or supplier as a result of such direction, the Consultant may request the sponsor and/or Department to enter into such litigation to protect the interests of the sponsor and, in addition, the Consultant.

DISADVANTAGED BUSINESS ENTERPRISE (DBE) ASSURANCES

1. Policy. It is the policy of the Department of Transportation (DOT) that disadvantaged business enterprises as defined in 49 CFR Part 23 shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with Federal funds under this agreement. Consequently, the DBE requirements of 49 CFR Part 23 applies to this agreement.

2. DBE Obligation. The Consultant agrees to ensure that disadvantaged business enterprises as defined in 49 CFR Part 23 have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with Federal funds provided under this agreement. In this regard, all Consultants shall take all necessary and reasonable steps in accordance with 49 CFR Part 23 to ensure that disadvantaged business enterprises have the maximum opportunity to compete for and perform contracts. Consultants shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of DOT-assisted contracts.

J. OPEN ACCESS TO DOCUMENTS
(Reference: 49 CFR Part 18.36(i); FAA Order 5100.38)
(Public Act 90-0572 Section 20-65; Public Act 87-991)

The Consultant shall maintain, for a minimum of 5 years after the completion of the contract, adequate books, records, and supporting documents to verify the amounts, recipients, and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records, and supporting documents related to the contract shall be available for review and audit by the Auditor General; and the Consultant agrees to cooperate fully with any audit conducted by the Auditor General and to provide full access to all relevant materials. Failure to maintain the books, records, and supporting documents required by this Section shall establish a presumption in favor of the State for the recovery of any funds paid by the State under the contract for which adequate books, records, and supporting documentation are not available to support their purported disbursement.

K. CERTIFICATION OF CAPACITY TO CONTRACT
(Public Act 90-0572, Section 50-13)

It is unlawful for any person holding an elective office in this State, holding a seat in the General Assembly, or appointed to or employed in any of the offices of State government, or who is an officer or employee of the Illinois Building Authority or the Illinois Toll Highway Authority, or who is the wife, husband or minor child of any such person, to have or acquire any contract, or any direct pecuniary interest in any contract therein, whether for stationery, printing, paper or for any services, materials or supplies, which will be wholly or partially satisfied by the payment of funds appropriated by the General Assembly of the State of Illinois or in any contract of the Illinois Building Authority or the Illinois Toll Highway Authority. Payments made for a public aid recipient are not payments pursuant to a contract with the State within the meaning of this Section.

It is unlawful for any firm, partnership, association or corporation in which any such person is entitled to receive more than 7 1/2% of the total distributable income to have or acquire any such contract or direct pecuniary interest therein.

It is unlawful for any firm, partnership, association or corporation in which any such person together with his spouse or minor children is entitled to receive more than 15%, in the aggregate, of the total distributable income to have or acquire any such contract or direct pecuniary interest therein.

Nothing in this Section invalidates the provisions of any bond or other security hereto or hereafter offered for sale or sold by or for the State of Illinois.

This Section does not affect the validity of any contract made between the State and an officer or employee of the State or member of the General Assembly, his spouse, minor child or any combination of such persons, if that contract was in existence before his election or employment as such officer, member, or employee. Such a contract is void, however, if it cannot be completed within 6 months after such officer, member, or employee takes office, or is employed.

This Section does not apply to (1) a contract for personal services as a teacher or school administrator between a member of the General Assembly or his spouse, or a State officer or employee or his or her spouse, and any school district, public community, college district, the University of Illinois, Southern Illinois University or any institution under the control of the Board of Governors of State Colleges and Universities or under the control of the Board of Regents or (2) a contract for personal service of a wholly ministerial character including but not limited to services as a laborer, clerk, typist, stenographer, page, bookkeeper, receptionist or telephone switchboard operator, made by a spouse or minor child of an elective or appointive State officer or employee or of a member of the General Assembly or (3) payments made to a

member of the General Assembly, a State officer or employee, his or her spouse or minor child acting as a foster parent, homemaker, advocate, or volunteer for or in behalf of a child or family served by the Department of Children and Family Services.

Any person convicted of a violation of this Section shall be guilty of a business offense and shall be fined not less than $1,000 nor more than $5,000.

The appropriate Certification of Capacity to Contract will be executed in Section III.X., of this agreement.

L. THE CONSULTANT SELECTION

(Reference: 49 CFR Part 18; FAA AC 5100-14D or latest revision)
(30 ILCS 535; IDOT-Aeronautics Administrative Bulletin: 2010-02)

The Village of Schaumburg (Sponsor) hereby certifies that it has completed the prescribed qualifications based consultant selection procedures.

The firm of (Crawford, Murphy and Tilly, Inc.) (Consultant) of (Springfield, IL) (Location) has been selected to provide the engineering services required for the project on:

March 14, 2017
(Date)

A copy of the executed Retainer Agreement identifying the project covered by this Agreement is included as ATTACHMENT U.

M. AMENDMENTS TO THE AGREEMENT

All effort recorded to document a claim for additional compensation must be delineated separately from the original scope of services with personnel, classifications, dates worked, rates, hours and services thoroughly detailed and clearly identified.

The Department shall be notified of potential amendment requests at the earliest possible opportunity once it has been determined that any of the following three circumstances may exist. Any amendments to the Agreement which increases the fee or the time of performance must contain one of the following written determinations (with support documentation) depending upon the circumstances of the change.

1. The undersigned determine that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.

2. The undersigned determine that the circumstances which necessitate this change were not within the contemplation of the contract as signed.

3. The undersigned determine that this change is in the best interest of the state of Illinois and is authorized by law.

Date	Sign Name
	Print Name
	Title

Any professional services effort performed beyond the not-to-exceed limits expressed in Section II. Consultant Compensation, and for which a future amendment will be sought, will be performed under all Agreement provisions as the original contracted work. The dollar value of such effort is not considered approved for payment until review and approval by the Department.

N. CERTIFICATION OF CONSULTANT

(Public Act 90-0572 Section 50-5)

I hereby certify that I am the Vice President (title) and duly

authorized representative of the firm Crawford, Murphy & Tilly, Inc.,

whose address is 2750 West Washington Street, Springfield, IL 62702,
and that neither I nor the above firm I here represent has:

1. employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above Consultant) to solicit or secure this Agreement,

2. agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out the Agreement, or

3. paid or agreed to pay to any firm, organization, or person (other than a bona fide employee working solely for me or the above Consultant) any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out the contract; except as here expressly stated (if any):

The firm certifies by execution:

1. it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm, nor has the firm been barred from being awarded a contract or subcontract.
2. it has not been barred from contracting with a unit of state or local government as a result of a violation of the Criminal Code of 1961.

I acknowledge that this certification is to be furnished to the Federal Aviation Administration of the United States' Department of Transportation in connection with this contract involving participation of Airport Improvement Program (AIP) funds and is subject to applicable state and Federal laws, both criminal and civil.

July 14, 2026
Date

Sign Name

Douglas J. Klonowski, PE
Print Name

Vice President
Title

O. FEDERAL TAXPAYER IDENTIFICATION NUMBER

The following statement is made under penalty of perjury:

"The Firm's correct Federal Taxpayer Identification Number is 37-0844662
. (I am) (This firm is) doing business as a (please check one):

____ Individual _____ Partnership __X__ Corporation

P. DISADVANTAGED BUSINESS ENTERPRISE (DBE) PARTICIPATION

(Reference: 49 CFR Part 26)

Contract Assurance (§26.13) - The Consultant or subconsultant shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The Consultant shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT assisted contracts. Failure by the Consultant to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy, as the recipient deems appropriate.

In keeping with the DBE plan adopted by the Sponsor, the Consultant shall take all necessary and reasonable steps to attain DBE participation in this contract.

The work for each subconsultant should be listed separately. If the subconsultant is being utilized to meet the project DBE goal, they must be prequalified in that category and certified as a DBE in that category. Please indicate that they are certified in that category. The certification list is available on the Department's website on the "Doing Business" menu under Small Business Enterprises and IL UCP directory http://www.dot.il.gov/ucp/ucp.html#DBE Directory. The percent of work is computed based on the individual subconsultant's work effort in each category

Firm Name:_____

Subcontract Amount ($):_____

Prequalification Category	% of Work	DBE Certification

If more than one subconsultant is being used, attach additional sheets.

NOTE: All final payment requests shall include a completed ATTACHMENT O - DBE Final Documentation or the complete information on the Consultant's format.

Q. DISCRIMINATION

(Reference: 49 CFR Part 21; FAA AC 150/5100-15A or latest revision)
(Executive Order 11246 of September 24, 1965; 41 CFR Part 60)

The Consultant agrees not to commit unlawful discrimination in employment in Illinois and further agrees to take affirmative action to ensure that no unlawful discrimination is committed.

R. DUES/FEES TO CLUBS WHICH DISCRIMINATE
(775 ILCS 25/2 Source: P.A. 85-909)

The Consultant of the business entity certifies that it is not prohibited from selling goods or services to the State of Illinois because it pays dues or fees on behalf of its employees or agent or subsidizes or otherwise reimburses them for payment of their dues or fees to any club which unlawfully discriminates.

S. CONFLICT OF INTEREST
(Public Act 90-0572 Section 50-13)

The Consultant agrees to comply with the provision of the Illinois Public Act prohibiting conflict of interest and all the terms, conditions and provisions of those Sections apply to this contract and are made a part of this contract the same as though they were incorporated and included herein.

T. FELONY CONVICTION
(Public Act 90-5072 Section 50-10)

The Consultant certifies that if he/she or the business entity has been convicted of a felony, at least five years has passed since the completion of the sentence as of the contract date.

U. ILLINOIS HUMAN RIGHTS NUMBER

The Consultant must have an Illinois Department of Human Rights prequalification number, or have an application on file with the Illinois Department of Human Rights office at the State of Illinois Center, Suite 10-100, 100 West Randolph, Chicago, Illinois 60601 (refer to Department of Human Rights form).

(#IDHR PC-1/IL 442-0010). IDHR #____93788-00_____.

V. EDUCATIONAL LOAN DEFAULT
(5 ILCS 385).

The Consultant certifies that, if this agreement is with an individual or individuals, that he/she is not in default on an educational loan.

W. DRUG FREE WORKPLACE
(30 ILCS 580).

If the Consultant has 25 or more employees, the following certification shall apply and, by signing this document, the Consultant certifies as follows:

1. The Consultant certifies that he will provide a drug free workplace in compliance with the Drug Free Workplace Act ("Act"). Specifically, Consultant certifies he will do the following:

    a. Publish a statement:
        i. Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the Consultants workplace.
        ii. Specifying the actions that will be taken against employees for violations of such prohibition.
        iii. Notifying the employee that, as a condition of employment on this agreement, the employee will:
            1) abide by the terms of the statement; and

2) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than 5 days after such conviction.

b. Establish a drug free awareness program to inform employees about:
   i. the dangers of drug abuse in the workplace;
   ii. the Consultant policy of maintaining a drug free workplace;
   iii. any available drug counseling, rehabilitation, and employee assistance programs; and
   iv. the penalties that may be imposed upon employees for drug violations.

c. Give a copy of the statement described above to each employee engaged in the performance of the contract and post the statement in a prominent place in the workplace.

d. Notify the State within 10 days after receiving notice under part (a)(3)(B) above from an employee or otherwise receiving actual notice of such conviction.

e. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted, as required by §5 of the Act.

f. Assist employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation is required and indicate that a trained referral team is in place.

g. Make a good faith effort to continue to maintain a drug free workplace through implementation of §3 of the Act.

If an individual, the Consultant further certifies that he will not engage in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the agreement.

X. CAPACITY TO CONTRACT

(Public Act 90-0572)

The Consultant certifies that the Corporation's certificate of Authority to do business in Illinois, is in good standing with the Secretary of State's Office.

CERTIFICATION OF CAPACITY TO CONTRACT

Public Act 90-0572 prohibits certain persons and entities from having or acquiring any contract with the State of Illinois and from having or acquiring any direct pecuniary interests in any contract with the State of Illinois, whether for materials, services, supplies, printing or stationery. This prohibition does not extend to certain contracts for personal services of a ministerial nature as provided for in the Act.

(Corporation)

The undersigned, being a duly authorized representatives of Crawford, Murphy and Tilly, Inc., a corporation, hereby certify that they have read Public Act 90-0572 Section 50-13 and that they have checked the records of the corporation and that no person who is entitled to receive individually more than 7 1/2% of the total distributable income of the corporation, or together with their spouse or minor child more than 15% of the total distributable income of the corporation, is (i) an elected State official, a member of the General Assembly, an appointed State officer, a State employee; (ii) an officer or employee of the Illinois Toll Highway Authority or of the Illinois Building Authority; or (iii) a spouse or a minor child of any such enumerated person.

14th day of **July**, AD, 20**26**

Crawford, Murphy & Tilly, Inc.
Corporation

BY _____

Daniel L. Pape, PE, Aviation Group Mgr.
Printed Name & Title

BY _____

Douglas J. Klonowski, PE, Vice President
Printed Name & Title

CERTIFICATION OF CAPACITY TO CONTRACT

Public Act 90-0572 prohibits certain persons and entities from having or acquiring any contract with the State of Illinois and from having or acquiring any direct pecuniary interests in any contract with the State of Illinois, whether for materials, services, supplies, printing or stationery. This prohibition does not extend to certain contracts for personal services of a ministerial nature as provided for in the Act.

(Partnerships and Non-Corporate Firms and Associations)

The undersigned, being each and every one of the partners/members/associates/(other) of

N/A, hereby certify on behalf of themselves individually, that they have read Public Act 90-0572 Section 50-13 and that (i) they are not an elected State official, a member of the General Assembly, an appointed State officer, a State employee; an officer or employee of the Illinois Toll Highway Authority or of the Illinois Building Authority; nor a spouse or minor child of any such enumerated person; or (ii) that they are such an enumerated person but that they are not entitled to receive individually more than 7 1/2% of the total distributable income of the partnership/firm/association, or together with their spouse or a minor child more than 15% of the total distributable income of the partnership/firm/association.

_____day of_____ , AD, 20_____

BY _____ BY _____

_____ _____

Printed Name & Title Printed Name & Title

d/b/a _____

(Name)

CERTIFICATION OF CAPACITY TO CONTRACT

Public Act 90-0572 prohibits certain persons and entities from having or acquiring any contract with the State of Illinois and from having or acquiring any direct pecuniary interests in any contract with the State of Illinois, whether for materials, services, supplies, printing or stationery. This prohibition does not extend to certain contracts for personal services of a ministerial nature as provided for in the Act.

(Individual Consultants)

I, **N/A**,
(Name)

hereby certify that I have read Public Act 90-0572 Section 50-13 and I further certify (i) that I am not an elected State official, a member of the General Assembly, an appointed State officer, a State employee; (ii) that I am not an officer or employee of the Illinois Toll Highway Authority or of the Illinois Building Authority; and (iii) that I am not a spouse or a minor child of any such official, member, officer or employee.

___day of_____, AD, 20_____

BY _____

_____
Printed Name & Title

d/b/a _____
(Name)

Y. CERTIFICATION REGARDING LOBBYING
(Reference: 49 CFR Part 20, Appendix A)

Certification for Contracts, Grants, Loans and Cooperative Agreements.

The Consultant certifies compliance with Section 319 of Public Law 101-102 and to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an Officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

   This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, US Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Z. INTERNATIONAL BOYCOTT
(Applicable to contracts in excess of $10,000):

The Consultant certifies that neither it nor any substantially-owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act. The Consultant makes the certification set forth in Section 5 of the International Anti-Boycott Certification Act.

AA. NON-APPROPRIATION CLAUSE

Obligations of the State will cease immediately without penalty or further payment being required in any fiscal year the Illinois General Assembly fails to appropriate or otherwise make available sufficient funds for payment of this Agreement.

BB. DEBT CERTIFICATION

The Consultant certifies that it, or any affiliate, is not barred from being awarded a contract under 30 ILCS 500/50-11 and 50-12. The Consultant further acknowledges that the contracting State agency may declare the contract void if the preceding certification is false or if the contractor, or any affiliate, is determined to be delinquent in the payment of *any* debt to the State during the term of the contract.

CC. GOODS FROM CHILD LABOR ACT

The Consultant certifies in accordance with Public Act 94-0264 tha1 no foreign made equipment, materials, or supplies furnished to the State under the contract have been produced in whole or in part by the labor of any child under the age of 12.

DD. QUALIFICATION BASED SELECTION ACT

(Reference: 49 CFR Part 18.36; FAA Order 5100.38; FAA AC 150/5100-14 (latest))

The parties hereby certify that there was compliance with the provisions of the State of Illinois' Architectural, Engineering and Land Surveying Qualifications Based Selection Act, Chapter 30 ILCS 535 in the procurement of the services covered by this Agreement.

EE. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

(Reference: 49 CFR Part 29; FAA Order 5100.38)

The Consultant certifies, by submission of this proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. It further agrees by submitting this Agreement that it will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. Where the Consultant or any lower tier participant is unable to certify to this statement, it shall attach an explanation to this solicitation/proposal.

FF. RIGHTS TO INVENTIONS

(Reference: 49 CFR Part 18.36(i)(8); FAA Order 5100.38)

All rights to inventions and materials generated under this contract are subject to regulations issued by the FAA and the Sponsor of the Federal grant under which this contract is executed.

GG. TRADE RESTRICTION CLAUSE

(Reference: 49 CFR Part 30.13; FAA Order 5100.38)

The Consultant or subconsultant, by submission of an offer and/or execution of a contract, certifies that it:

1. is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms published by the Office of the United States Trade Representative (USTR);

2. has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country on said list, or is owned or controlled directly or indirectly by one or more citizens or nationals of a foreign country on said list;

3. has not procured any product nor subcontracted for the supply of any product for use on the project that is produced in a foreign country on said list.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR 30.17, no contract shall be awarded to a Consultant or subconsultant who is unable to certify to the above. If the Consultant knowingly procures or subcontracts for the supply of any product or service of a foreign country on said list for use on the project, the Federal Aviation Administration may direct through the Sponsor cancellation of the contract at no cost to the Government.

Further, the Consultant agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in each contract and in all lower

tier subcontracts. The Consultant may rely on the certification of a prospective subconsultant unless it has knowledge that the certification is erroneous.

The Consultant shall provide immediate written notice to the sponsor if the Consultant learns that its certification or that of a subconsultant was erroneous when submitted or has become erroneous by reason of changed circumstances. The subconsultant agrees to provide written notice to the contractor if at any time it learns that its certification was erroneous by reason of changed circumstances.

This certification is a material representation of fact upon which reliance was placed when making the award. If it is later determined that the Consultant or subconsultant knowingly rendered an erroneous certification, the Federal Aviation Administration may direct through the Sponsor cancellation of the contract or subcontract for default at no cost to the Government.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18, United States Code, Section 1001.

HH. BREACH OF CONTRACT TERMS

(Reference: 49 CFR Part 18.36)

Any violation or breach of terms of this contract on the part of the Consultant or their subconsultants may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this agreement. The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

Policies and procedures for procurement of professional services are established in Federal Regulation Title 49 CFR Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements. The Airport and Airway Improvement Act (AAIA) of 1982, as amended, serves as the enabling legislation. The parties agree that these policies and procedures have been followed.

IN WITNESS WHEREOF, the parties hereto have affixed their hand and seals at

Schaumburg (city), Illinois, this **July 14** (date), 20**26** (year).

ATTEST:

(SEAL)

Village of Schaumburg
(Sponsor Name)

36-2491861
(Federal Employee's Identification Number)

BY _____

Jane Lentino, Village Clerk
Printed Name & Title

BY _____

Brian A. Townsend, Village Manager
Printed Name & Title

ATTEST:

(SEAL)

CRAWFORD, MURPHY & TILLY, INC. CORPORATE SEAL 1963 DELAWARE

CRAWFORD, MURPHY & TILLY, INC.
(Consultant Name)

37-0844662
(Federal Employee's Identification Number)

BY _____

Daniel L. Pape, PE, Aviation Group Mgr.
Printed Name & Title

BY _____

Douglas J. Klonowski, PE, Vice President
Printed Name & Title

LIST OF ATTACHMENTS

ATTACHMENT A / A1 – **PRELIMINARY ASSESSMENT AND SCHEMATIC DESIGN PHASE SERVICES**
ESTIMATE OF COSTS / SALARY EXPENSES

ATTACHMENT B / B1 – **DESIGN PHASE SERVICES**
ESTIMATE OF COSTS / SALARY EXPENSES

ATTACHMENT C / C1 – **CONSTRUCTION PHASE SERVICES**
ESTIMATE OF COSTS / SALARY EXPENSES

ATTACHMENT D / D1 – **PLANNING AND SPECIAL SERVICES**
ESTIMATE OF COSTS / SALARY EXPENSES

ATTACHMENT E – **ENGINEERING REPORT (General Guidance)**

ATTACHMENT F – **RESIDENT ENGINEER'S DIARY (Standard Format)**

ATTACHMENT G – **COST PLUS FIXED PAYMENT INVOICE (Standard Format)**

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ATTACHMENT J – **TESTING SCHEDULE**

ATTACHMENT K – **TESTING RATES & COST SUMMARY**

ATTACHMENT L – **SUMMARY OF PAYROLL BURDEN AND FRINGE COSTS**

ATTACHMENT M – **SUMMARY OF OVERHEAD AND INDIRECT COSTS**

ATTACHMENT N – **PROJECT CERTIFICATION**

ATTACHMENT O – **DBE FINAL DOCUMENTATION**

ATTACHMENT P – **PROJECT SKETCH**

ATTACHMENT Q – **PROJECT LETTING SCHEDULE**

ATTACHMENT R – **OP&P PROGRAM LETTER**

ATTACHMENT S – **CURRENT IDOT PROVISIONAL PAYROLL BURDEN / FRINGE EXPENSE AND GENERAL / ADMINISTRATIVE EXPENSE RATE LETTER**

ATTACHMENT T – **CONSULTANT'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS**

ATTACHMENT U – **RETAINER AGREEMENT**

ATTACHMENT A

PRELIMINARY ASSESSMENT AND SCHEMATIC DESIGN PHASE SERVICES

ESTIMATE OF COSTS

Category	Amount ($)	
1. Direct Salary Costs	_____	(ATTACHMENT A-1)
2. Labor and General and Administrative Overhead[1]	_____	
3. Direct Nonsalary Expenses		
Lodging[2,3]	_____	
Meals/Per Diem[2,3]	_____	
Transportation[2]	_____	
Materials & Supplies	_____	
Printing	_____	
CADD time[4]	_____	
Other Costs (excluding outside services)	_____	
4. Fixed Payment[5]	_____	
5. Outside Services	_____	
Lump Sum **Total Amount Not to Exceed**	$ _____	

Estimated cost of total professional design phase services from TIP: $_____

NOTES:

1/ A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.
2/ Current approved rates established by State of Illinois - Governors Travel Control Board.
3/ Shall not be used in calculation of fixed payment amount.
4/ Maximum CADD rate shall be $15.00/hour.
5/ Fixed Payment (Profit) = (14.5%) x [Direct Salary Costs + (OH&B) x (Direct Salary Costs) + Transportation + Materials & Supplies + Printing + CADD time + Other Costs (excluding outside services)].

ATTACHMENT A-1

PRELIMINARY ASSESSMENT AND SCHEMATIC DESIGN PHASE SERVICES

ESTIMATE OF SALARY EXPENSES

Classification*	Hours	$Rate/Hour	Cost ($)
Principal			
Vice Principal			
Project Manager			
Senior Project Engineer			
Senior Project Architect			
Project Engineer			
Project Architect			
Senior Engineer			
Senior Architect			
Engineer			
Planner			
Registered Land Surveyor			
Land Surveyor			
Senior Engineering Technician			
Engineering Technician			
Engineering Assistant			
CADD/Draftsman/Technician			
Clerical			
Total	(hours)	(average)	$ (total direct salary costs) (ATTACHMENT A)

*Classifications may be adjusted as per Consultant's work force.

ATTACHMENT B

DESIGN PHASE SERVICES

Category	Amount ($)	
1. Direct Salary Costs	_____	(ATTACHMENT B-1)
2. Labor and General and Administrative Overhead[1]	_____	
3. Direct Nonsalary Expenses		
Lodging[2,3]	_____	
Meals/Per Diem[2,3]	_____	
Transportation[2]	_____	
Materials & Supplies	_____	
Printing	_____	
CADD time[4]	_____	
Other Costs (excluding outside services)	_____	
4. Fixed Payment[5]	_____	
5. Outside Services	_____	

Cost Plus Fixed Payment
Total Amount Not to Exceed **$** _____

OR

Lump Sum
Total Amount Not to Exceed $ _____

Estimated Construction Cost: $_____ (ATTACHMENT T)

Attach a sketch labeled ATTACHMENT P in sufficient detail to clearly delineate the proposed areas of work.

NOTES:

1/ A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.
2/ Current approved rates established by State of Illinois - Governors Travel Control Board.
3/ Shall not be used in calculation of fixed payment amount.
4/ Maximum CADD rate shall be $15.00/hour.
5/ Fixed Payment (Profit) = (14.5%) x [Direct Salary Costs + (OH&B) x (Direct Salary Costs) + Transportation + Materials & Supplies + Printing + CADD time + Other Costs (excluding outside services)].

ATTACHMENT B-1

DESIGN PHASE SERVICES

ESTIMATE OF SALARY EXPENSES

Classification*	Hours	$Rate/Hour	Cost ($)
Principal			
Vice Principal			
Project Manager			
Senior Project Engineer			
Senior Project Architect			
Project Engineer			
Project Architect			
Senior Engineer			
Senior Architect			
Engineer			
Planner			
Registered Land Surveyor			
Land Surveyor			
Senior Engineering Technician			
Engineering Technician			
Engineering Assistant			
CADD/Draftsman/Technician			
Clerical			
Total	(hours)	(average)	$ (total direct salary costs) (ATTACHMENT B)

*Classifications may be adjusted as per Consultant's work force.

ATTACHMENT C

CONSTRUCTION PHASE SERVICES

ESTIMATE OF COSTS

Schaumburg Regional Airport

Airfield Lighting Rehabilitation - Install Runway 11/29 Medium Intensity Runway Lights & PAPIs

Attachment C
Construction Phase
ESTIMATE OF COSTS

	CATEGORY			AMOUNT
1	Direct Salary Costs			$35,117.86
2	Labor and General and Administrative Overhead[1]	51.01%		$17,913.62
3	Direct Nonsalary Expenses	114.14%		$40,083.53
	Lodging[2,3]		$	-
	Meals/Per Diem[2,3]		$	-
	Transportation[2]		$	2,726.00
	Materials & Supplies		$	-
	Printing		$	98.00
	CADD time[4]		$	-
	Other Costs (Excluding outside Services)		$	101.00
4	Fixed Payment[5]			$13,920.00
5	Outside Services/Subconsultants			$7,100.00
	TSC Inc. (Material Testing)	$7,100.00		
		Cost Plus Fixed Payment **Total Amount Not to Exceed**		$117,060.01
	Or		**Use =**	$117,000.00

NOTES:

1/ A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.
2/ Current approved rates established by State of Illinois - Governors Travel Control Board.
3/ Shall not be used in calculation of fixed payment amount.
4/ Maximum CADD rate shall be $15.00/hour.
5/ Fixed Payment (Profit) = (14.5%) x [Direct Salary Costs + (OH&B) x (Direct Salary Costs) + Transportation + Materials & Supplies + Printing + CADD time + Other Costs (excluding outside services)].

ATTACHMENT C-1

CONSTRUCTION PHASE SERVICES

ESTIMATE OF SALARY EXPENSES

CLASSIFICATION	TIME REQUIRED (HOURS)	HOURLY WAGE	SALARY EXPENSE
Principal	0	$85.76	$0.00
Senior Principal	34	$84.93	$2,887.62
Senior Principal 2	0	$86.45	$0.00
Project Manager 2	11	$72.20	$794.20
Civil Engineer	72	$38.80	$2,793.60
Project Civil Engineer	0	$47.76	$0.00
Senior Civil Engineer	432	$59.28	$25,608.96
Senior Civil Engineer 2	0	$72.12	$0.00
Structural Engineer	0	$40.89	$0.00
Project Structural Engineer	0	$50.10	$0.00
Senior Structural Engineer	0	$65.13	$0.00
Senior Structural Engineer 2	0	$75.31	$0.00
Specialty Engineer	20	$39.73	$794.60
Project Specialty Engineer	0	$56.40	$0.00
Senior Specialty Engineer 2	14	$81.68	$1,143.52
Specialty Professional	0	$38.16	$0.00
Project Specialty Professional	0	$48.53	$0.00
Senior Specialty Professional	0	$53.40	$0.00
Senior Specialty Professional 2	0	$70.58	$0.00
Planner	0	$38.18	$0.00
Project Planner	0	$49.21	$0.00
Senior Planner	0	$60.22	$0.00
Senior Planner 2	0	$81.00	$0.00
Architect	0	$33.33	$0.00
Senior Architect 2	0	$60.93	$0.00
Environmental Scientist	0	$33.49	$0.00
Project Environmental Scientist	0	$49.50	$0.00
Senior Environmental Scientist	0	$58.37	$0.00
Senior Environmental Scientist 2	0	$74.42	$0.00
Admin	0	$32.07	$0.00
Technician	0	$33.23	$0.00
Project Technician	0	$39.99	$0.00
Senior Technician	21	$52.16	$1,095.36
Administrative Coordinator	0	$31.64	$0.00
Administrative Specialist	0	$41.13	$0.00
Senior Administrative Specialist	0	$52.54	$0.00
		AVERAGE	
TOTAL	**604**	**$58.14**	**$35,117.86**

*Classifications may be adjusted as per Consultant's work force.

Schaumburg Regional Airport

Airfield Lighting Rehabilitation -
Install Runway 11/29 Medium Intensity Runway Lights & PAPIs

Attachment C-2

Construction Phase

Estimated Cost Breakdown Items 4, 5, 6 & 7

Item						
4	**MATERIALS AND SUPPLIES**					
	Surveying Supplies (paint, lathe, stakes, etc)				$ -	
	Drafting Media				$ -	
	Misc. Equipment and Direct Project Supplies				$ -	
				Sub-Total		**$ -**
5	**TRAVEL**					
	Travel Reimbursement	3000	miles@	$ 0.725	$2,175.00	
	Vehicle Days	2	days@	$ 90.00	$ 180.00	
	Other Subsistence & Tolls				$ 371.00	
				Sub-Total		**$ 2,726.00**
6	**PRINTING**					
	Full Size Prints (15 sheets - 2 sets)	30	sheets@	$ 2.40	$ 72.00	
	Photo-copies	130	sheets@	$ 0.20	$ 26.00	
				Sub-Total		**$ 98.00**
7	**OTHER COSTS (EXCLUDING OUTSIDE SERVICES)**					
	Photos/Developing				$ -	
	Direct Project Shipping Expense				$ 101.00	
	Unassigned Misc Project Direct Expense				$ -	
				Sub-Total		**$ 101.00**
						$ 2,925.00

Schaumburg Regional Airport

Airfield Lighting Rehabilitation - Install Runway 11/29 Medium Intensity Runway Lights & PAPIs

Attachment C-3 Construction Phase Engineering

Cost Estimate of Consultant Services (By Task)

Phase #	Element of Work	Hours	Ave Hourly Rate	Total Direct Labor	% of Total Labor	Principal	Senior Principal	Senior Principal 2	Project Manager 2	Civil Engineer	Senior Civil Engineer	Senior Civil Engineer 2	Specialty Engineer	Project Specialty Engineer	Senior Specialty Engineer 2	Technician	Senior Technician	Administrative Specialist
	Construction Phase																	
6000	Office Engineering (per C.1)	49	$70.04	$3,432.04	9.77%	0	20	0	8	4	16	0	0	0	0	0	1	0
6001	*Project Management (1-1/2 hr/week)*	12	$76.38	$916.56	2.61%	0	8	0	0	0	4	0	0	0	0	0	0	0
6002	*Airport and IDA Coordination (1/2 hour/week)*	4	$84.93	$339.72	0.97%	0	4	0	0	0	0	0	0	0	0	0	0	0
6003	*Periodic Site Reviews (1 visit every 3 weeks - 4 hrs per visit)*	8	$84.93	$679.44	1.93%	0	8	0	0	0	0	0	0	0	0	0	0	0
6004	*Subconsultant Coordination and Management*	4	$59.28	$237.12	0.68%	0	0	0	0	0	4	0	0	0	0	0	0	0
6005	*Shop Drawing/Materials/Mix Design Review and IDA Coordination (approx. 1-1/2 hours/item - 10 items plus support staff time) (per C.1.a)*	15	$62.07	$931.12	2.65%	0	0	0	8	3	4	0	0	0	0	0	0	0
6006	*Contractor schedule review and IDA coordination*	2	$59.28	$118.56	0.34%	0	0	0	0	0	2	0	0	0	0	0	0	0
6007	*Respond to Request for Information and Supplemental Sketches (per C.1.b)*	2	$45.48	$90.96	0.26%	0	0	0	0	1	0	0	0	0	0	0	1	0
6008	*Correspondence with contractor, IDA and/or FAA*	2	$59.28	$118.56	0.34%	0	0	0	0	0	2	0	0	0	0	0	0	0
6009	*Coordination of NOTAM's etc. with Airport Operations*	0	$0.00	$0.00	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
6010	*Technical Assistance during grant close-out*	0	$0.00	$0.00	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
6020	PreConstruction Preparation & Miscellaneous Advance Work	12	$72.11	$865.26	2.46%	0	6	0	0	0	6	0	0	0	0	0	0	0
6030	Permitting/Agency/Code Related Coordination	4	$65.74	$262.96	0.75%	0	0	0	2	0	2	0	0	0	0	0	0	0
6040	Surveying/Layout/Project Control	12	$45.48	$545.76	1.55%	0	0	0	0	6	0	0	0	0	0	0	6	0
6050	Resident Project Engineer and Assistants (per C.2)	446	$57.24	$25,531.08	72.70%	0	0	0	0	32	372	0	20	0	10	0	12	0
6051	***Full Time*** *Daily Construction Observation (R.E. Est. 10 hrs. daily for 36 Working/Calendar days~~; Plus 1 Constr. Observers during paving;~~ Parttime inspector for Measurement and Qty Checks - one day/3 weeks)*	422	$57.71	$24,354.12	69.35%	0	0	0	0	20	360	0	20	0	10	0	12	0
6052	*Perform Wage Rate Interviews & Follow-up Info. Gather*	0	$0.00	$0.00	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
6053	*Monitor & Update Grant Financial Status (APMS) or Other Project Cost Allocations*	0	$0.00	$0.00	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
6054	*Monitor DBE Participation*	0	$0.00	$0.00	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
6055	*Materials Review/Certification and Coordination (per C.1.d)*	24	$49.04	$1,176.96	3.35%	0	0	0	0	12	12	0	0	0	0	0	0	0
6060	Quality Assurance Engineer Effort - (Pre-pave meetings, test batch/strip) (610 Concrete Coordination)	8	$60.57	$484.58	1.38%	0	2	0	0	2	4	0	0	0	0	0	0	0
6070	Utility Coordination, Relocation, Protection and Effort	3	$63.59	$190.76	0.54%	0	0	0	1	0	2	0	0	0	0	0	0	0
6080	Final Inspection and Follow-up Action (per C.2.d)	16	$66.17	$1,058.76	3.01%	0	4	0	0	4	4	0	0	0	4	0	0	0
6090	Punchlist Completion/Project Closeout	16	$49.04	$784.64	2.23%	0	0	0	0	8	8	0	0	0	0	0	0	0
6100	Development of Record Drawings (per C.1.c)	8	$52.38	$419.04	1.19%	0	0	0	0	2	4	0	0	0	0	0	2	0
6110	Construction Documentation Close Out/Audit Rev.	30	$51.43	$1,542.98	4.39%	0	2	0	0	14	14	0	0	0	0	0	0	0
	Totals	**604**	**$58.14**	**$35,117.86**	**100.00%**	**0**	**34**	**0**	**11**	**72**	**432**	**0**	**20**	**0**	**14**	**0**	**21**	**0**

ATTACHMENT D

PLANNING AND SPECIAL SERVICES

Category	Amount ($)	
1. Direct Salary Costs	_____	(ATTACHMENT D-1)
2. Labor and General and Administrative Overhead[1]	_____	
3. Direct Nonsalary Expenses		
Lodging[2,3]	_____	
Meals/Per Diem[2,3]	_____	
Transportation[2]	_____	
Materials & Supplies	_____	
Printing	_____	
CADD time[4]	_____	
Other Costs (excluding outside services)	_____	
4. Fixed Payment[5]	_____	
5. Outside Services	_____	
Cost Plus Fixed Payment **Total Amount Not to Exceed**	**$** _____	
OR		
Lump Sum **Total Amount Not to Exceed**	$ _____	

NOTES:

1/ A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.

2/ Current approved rates established by State of Illinois - Governors Travel Control Board.

3/ Shall not be used in calculation of fixed payment amount.

4/ Maximum CADD rate shall be $15.00/hour.

5/ Fixed Payment (Profit) = (14.5%)x[Direct Salary Costs + (OH&B)x(Direct Salary Costs) + Transportation + Materials & Supplies + Printing + CADD time + Other Costs (excluding outside services)].

ATTACHMENT D-1

PLANNING AND SPECIAL SERVICES

ESTIMATE OF SALARY EXPENSES

Classification*	Hours	$Rate/Hour	Cost ($)
Principal			
Vice Principal			
Project Manager			
Senior Project Engineer			
Senior Project Architect			
Project Engineer			
Project Architect			
Senior Engineer			
Senior Architect			
Engineer			
Planner			
Registered Land Surveyor			
Land Surveyor			
Senior Engineering Technician			
Engineering Technician			
Engineering Assistant			
CADD/Draftsman/Technician			
Clerical			
Total	(hours)	(average)	$ (total direct salary costs) (ATTACHMENT D)

*Classifications may be adjusted as per Consultant's work force.

ATTACHMENT E

ENGINEERING REPORT (General Guidance)

The Engineering Report is to be prepared by the Consultant and submitted to the Sponsor and/or Department, if possible, prior to starting Plans and Specifications. The Report shall include, at a minimum, a discussion of the following elements which are applicable and any other elements deemed necessary by the Department:

1. Introduction, project overview and consistency with approved ALP, justification, scope, authorization, funding, required environmental actions and schedule.

2. Investigations and evaluations, including pavement history, PCI information, topographic survey data, soil sampling and testing, boring logs, CBR test results, subgrade stabilization considerations, and seasonal frost issues.

3. Pavement design considerations, including pavement types and/or alternates; any unusual design and reasons therefore, selection of design CBR value, traffic distribution, and reported pavement strength.

4. Rehabilitation, strengthening and/or overlay work shall be detailed as to the type of work required, including existing pavement conditions, material selection considerations, thickness design and economic analysis.

5. Construction features which vary from FAA criteria should be identified including the problem(s) facts, alternative solutions, and/ or desired solution. Is the desired solution the most economical?

6. Items such as materials sources, soils, drainage, water for construction, cost of land vs. development, contractor resources, available finances, and stage development. The report should say how these factors affected the decisions made by the Consultant in the design.

7. Explanation of drainage design criteria including explanation of drainage districts data INPUT and off-site drainage impact on design. Include drainage calculations and modeling.

8. Special considerations for local circumstances such as available material, equipment, contractors, and airport sponsored events.

9. Consultant's choice of options for the lighting design; similar explanation of choices made for the drainage, fencing, turfing and marking, including decisions regarding cover crop seeding.

10. Approach conditions which will result from proposed work and comparison with FAA criteria.

11. Analysis of potential RSA determination (if applicable).

12. Development of PCN for runway strengthening and rehabilitation projects.

13. Description of non-AIP work and quantity separation from AIP eligible items.

14. Identify work to be done by others such as utility companies and airports sponsor forces.

15. The Consultant's preliminary estimate of construction costs, fees and expenses shall be included.

16. A discussion of project safety concerns (per guidance explained in FAA AC 150/5370-2F (or current) Operational Safety on Airports during Construction) shall be included.

17. A discussion of project phasing / sequencing and estimate of construction calendar days shall be included.

ATTACHMENT F

Illinois Department of Transportation

Resident Engineer's Diary

Airport: _____ Date: _____

Contractor: _____ IL Project No.: _____ AIP Project _____

Temperature _____ Wind: _____ Weather Conditions: _____

Status: ☐ Active ☐ Suspended Jobsite Conditions: ☐ Workable ☐ Non-workable

Controlling Item: _____

Workforce

Consultant (# of people, hours): _____

Contractor (# of people, equipment, hours):

Daily Work

Pay items / General Location:

Instructions to Contractor / Unusual Events:

Verbal Approvals (official & item): _____

Additional Work (change order, etc.): _____

Official Visitors: _____

Materials Deliveries (material, quantity, quality) / Testing (test, location, corrective action):

Other:

Calendar Days: _____ Awarded
_____ Charged
_____ Remaining

DBE Onsite? (yes or no)
Own forces used? (yes or no)
Own equipment used? (yes or no)

Submitted _____ Firm: _____ Date: _____

ATTACHMENT G

COST PLUS FIXED PAYMENT INVOICE (Standard Format)

To: _____, Chief Engineer
Illinois Department of Transportation
Division of Aeronautics
Abraham Lincoln Capital Airport
1 Langhorne Bond Drive
Springfield, IL 62707-8415

From (Firm):_____
Address:_____
Telephone No.:_____
Invoice # _____ Date:_____
[ ] Partial [ ] Final

Attn: _____, Section Chief

Airport: _____ Municipality: _____, IL
Illinois Project No. _____ Federal Project No. _____
Notice to Proceed Date (OP&P Program Letter or Sponsor Authorization): _____
Per A/E Agreement/Amendment dated: _____

Services (Check only those services pertaining to invoice):

[ ] Preliminary Assessment and Schematic Design Phase
[ ] Design Phase
[ ] Construction Phase
[ ] Planning and Special Services
[ ] Other ( )
[ ] Amendment(s)

Service Dates: For Services Rendered From (date): _____ To (date): _____

Period		To Date	Billing
(1)	Direct Salaries	$_____	$_____
	Include all information per ATTACHMENT I (EFFORT DETAIL BREAKDOWN)		
(2)	Labor and General and Administrative Overhead (_____%)	$_____	$_____
(3)	Direct Non-Salary Expenses (OT Premium)	$_____	$_____
	Support documentation must accompany all payment requests of direct non-salary expenses.		
(4)	Profit – (Fixed Payment $_____ x _____% Complete)	$_____	$_____
(5)	SUBTOTAL (1) – (4)	$_____	$_____
(6)	Outside Services	$_____	$_____

TOTAL AMOUNT EARNED TO DATE: (5) + (6) $_____
Maximum Payable (per Engineering Agreement) $_____
Estimated total cost to complete project (for billings after 50%) $_____
Less Total Amount(s) Previously Invoiced $_____
PAYMENT DUE THIS INVOICE $_____

I certify that to the best of my knowledge, the percent of work shown as complete on this Invoice is correct.

By: _____ _____
Printed Name and Title

Department Approval
By: _____ _____
Printed Name and Title

NOTE: This format is for general information. The Consultant's format containing essential data may be acceptable.

ATTACHMENT H

LUMP SUM INVOICE (Standard Format)

To: _____, Chief Engineer
Illinois Department of Transportation
Division of Aeronautics
Abraham Lincoln Capital Airport
1 Langhorne Bond Drive
Springfield, IL 62707-8415

From (Firm):_____
Address:_____
Telephone No.:_____
Invoice # _____ Date:_____
[ ] Partial [ ] Final

Attn: _____, Section Chief

Airport: _____ Municipality: _____, IL
Illinois Project No. _____ Federal Project No. _____
Notice to Proceed Date (OP&P Program Letter or Sponsor Authorization): _____
Per A/E Agreement/Amendment dated: _____

Services (Check only those services pertaining to invoice):

[ ] Preliminary Assessment and Schematic Design Phase
[ ] Design Phase
[ ] Construction Phase
[ ] Planning and Special Services
[ ] Other ( )
[ ] Amendment(s)

Service Dates:
For Services Rendered From (date): _____ To (date): _____

(1) Lump Sum (LS) Fee (or Maximum Payable per Engineering Agreement) $_____

(2) Percent of Work Complete: _____%

(3) Fee Earned to Date: (LS $_____ x _____% Complete) $_____

(4) Less Total Amount(s) Previously Invoiced $_____

(5) PAYMENT DUE THIS INVOICE $_____

I certify that to the best of my knowledge, the percent of work shown as complete on this Invoice is correct.

By: _____ _____
Printed Name and Title

Department Approval

By: _____ _____
Printed Name and Title

NOTE: This format is for general information. The Consultant's format containing essential data may be acceptable.

ATTACHMENT I

EFFORT DETAIL BREAKDOWN (Standard Format)

Page ____ of ____ Pages

Airport: _____
Illinois Project No. _____
Federal Project No. _____

Invoice No. _____
Date: _____

ENGINEERING COSTS BREAKDOWN

Agreement Paragraph Governing Services	Service Performed	Date Performed	Employee's Name and Classification	Hours	Rate	Amount

Total _____

ENGINEERING FIRM

Name _____

Address _____

_____

_____

Prepared By _____

Date _____

NOTE:
This format is for general information; however the consultant's format containing the essential data may be acceptable.

ATTACHMENT J *(see attached proposal)*

TESTING SCHEDULE

Testing Schedule - anticipated for the Preliminary Assessment and Schematic Design, Design and Construction phases of the project. See subconsultant work scope

Description	Approximate Number
ASTM D 421, Particle Size Analysis	
ASTM D 2217	
ASTM C 422	
ASTM D 698, Moisture-Density Relations of Soil	
ASTM D 1557	
ASTM D 427, Shrinkage Factors of Soil	
ASTM D 2434, Permeability of Granular Soils	
AASHTO T 194, Determination of Organic Materials in Soils by Wet Combustion	
ASTM D 1883, Bearing Ratio of Laboratory Compacted Soil	
AASHTO T 222, Modulus of Soil Reaction	
ASTM D 2487, Soil Classification “Unified System”	
ASTM D 2113, Soil Borings	
ASTM C 207, Hydrated Lime	
ASTM C 131, Abrasion	
ASTM C 88, Soundness	
ASTM D 946, Penetration	
ASTM D 3381, Viscosity	
ASTM D 1559, Marshall Method	
ASTM C 136, Gradation	
ASTM D 2172, Extraction and Gradation	
ASTM D 2726, Bulk Specific Gravity	
ASTM D 2041, Maximum Theoretical Specific Gravity	
ASTM D 2950, Nuclear Density	
ASTM C 117 Washed Aggregate Sample	
ASTM D 4318, Liquid Limit, Plastic Limit, Plasticity Index	
ASTM C 127, Absorption and Specific Gravity	
ASTM C 128	
ASTM C 566, Moisture Content	
ASTM C 31, PCC Test Cylinders	
ASTM C 141, Slump	
ASTM C 231, Air Content	
ASTM C 78, Flexural Strength	
ASTM C 138, Yield, Cement Content	
ASTM D 412, Rubber in Tension	
ASTM D 1664, Striping Test	

The testing form shall be adjusted to the specific project. The consultant shall not assume IDOT will provide any testing and inspections. Payment for these services shall be at the rates established in ATTACHMENT K. - TESTING RATES & COST SUMMARY.

ATTACHMENT K *(see attached proposal)*

TESTING RATES & COST SUMMARY

DESCRIPTION OF TEST	ESTIMATED COST PER TEST	NUMBER REQUIRED	TOTAL $

June 22, 2026

TESTING SERVICE CORPORATION

Local Office

457 E. Gundersen Drive, Carol Stream, IL 60188-2492
630.653.3920

Corporate Office

360 South Main Place, Carol Stream, IL 60188-2404
630.462.2600

Website: https://www.tsccorp.com

Mr. Douglas J. Klonowski
Crawford, Murphy & Tilly, Inc.
550 North Commons Drive Suite 116
Aurora, IL 60504

RE: P.N. 78,270 (Revised)
Construction Material Engineering
Airfield Lighting Rehabilitation
IL Project: 06C-4837, AIP Project: 3-17-SBGP-185
Schaumburg Regional Airport
905 West Irving Park Road
Schaumburg, IL

Dear Mr. Klonowski:

Testing Service Corporation (TSC) is pleased to submit this revised proposal to provide the Construction Material Engineering for the referenced project. The broad objectives of our work will be to conduct and interpret tests, and to report our findings as directed by Crawford, Murphy & Tilly, Inc.

TSC is staffed and equipped to provide any of the following services that may be ordered by you:

- **Field Quality Control Services**
  - Observe proof-rolling operations.
  - Recommend amount of undercut using IDOT cone penetrometer procedure.
  - Perform in-place density tests on engineered fill/backfill and granular base course.
  - Test plastic concrete for slump, air content, temperature, unit weight and cast test cylinders.
  - Establish rolling pattern for bituminous concrete pavement mix with nuclear density gauge.
  - Pickup samples in the field for laboratory tests.

- **Bituminous Concrete Batch Plant Quality Control Services**
  - Daily hot bin and extraction analysis.
  - Sampling and testing of stockpile materials.
  - Check and adjust mixing formulas, as necessary.
  - Check temperatures of bitumen, drum and final mix.
  - Mold Marshall samples and check for stability and flow or determine density of Prepared (HMA) specimen by means of Gyratory Compactor.
  - Other tests as required by current IDOT procedures guide.

- **Portland Cement Concrete Batch Plant Quality Control Services**
  - Verify that current IDOT mix design is being used.
  - Check moisture content of fine aggregate.
  - Perform sieve analysis on stockpiled materials, as required by IDOT criteria.
  - Check the slump, air and temperature of final mix.
  - Other tests, as required by current IDOT procedure guide.

- **Laboratory**
  - Perform laboratory compaction curve for each soil type used.
  - Determine density and thickness for core samples submitted by contractor.
  - Aggregate gradation and soundness analysis.
  - Perform compressive and flexural strength tests for concrete cylinders and beams.
  - Other tests, as required.

- **QA Manager Services**
  - Review test results performed by our technicians in accordance with IDOT specification.
  - Monitor and schedule site visits to test 20% of the total quantities for HMA and PCC mixes.
  - Complete the necessary paperwork for PCC and HMA testing and electronically submit them to IDOT and your office.

TSC's field technicians are represented by Local 150 of the International Union of Operating Engineers. Supervision of the testing, observation, and reporting is provided by a Registered Professional Engineer. Reports will generally be issued on a weekly basis as work progresses. Invoices will be issued monthly, subsequent to the reporting period.

A revised budget amount of Seven Thousand One Hundred Dollars ($7,100.00) is recommended for your project. This estimate is based on a review of plans and specifications provided by Crawford, Murphy & Tilly, Inc. and prior experience on similar projects. TSC's itemized estimate is included in the "Assumptions and Estimated Fee" portion of this proposal. Factors such as weather and contractor efficiency and deviations from minimum testing and observation requirements may significantly impact the CME budget. Our fee is further subject to this proposal being accepted by you on or before December 31, 2026.

The Services performed by TSC under this proposal are now subject to prevailing wage regulations under Illinois law. Prevailing wage rates are established in June by the State of Illinois. Should the established wage be changed between the time of this proposal and the time of work, it will be necessary to revise this proposal so that the rates required by law are properly reflected. Prevailing wage categories are defined as follows:

Material Tester I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

Material Tester II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete and concrete and asphalt batch plants, adjusting proportions of bituminous mixtures.

TSC's fees include TSC's services being performed subject to the attached General Conditions which are incorporated herein. Unless we receive written instructions to the contrary, invoices will be sent to:

Accounts Payable
Crawford, Murphy & Tilly, Inc.
2750 West Washington Street
Springfield, IL 62702
Tel: (630) 820-1022
Email: ap@cmtengr.com

When completing the attached project data form, kindly indicate who is to receive copies of TSC's report and other project data. Your consideration of our proposal is appreciated. We look forward to being of service to you on this project.

Respectfully Submitted,

TESTING SERVICE CORPORATION

Jeffrey R. Martinka, P.E.
Vice President

Prepared by

Trevor M. Messacar
Staff Engineer

JRM:TMM:tlv

Enc: General Conditions
Project Data Sheet

Approved and accepted for CMT by:

- Doug Klonowski
(NAME)

Vice President/Aurora Office Manager
(TITLE)

July 14, 2026
(DATE)

SCHEDULE OF FEES

CONSTRUCTION MATERIALS ENGINEERING SERVICES

ITEM I FIELD SERVICES

A.	Material Tester I	Per Hour:	$	130.00
B.	Material Tester II	Per Hour:	$	135.00
C.	Transportation, Light Vehicle	Per Trip:	$	65.00

The time is portal-to-portal from the office servicing the project.
Increase hourly rate by 1.5 for over 8.0 hours per day on Saturday.
Increase hourly rate by 1.7 for Sunday or Holiday work.
The minimum trip charge for 0 to 4 hours is four (4) hours and for 4 to 8 hours is eight (8) hours Monday through Friday and eight (8) hours on Saturday and Sunday.

Engineering services for summary report preparation are invoiced at the Graduate Engineer Rate.

D.	Use of Nuclear Moisture/Density Gauge	Per Day:	$	50.00
E.	Pickup Concrete Test Samples			
	1. Fewer than 20 Cylinders at Grade Level	Per Trip:	$	120.00
	2. 20 or more Cylinders or Cylinders in Basement or on Elevated Deck or Concrete Beams	Per Trip:	$	160.00
F.	Structural Steel Test Equipment			
	1. Ultrasonic Flaw Detector	Per Day:	$	100.00
	2. Magnetic Particle Yoke	Per Day:	$	50.00
G.	Fire-Proofing			
	1. Cohesion Test Supplies	Per Day:	$	75.00
	2. Density Test	Each:	$	50.00

ITEM II LABORATORY SERVICES

A. Soils

1.	Compaction Curve to establish the Maximum Dry Unit weight and optimum water content			
	a. Modified (AASHTO T180, ASTM D1557)	Each:	$	250.00
	b. Standard (AASHTO T99, ASTM D698)	Each:	$	250.00
	c. Add for Methods B, C, or D	Each:	$	20.00

2. Thin-Walled Tube Samples			
a. Combined Water Content & Dry Unit Weight Determination	Each:	$	20.00
b. Unconfined Compressive Strength	Each:	$	23.00
B. Portland Cement Concrete/Aggregates			
1. Concrete Test Cylinders (4"x8")			
a. Compressive Strength	Each:	$	17.00
b. Spares/Handling Charge	Each:	$	17.00
c. Trim End of Specimen When Necessary	Additional:	$	15.00
2. Concrete Test Cylinders (6"x12")			
a. Compressive Strength	Each:	$	20.00
b. Spares/Handling Charge	Each:	$	20.00
c. Trim End of Specimen When Necessary	Additional:	$	15.00
3. Concrete Beams for Flexural Strength Testing	Each:	$	50.00
4. Mortar Cubes			
a. Compressive Strength	Each:	$	19.00
b. 2" Cube Mold	Per Day:	$	10.00
5. Contractor Made Cylinders	Each:	$	40.00
a. Trim End of Specimen When Necessary	Additional:	$	20.00
6. Evaluation of Mortars for Plain & Reinforced Masonry			
a. Pre-Construction	Each:	$	350.00
b. Cement/Aggregate Ratio	Each:	$	75.00
7. Masonry Block Prisms	Each:	$	50.00
8. Sieve Analysis			
a. Washed w/200 Sieve	Each:	$	125.00
b. Unwashed	Each:	$	100.00
C. Bituminous Concrete			
1. Extraction Analysis			
a. Unwashed	Each:	$	250.00
b. Washed	Each:	$	250.00
2. Compaction of Bituminous Mixture by Gyratory Methods and Bulk Specific Gravity Test	Set of Two	$	225.00
3. Theoretical Maximum Specific Gravity of Paving Mixture	Each:	$	110.00
4. Determining Asphalt Content by Ignition Oven:	Each:	$	125.00

5. Determining Asphalt Content by Ignition Oven and Washed Gradation:	Each:	$	225.00
6. Bulk Density of Core Specimens	Each:	$	70.00

ITEM III CONSULTATION AND REPORT PREPARATION

A. Registered Professional Engineer, Principal	Per Hour:	$	250.00
B. Registered Professional Engineer	Per Hour:	$	200.00
C. Graduate Civil Engineer	Per Hour:	$	170.00
D. Daily Engineering Services	Per Hour:	$	170.00
E. Transportation			
1. Light Vehicle	Trip Charge:	$	70.00
2. Light Vehicle (Over 100 miles round trip)	Per Mile:	$	0.72
3. Public Transportation	Cost + 10%		

The above rates are valid through December 31, 2026.

ASSUMPTIONS & ESTIMATED FEE

The following estimate is based on our current cost structure.

Portland Cement Concrete/Field					
Item No.	ITEMS	Unit	Quantity	Unit Price	Amount
1	Material Tester I	Hour	32	130.00	$ 4,160.00
2	Material Tester I (Overtime)	Hour		195.00	$ 0.00
3	Travel, Light Vehicle	Trip	8	70.00	$ 560.00
4	Pickup Test Samples	Each	8	120.00	$ 960.00
5	Concrete Test Cylinders (6" x 12")	Each	20	20.00	$ 400.00
6	Concrete Test Cylinders (4" x 8")	Each		17.00	$ 0.00
7	Sieve Analysis, Aggregate	Each		125.00	$ 0.00
				Subtotal	$ 6,080.00

Estimate Basis - Eight (8) 4-hour trips for testing of AR125 structural Portland Cement Concrete.

Project Coordination & Report Preparation					
Item No.	ITEMS	Unit	Quantity	Unit Price	Amount
1	Project Engineer	Hour		170.00	$ 0.00
2	QA Manager	Hour	6	170.00	$ 1,020.00
				Subtotal	$ 1,020.00

TSC's base fee schedule includes up to three copies of each report.

Estimated Total: $ 7,100.00

RECOMMENDED BUDGET: $ 7,100.00

GENERAL CONDITIONS

Geotechnical and Construction Services

TESTING SERVICE CORPORATION

1. PARTIES AND SCOPE OF WORK: If Client is ordering the services on behalf of another, Client represents and warrants that Client is the duly authorized agent of said party for the purpose of ordering and directing said services, and in such case the term "Client" shall also include the principal for whom the services are being performed. Prices quoted and charged by TSC for its services are predicated on the conditions and the allocations of risks and obligations expressed in these General Conditions. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services ordered by Client are adequate and sufficient for Client's intended purpose. Unless otherwise expressly assumed in writing, TSC's services are provided exclusively for client. TSC shall have no duty or obligation other than those duties and obligations expressly set forth in this Agreement. TSC shall have no duty to any third party. Client shall communicate these General Conditions to each and every party to whom the Client transmits any report prepared by TSC. Ordering services from TSC shall constitute acceptance of TSC's proposal and these General Conditions.

2. SCHEDULING OF SERVICES: The services set forth in this Agreement will be accomplished in a timely and workmanlike manner. If TSC is required to delay any part of its services to accommodate the requests or requirements of Client, regulatory agencies, or third parties, or due to any cause beyond its reasonable control, Client agrees to pay such additional charges, if any, as may be applicable.

3. ACCESS TO SITE: TSC shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as a result of its services or the use of its equipment; however, TSC has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires TSC to restore the site to its former condition, TSC will, upon written request, perform such additional work as is necessary to do so and Client agrees to pay to TSC the cost thereof plus TSC's normal markup for overhead and profit.

4. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that Client has advised TSC of any known or suspected hazardous materials, utility lines and underground structures at any site at which TSC is to perform services under this Agreement. Unless otherwise agreed in writing, TSC's responsibility with respect to underground utility locations is to contact the Illinois Joint Utility Locating Information for Excavators for the location of public, but not private, utilities.

5. DISCOVERY OF POLLUTANTS: TSC's services shall not include investigation for hazardous materials as defined by the Resource Conservation Recovery Act, 42 U.S.C.§ 6901, et, seq., as amended ("RCRA") or by any state or Federal statute or regulation. In the event that hazardous materials are discovered and identified by TSC, TSC's sole duty shall be to notify Client.

6. MONITORING: If this Agreement includes testing construction materials or observing any aspect of construction of improvements, Client's construction personnel will verify that the pad is properly located and sized to meet Client's projected building loads. Client shall cause all tests and inspections of the site, materials and work to be timely and properly performed in accordance with the plans, specifications, contract documents, and TSC's recommendations. No claims for loss, damage or injury shall be brought against TSC unless all tests and inspections have been so performed and unless TSC's recommendations have been followed.

TSC's services shall not include determining or implementing the means, methods, techniques or procedures of work done by the contractor(s) being monitored or whose work is being tested. TSC's services shall not include the authority to accept or reject work or to in any manner supervise the work of any contractor. TSC's services or failure to perform same shall not in any way operate or excuse any contractor from the performance of its work in accordance with its contract. "Contractor" as used herein shall include subcontractors, suppliers, architects, engineers and construction managers.

Information obtained from borings, observations and analyses of sample materials shall be reported in formats considered appropriate by TSC unless directed otherwise by Client. Such information is considered evidence, but any inference or conclusion based thereon is, necessarily, an opinion also based on engineering judgment and shall not be construed as a representation of fact. Subsurface conditions may not be uniform throughout an entire site and ground water levels may fluctuate due to climatic and other variations. Construction materials may vary from the samples taken. Unless otherwise agreed in writing, the procedures employed by TSC are not designed to detect intentional concealment or misrepresentation of facts by others.

7. DOCUMENTS AND SAMPLES: Client is granted an exclusive license to use findings and reports prepared and issued by TSC and any sub-consultants pursuant to this Agreement for the purpose set forth in TSC's proposal provided that TSC has received payment in full for its services. TSC and, if applicable, its sub-consultant, retain all copyright and ownership interests in the reports, boring logs, maps, field data, field notes, laboratory test data and similar documents, and the ownership and freedom to use all data generated by it for any purpose. Unless otherwise agreed in writing, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed sixty (60) days after submission of TSC's report.

8. TERMINATION: TSC's obligation to provide services may be terminated by either party upon (7) seven days prior written notice. In the event of termination of TSC's services, TSC shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses. The terms and conditions of these General Conditions shall survive the termination of TSC's obligation to provide services.

9. PAYMENT: Client shall be invoiced periodically for services performed. Client agrees to pay each invoice within ~~thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to in writing for valid cause within sixty (60) days at the rate of twelve (12%) per annum (or the maximum interest rate permitted by applicable law, whichever is the lesser) until paid and TSC's costs of collection of such accounts, including court costs and reasonable attorney's fees.~~ fifteen (15) days upon payment from Owner.

10. WARRANTY: TSC's professional services will be performed, its findings obtained and its reports prepared in accordance with these General Conditions and with generally accepted principles and practices. In performing its professional services, TSC will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession. In performing physical work in pursuit of its professional services, TSC will use that degree of care and skill ordinarily used under similar circumstances. This warranty is in lieu of all other warranties or representations, either express or implied. Statements made in TSC reports are opinions based upon engineering judgment and are not to be construed as representations of fact.

~~Should TSC or any of its employees be found to have been negligent in performing professional services or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming through Client and all parties claiming to have in any way relied upon TSC's services or work agree that the maximum aggregate amount of damages for which TSC, its officers, employees and agents shall be liable is limited to $50,000 or the total amount of the fee paid to TSC for its services performed with respect to the project, whichever amount is greater.~~

~~In the event Client is unwilling or unable to limit the damages for which TSC may be liable in accordance with the provisions set forth in the preceding paragraph, upon written request of Client received within five days of Client's acceptance of TSC's proposal together with payment of an additional fee in the amount of 5% of TSC's estimated cost for its services (to be adjusted to 5% of the amount actually billed by TSC for its services on the project at time of completion), the limit on damages shall be increased to $500,000 or the amount of TSC's fee, whichever is the greater. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the exposure to an award of greater damages.~~

11. INDEMNITY: Subject to the provisions set forth herein, TSC and Client hereby agree to indemnify and hold harmless each other and their respective shareholders, directors, officers, partners, employees, agents, subsidiaries and division (and each of their heirs, successors, and assigns) from any and all claims, demands, liabilities, suits, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, arising, or allegedly arising, from personal injury, including death, property damage, including loss of use thereof, due in any manner to the negligence of either of them or their agents or employees or independent contractors. In the event both TSC and Client are found to be negligent or at fault, then any liability shall be apportioned between them pursuant to their pro rata share of negligence or fault. TSC and Client further agree that their liability to any third party shall, to the extent permitted by law, be several and not joint. ~~The liability of TSC under this provision shall not exceed the policy limits of insurance carried by TSC.~~ Neither TSC nor Client shall be bound under this indemnity agreement to liability determined in a proceeding in which it did not participate represented by its own independent counsel. The indemnities provided hereunder shall not terminate upon the termination or expiration of this Agreement, but may be modified to the extent of any waiver of subrogation agreed to by TSC and paid for by Client.

12. SUBPOENAS: TSC's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay TSC pursuant to TSC's then current fee schedule for any TSC employee(s) subpoenaed by any party as an occurrence witness as a result of TSC's services.

13. OTHER AGREEMENTS: TSC shall not be bound by any provision or agreement (i) requiring or providing for arbitration of disputes or controversies arising out of this Agreement or its performance, (ii) wherein TSC waives any rights to a mechanics lien or surety bond claim; (iii) that conditions TSC's right to receive payment for its services upon payment to Client by any third party or (iv) that requires TSC to indemnify any party beyond its own negligence These General Conditions are notice, where required, that TSC shall file a lien whenever necessary to collect past due amounts. This Agreement contains the entire understanding between the parties. Unless expressly accepted by TSC in writing prior to delivery of TSC's services, Client shall not add any conditions or impose conditions which are in conflict with those contained herein, and no such additional or conflicting terms shall be binding upon TSC. The unenforceability or invalidity of any provision or provisions shall not render any other provision or provisions unenforceable or invalid. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. In the event of a dispute arising out of or relating to the performance of this Agreement, the breach thereof or TSC's services, the parties agree to try in good faith to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association as a condition precedent to filing any demand for arbitration, or any petition or complaint with any court. Paragraph headings are for convenience only and shall not be construed as limiting the meaning of the provisions contained in these General Conditions.

ATTACHMENT L (Optional)

SUMMARY OF PAYROLL BURDEN AND FIXED COSTS

	% of Direct Productive Payroll
Federal Insurance Contributions Act	
State Unemployment Compensation	
Federal Unemployment Compensation	
Workmen's Compensation Insurance	
Paid Holidays, Vacation, Sick Leave	
Bonus	
Pension	
Group Insurance	
TOTAL PAYROLL BURDEN & FRINGE COSTS	%

NOTE:
A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.

ATTACHMENT M (Required)

SUMMARY OF OVERHEAD AND INDIRECT COSTS

CRAWFORD, MURPHY & TILLY, INC.
SUMMARY OF INDIRECT OVERHEAD COST
AUDITED CALENDAR YEAR 2024
AND PROVISIONAL 2024/2025

CMT ACCOUNT NUMBER	ACCOUNT NAME	% OF DIRECT LABOR COSTS	
	PAYROLL BURDEN AND FRINGE BENEFITS		
6151	FICA Tax	12.52%	
6102, 6103, 6170	Paid Time Off (Vacation, Holidays and Sick Leave)	17.16%	
6154, 6156, 6158	Group Medical, Life, Workers Comp, Disability and Unemployment Insurance	10.47%	
6159, 6160	Employee Retirement Plan Contributions	10.86%	51.01%
	GENERAL & ADMINISTRATIVE OVERHEAD EXPENSE		
6104-6120	Indirect Salaries - Not Allocable to Projects	71.92%	
6222, 6224	Miscellaneous Taxes	1.07%	
6231	Professional Fees	3.11%	
6251	Rent	7.91%	
6252	Utilities	0.49%	
6271	Telephone & Data	1.48%	
6253-6255	Maintenance, Repairs & Supplies	1.31%	
6261-6265	Office Supplies, Shipping & Reproduction	0.55%	
6281, 6284	Seminars, Registration & Education	2.46%	
6291,92,95,6321-23,	Travel & Vehicle Expense	3.76%	
6331, 6332	Business Insurance	2.81%	
6351,52,61,62,69	Equipment Expense, Repairs & Maintenance	0.91%	
6366, 6367, 6368	Computer Expense & Supplies	12.56%	
6371,6372,6381,6382	Maps, Reference Books, Engineering & Survey Supplies	0.53%	
6401+COFC	Depreciation & Cost of Facilities Capital (0.56%)	3.27%	114.14%
	TOTAL OVERHEAD		165.15%

NOTE: A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.

ATTACHMENT N

PROJECT CERTIFICATION

Airport: _____ Letting Date: _____
IL Project No.: _____
Federal Project No.: _____
Contract No: _____

Project Description: _____

_____

Pursuant to Federal Aviation Regulations, Part 152, as amended, and as a condition to receiving any Federal and/or State financial assistance through a Grant Offer from the FAA and/or the State of Illinois - Department of Transportation for the proposed airport development project, it is hereby represented, to the best of our knowledge, information, and belief that:

1. The Consultant has been selected to provide the necessary professional services for the project described herein and identified in the Professional Services Request For Qualifications (RFQ).
   Selection Date (Required):_____ Copy of Retainer attached (ATTACHMENT U).
2. Project is clearly delineated on the currently approved Airport Layout Plan.
   Approval Date (Required):_____.
3. Project is environmentally cleared. [ ] CatEx [ ] EA [ ] EIS [ ] FONSI
   Approval Date (Required):_____.
4. All Corps/EPA permits and other regulatory agency reviews/approvals/mitigation have been satisfied and there are no known encumbrances to the completion of the project.
   [ ] Yes [ ] No.
5. Plans were prepared in accordance with FAA approved standards and advisory circulars; and, the specifications were prepared in accordance with the FAA approved *Illinois Standard Specifications For Construction Of Airports*, along with the Division of Aeronautics' most current Policy Memorandums and "Handout" Specifications, except as noted by attached Modification of Standards (MOS) which has been addressed and justified in the engineering report and submitted to and approved by the FAA and Engineer of Design. [ ] Yes [ ] No.
   Approval Date of MOS (If applicable):_____.
6. The design conforms to the approved project scope. [ ] Yes [ ] No.
7. Provisions have been included for safety during construction (per guidance explained in FAA AC 150/5370-2F (or current) Operational Safety on Airports during Construction). [ ] Yes [ ] No.
8. The plans, special provisions and quantities have been thoroughly checked in accordance with best management practices by the Consultant for accuracy and consistency, and are in conformance with AC 150/5300-13 (latest edition). All contract deliverables referenced in Section I.F. DELIVERABLES have been submitted, received and determined acceptable.
   [ ] Yes [ ] No.

Date _____ By: _____
Design Engineer (Consultant)

Date _____ By: _____
Sponsor

Date _____ By: _____ P.E.
Department Design Engineer

Date _____ By: _____ P.E.
Engineer of Design

ATTACHMENT O

DBE FINAL DOCUMENTATION

Illinois Department of Transportation

Prime Consultant

Name _____
Address _____
_____
Telephone _____

DBE Subconsultant

Name _____
Address _____
_____
Telephone _____

Subject

Airport _____
Illinois Project No. _____
Federal Project No _____

Contract Amounts

Consultant Contract Amount _____
DBE Contract Amount _____
DBE Participation (%) _____

This documentation verifies the services provided and the amount paid to the DBE Subconsultant on the above captioned contract. The undersigned certifies that the services reported herein were executed by the DBE, that the DBE actually provided the services and that the services reported herein conform to the services reported in the approved Professional Services Agreement together with any amendments approved by the Sponsor and/or Division as applicable.

Description of Service Provided	Contract Amount	Amount Paid	Difference (+/-)
1.			
2.			
3.			
4.			
5.			
6.			
Totals			

DBE Contract amount has been met or exceeded [ ] Yes [ ] No *(check one).*

DBE Contract amount not met – Shortfall $_____ *(documentation explaining shortfall attached).*

Prime Consultant

_____
Print Name

_____
Title

_____
Signature

_____
Date

DBE Subconsultant

_____
Print Name

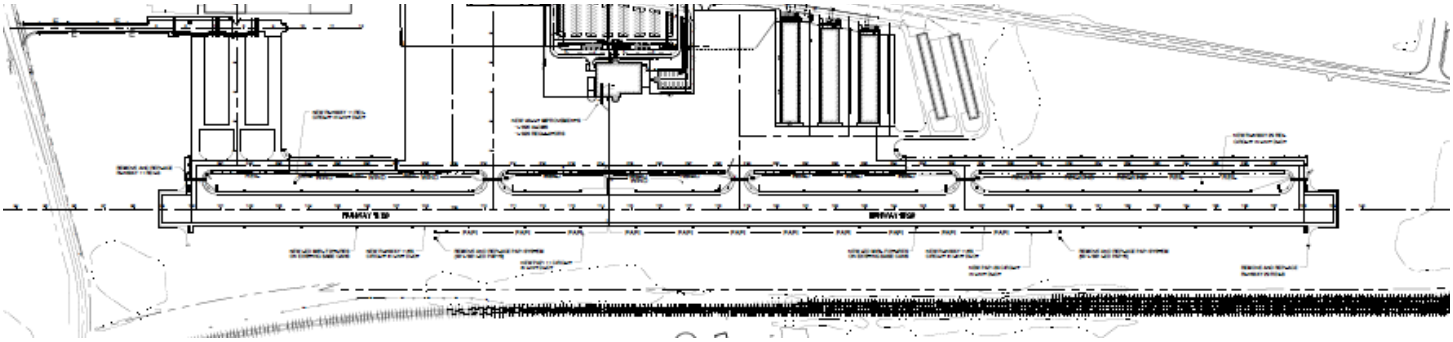
_____
Title

_____
Signature

_____
Date

ATTACHMENT P

PROJECT SKETCH



ATTACHMENT Q

PROJECT LETTING SCHEDULE

The proposed anticipated project schedule is as follows. This rebid project will be Local Let.

Schedule Item	Anticipated Duration	Due Date
Develop Final Plans & Specifications (100%)	-	April 22, 2026
Local Letting Bid Opening	-	May 12, 2026
Award Date	-	July 14, 2026

It is agreed that delays in the consultant receiving agency comments and approvals beyond the review period presented will result in a revised, mutually agreeable schedule for subsequent submittals.

ILLINOIS DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS
2026 LETTING SCHEDULE WITH ASSOCIATED REGRESSIVE DATES

22 Week Project Development Timeline (154 Calendar Days)				IDOT Letting Date	Anticipated Award Date	Anticipated Start to Work Date
START (0%)	35%	80%	100%			
Pre-design Meeting Target Date	Engineering Report to IDA for Comments	*Sealable* Plans and Specifications to IDA for Comments	Approved and *Sealed* Final Plans and Specifications to IDA			
15-Nov-2024	10-Jan-2025	21-Mar-2025	18-Apr-2025	13-Jun-2025	12-Sep-2025	10-Oct-2025
03-Jan-2025	28-Feb-2025	09-May-2025	06-Jun-2025	01-Aug-2025	31-Oct-2025	01-May-2026
21-Feb-2025	18-Apr-2025	27-Jun-2025	25-Jul-2025	19-Sep-2025	19-Dec-2025	01-May-2026
11-Apr-2025	06-Jun-2025	15-Aug-2025	12-Sep-2025	07-Nov-2025	06-Feb-2026	01-May-2026
13-Jun-2025	08-Aug-2025	17-Oct-2025	14-Nov-2025	16-Jan-2026	17-Apr-2026	15-May-2026
08-Aug-2025	03-Oct-2025	12-Dec-2025	09-Jan-2026	06-Mar-2026	05-Jun-2026	03-Jul-2026
26-Sep-2025	21-Nov-2025	30-Jan-2026	27-Feb-2026	24-Apr-2026	24-Jul-2026	21-Aug-2026
14-Nov-2025	09-Jan-2026	20-Mar-2026	17-Apr-2026	12-Jun-2026	11-Sep-2026	09-Oct-2026
02-Jan-2026	27-Feb-2026	08-May-2026	05-Jun-2026	31-Jul-2026	30-Oct-2026	01-May-2027
20-Feb-2026	17-Apr-2026	26-Jun-2026	24-Jul-2026	18-Sep-2026	18-Dec-2026	01-May-2027

**Requirements of the 80% milestone submittal shall include a complete set of Contract Documents, as outlined in the A/E agreement, designed and reviewed for adherence to Federal Aviation Administration (FAA) and Illinois Division of Aeronautics (IDA) concepts and standards by a licensed Illinois Professional Engineer. Submittals shall include but not limited to the following documents: Construction Plans, Special Provisions and Construction Safety Phasing Plan with a detailed Estimate of Costs, Contract Time, and DBE Participation Goal along with any applicable Modifications of Standards and Certification requirements required by the FAA Review Matrix Guide per memorandum dated 08/02/2016.*

Revised 04/10/2025 2026 Letting Schedule.xlsx

ATTACHMENT R

OP&P PROGRAM LETTER

Illinois Department of Transportation
Office of Planning and Programming
2300 South Dirksen Parkway / Springfield, Illinois / 62764

July 1, 2023

Mr. Erik Trydal
Schaumburg Regional Airport
905 W Irving Park Rd Ste 116
Schaumburg, IL 60193

Mr. Trydal,

The Illinois Department of Transportation's Airport Improvement Program provides funding for projects at airports throughout the state to ensure the continuation of safe and efficient operations at these facilities and maximize opportunities for economic development in Illinois.

The project detailed herein was selected for your airport based on project requests submitted to the Department during the Transportation Improvement Program (TIP) meetings. This program is based on Federal Aviation Administration (FAA) funding levels established in federal legislation which provide for a minimum of $1 million in entitlement funds for primary airports and a maximum of $150,000 entitlement funds for non-primary airports. Federal legislation calls for a maximum 90% federal participation. As such, the state and local match will be 5% each for all projects which are eligible for state funding. All other federal projects which are not eligible for state funds will require a minimum 10% local match.

Funding for the Illinois Airport Improvement Program is dependent upon receipt of Federal funds and legislative authorization of state appropriations. In addition, proposed development and land acquisition must be shown on an approved ALP, have cleared environmental processing, and the land already acquired or have a signed purchase agreement. For projects seeking Federal Discretionary Funds these requirements must be completed, and evidence of completion provided to Aeronautics by **October 1, 2023** before a project can be considered for funding.

The Department and the Airport Sponsor hereby specifically agree that they shall pay the above defined percentages of all project costs. Airport sponsors shall be responsible to pay for all planning and design services at time of project letting and seek reimbursement within the project at the time of award. In addition, the GRANTEE shall pay such additional project costs which exceed the sum of the GRANTOR's funds and the Federal funds, as are herein committed for this Project. **In the event your project exceeds these budget totals, the Sponsor may elect to pay any additional project costs which exceed the total sum of state and federal funds as planned and programmed to complete the project. If additional funds are deemed necessary post award, an amendment to the Agency Agreement with the Department must be developed and approved by the Department and the FAA before any additional funding may be allocated.**

In the event the Illinois General Assembly fails to appropriate funds, or sufficient funds are otherwise not made available for these projects, the Airport Sponsor will be required to pay the state and local costs as itemized below. This will include any amount which exceeds the totals listed.

Projects were selected based on the FAA's National Priority System as well as other state and local priorities. The Department has programmed the following project to be included in IDOT's FY 2024 Proposed Airport Improvement Program for your airport:

The project **"Install Runway 11/29 Medium Intensity Runway Lights & PAPIs"** will be funded as follows:

State Apportionment	$351,000
Federal Non-Primary Entitlement Funds	$300,000
Federal BIL Funds	$159,000
State Match	$45,000
Local Match	$45,000
Total Project Cost	$900,000

***If this project is seeking AIP Federal Discretionary Funds from the Federal Aviation Administration (FAA) until such time the funds are received by the Department this project is not guaranteed.**

Each federal fiscal year the Bipartisan Infrastructure Law (BIL) Funding will be announced in December. As such if a project is programmed with BIL Funds, those funds will not be available until December of that year for eligible project use. Programmed BIL Funds are an estimate based upon the previous fiscal year funding for the airport. The FAA has said that BIL funds may vary in amounts slightly from year to year.

The Office of Intermodal Project Implementation (Aeronautics) letting schedule for construction projects must be strictly followed to ensure projects are advertised and brought to letting in an organized manner. The letting schedule allows for 30 weeks to develop a project from the date of the pre-design meeting to the letting.

To ensure eligibility of professional services for state and federal funding participation, you are required to satisfy the qualifications based selection process and enter into a retainer agreement, or professional services A/E agreement with the consultant of record selected for the project prior to any costs being incurred. This should take place prior to the project initiation/pre-design meeting. Aeronautics will facilitate this process, as well as the initial development and review of fees.

The project contained in this letter is officially programmed for development provided all state and federal requirements have been met. It is now the Airport Sponsor's responsibility to initiate the professional services phase of the project. Please contact Aeronautics, either directly or through your consultant, to schedule a project initiation meeting.

ATTACHMENT S

CURRENT IDOT PROVISIONAL PAYROLL BURDEN / FRINGE EXPENSE AND GENERAL / ADMINISTRATIVE EXPENSE RATE LETTER



Illinois Department of Transportation
2300 South Dirksen Parkway / Springfield, Illinois / 62764

February 20, 2026

Subject: PRELIMINARY ENGINEERING
Consultant Unit
Prequalification File

Stan Hansen
CRAWFORD, MURPHY, & TILLY, INC.
2750 West Washington Street
Springfield, IL 62702

Dear Stan Hansen,

We have completed our review of your "Statement of Experience and Financial Condition" (SEFC) which you submitted for the fiscal year ending Dec 31, 2024. Your firm's total annual transportation fee capacity will be $108,000,000.

Your firm's payroll burden and fringe expense rate and general and administrative expense rate totaling 165.15% are approved on a provisional basis. The rate used in agreement negotiations may be verified by our Bureau of Investigations and Compliance in a pre-award audit. Pursuant to 23 CFR 172.11(d), we are providing notification that we will post your company's indirect cost rate to the Federal Highway Administration's Audit Exchange where it may be viewed by auditors from other State Highway Agencies.

Your firm is required to submit an amended SEFC through the Engineering Prequalification & Agreement System (EPAS) to this office to show any additions or deletions of your licensed professional staff or any other key personnel that would affect your firm's prequalification in a particular category. Changes must be submitted within 15 calendar days of the change and be submitted through the Engineering Prequalification and Agreement System (EPAS).

Your firm is prequalified until December 31, 2025. You will be given an additional six months from this date to submit the applicable portions of the "Statement of Experience and Financial Condition" (SEFC) to remain prequalified.

Sincerely,
Jack Elston, P.E.
Bureau Chief
Bureau of Design and Environment

ATTACHMENT T

CONSULTANT'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS

N/A – Construction Phase Services

ATTACHMENT U

RETAINER AGREEMENT

Village of Schaumburg Regional Airport
Professional Services
Request for Qualifications

Intent: The Village of Schaumburg (hereafter Village) is seeking information from qualified consulting firms with the intent to award a multi-year retainer contract. Under the direction of the Village's Transportation Department the successful consultant will be responsible for developing or planning and engineering, as well as the design of aviation related projects at the Schaumburg Regional Airport. Additionally the successful contractor will aid the Village's Transportation Department in construction management of projects.

Preliminary Scope of Work: The "planned projects" to be included in the retainer contract will include, but shall not be limited to, the following:

a) Rehabilitate Alpha, Bravo, and Charlie T-Hangar Taxiway Pavement
b) Sitework for new T-Hangar Buildings
c) Construct new T-Hangar Buildings
d) Airfield Lighting Rehabilitation – Phase 2
e) Acquire Runway Protection Zone (RPZ) for Runway 11 end
f) Reconstruct, Light and Mark Terminal and GA Apron- Phase 5
g) Sitework for Airport Snow Removal and Equipment Storage Facility
h) Construct Airport SRE Storage Facility
i) Construct, light and mark east quadrant general aviation development
j) Construct, light and mark east quadrant entrance road and automobile parking
k) Consultation on FAA requirements regarding airport development issues, including grant assurance compliance, and assistance with Commonwealth Edison's West Central Reliability Project.

* An agreement for the preliminary design, construction documents, construction and special services for each project will be entered into independently with the successful consultant at the appropriate time.

Contract Terms: This contract shall be a five (5) year agreement and shall begin on the date of award to and including April 30, 2022. The Village shall, however, retain the right to cancel and terminate the contract by giving a thirty (30) day notice in writing to the consultant. In the event of such cancellation, the consultant shall be entitled to receive payment for services and work performed and materials and equipment furnished under the terms of the contract prior to the effective date of such cancellation, but will not be entitled to receive any damages on account of such or any further payment whatsoever.

Selection Process: The Village is conducting an open engineering selection in accordance with the most recent addition of the FAA Advisory Circular AC 150/5100-14D and Order 5100.38C "Architectural, Engineering and Planning Consultant Services for Airport Grant Projects" and the Airport Improvement Program Handbook. All future projects must meet these guidelines wherever applicable. Eligible work must be performed and completed in such a manner as to be reimbursable from federal aid funds.

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH CRAWFORD, MURPHY & TILLY, INC. FOR CONSTRUCTION PHASE SERVICES, IN THE AMOUNT OF $117,000.00 FOR THE AIRFIELD LIGHTING IMPROVEMENT PROJECT.

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg authorize the Village Manager and Village Clerk to execute a Professional Services Agreement with Crawford, Murphy & Tilly, Inc. for Construction Phase Services for the Airfield Lighting Improvement Project; and

WHEREAS, the Transportation Committee, Transportation Department, Finance Department, and Legal have reviewed the Professional Services Agreement marked Attachment "A" attached hereto; and

WHEREAS, it would be in the best interest of the Village of Schaumburg to execute the Professional Services Agreement for Construction Phase Services for the Airfield Lighting Improvement Project.

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

SECTION ONE: That the Village Manager and Village Clerk are hereby authorized to execute the Professional Services Agreement with Crawford, Murphy & Tilly, Inc. marked as Attachment "A" for Construction Phase Services for the Airfield Lighting Improvement Project.

SECTION TWO: That the Village Manager and Village Clerk are hereby authorized to sign any documents in furtherance of this Resolution.

SECTION THREE: That this Resolution shall be in full force and effect after passage and approval as required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Execute an Agreement for the Hangar Feasibility Study at Schaumburg Regional Airport with Mead & Hunt, Inc.
07/14/26
Village Board

Presenter: Erik Trydal - Airport Manager
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
5114715-7501	$100,000.00	$97,910.00

The budget status for this request is: Under Budget

Amount Under Budget: $2,090.00

Executive Summary:

The Village completed a Hangar Development and Feasibility Study in 2017 but due to the uncertainty of the COVID-19 pandemic, the Airport had to focus its attention on other needs. With continued high demand based on the current hangar waitlist, Airport Strategic Plan tenant survey, and the Airport business survey in 2025, the Village decided to move forward with an updated Hangar Feasibility Study for 2026.

A Request for Qualifications (RFQ) was posted on the Village's OpenGov Procurement Portal on April 22, 2026, for development of the Hangar Feasibility Study. The RFQ window was opened on May 20, 2026, and the Village received four submissions. There were submissions from Mead & Hunt, Kimley-Horn and Associates, Precision Consulting Firm, and The Aviation Planning Group. On June 2, 2026 staff held a planning meeting to evaluate the firm offering the highest qualifications and experience with this scope of work. The evaluation was based on key personnel, qualifications of firm and team, project approach, and relevant experience. Staff determined that Mead & Hunt would be selected as the most qualified candidate.

Staff received the draft scope and fee for the Hangar Feasibility Study and reviewed it with Mead & Hunt. Mead & Hunt's fee to develop the study is $97,910.00 and is $2,090.00 under the approved $100,000 budget.

Once completed, the study will give the Village a better understanding of the best way to proceed with building additional hangars out at the Airport. The tasks that will be completed include existing airport conditions, market and peer Airport benchmarking, site feasibility and constraints, conceptual development alternatives, return on investment analysis, and final recommendations. Mead & Hunt will present the final study and findings to the Pilot Technical Advisory Committee and Schaumburg Regional Airport Advisory Commission when the study is completed.

Staff recommends that the Village Execute a Professional Services Agreement for the Hangar Feasibility Study with Mead & Hunt, Inc.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager and Village Clerk to execute an agreement with Mead & Hunt, Inc. for the Hangar Feasibility Study at Schaumburg Regional Airport, and approve the required Resolution.

ATTACHMENTS:

- Professional Services Agreement Hangar Feasibility Study Final.pdf
- 06C Hangar Study Draft Scope and Fee.pdf
- Evaluation Tabulation.docx
- Resolution.pdf

VILLAGE OF SCHAUMBURG
PROFESSIONAL SERVICES AGREEMENT FOR
Aviation Management Consulting Services
Hangar Feasibility Study

THIS AGREEMENT is dated as of the day of_____, 20 (***"Agreement"***) and is by and between the **VILLAGE OF SCHAUMBURG**, an Illinois municipal corporation (***"Village"***) and the Consultant identified in Subsection 1A below.

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in the Agreement, and pursuant to the Village's statutory powers, the parties agree as follows:

SECTION 1. CONSULTANT.

A. Engagement of Consultant. The Village desires to engage the Consultant identified below to provide all necessary professional consulting services and to perform the work in connection with the project identified below:

Consultant Firm Name: Mead & Hunt, Inc.
Street Address: 200 N. LaSalle St., Suite 2715
City, State, Zip: Chicago, IL 60601
Telephone: 847-989-5463
Email: kevin.spitz@meadhunt.com

B. Project Description.

Due to the high demand and frequent requests for hangar space, the Airport is seeking consultant assistance to conduct a hangar development and feasibility study. The goals of the study include evaluating market demand, forecasting fleet mix, identifying strategies to meet the needs of tenants, evaluating financial implications, and considering available hangar options.

C. Representations of Consultant. The Consultant has submitted to the Village a description of the services to be provided by the Consultant, a copy of which is attached as Exhibit 1 to this Agreement (***"Services"***). The Consultant represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the professional consulting services set forth in Exhibit 1 in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

D. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed $97,910.00, as outlined in Exhibit 1, including reimbursable expenses as identified in Exhibit 1, unless amended pursuant to Subsection 8A of this Agreement.

SECTION 2. SCOPE OF SERVICES.

A. Retention of the Consultant. The Village retains the Consultant to perform, and the Consultant agrees to perform, the Services.

B. Services. The Consultant shall provide the Services pursuant to the terms and conditions of this Agreement.

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties or on the date specified in Exhibit 1 (the ***"Commencement Date"***). The Consultant shall diligently and continuously prosecute the Services until the completion of the Services, but in no event later than 365 days after the date of the execution of this Agreement (***"Time of Performance"***).

D. Reporting. The Consultant shall regularly report to the Village, regarding the progress of the Services during the term of this Agreement.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

A. Agreement Amount. The total amount billed for the Proposal during the term of this Agreement shall not exceed the amount identified as the Agreement Amount in Subsection 1D of this Agreement, without the prior express written authorization of the Village.

B. Invoices and Payment. The Consultant shall be paid as provided in Exhibit 1. The Consultant shall submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit 1. The Village shall pay to the Consultant the amount billed within 30 days after its receipt and approval of such an invoice.

C. Records. The Consultant shall maintain records showing actual time devoted and costs incurred, and shall permit the authorized representative of the Village to inspect and audit all data and records of the Consultant for work done under the Agreement. The records shall be made available to the Village at reasonable times during the Agreement period, and for three years after the termination of the Agreement.

D. Claim In Addition To Agreement Amount. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Village, the Consultant shall provide written notice to the Village of such claim within 7 days after occurrence of such action as provided by Subsection 8D of this Agreement, and no claim for additional compensation shall be valid unless made in accordance with this Subsection. Any changes in the Agreement Amount shall be valid only upon written amendment pursuant to Subsection 8A of this Agreement. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant shall proceed with all of the Services required to complete the Services under this Agreement as determined by the Village without interruption.

E. Taxes, Benefits and Royalties. The Agreement Amount includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

F. Final Acceptance. The Services, or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed.

SECTION 4. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The Key Project Personnel identified in Exhibit 1 shall be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel shall not be changed without the Village's prior written approval.

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The Consultant shall notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassigning, or resignation.

C. Approval and Use of Subcontractors. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by the Village in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by the Agreement. All Services performed under any subcontract shall be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the Village, the Consultant shall immediately upon notice from the Village remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the amount contained in this Agreement or for a delay or extension of the Time of Performance as a result of any such removal or replacement.

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term ***"Confidential Information"*** shall mean information designated as "Confidential" in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement (***"Time of Disclosure"***); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village unless required to perform the Services set forth in this Agreement. The Consultant shall be permitted to disclose Confidential Information as necessary to its subcontractors to fulfill the obligations required by this Agreement. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

SECTION 6. STANDARD OF CARE; INDEMNIFICATION; INSURANCE.

A. Standard of Care. The Consultant shall perform the Service in accordance with the standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in the same locale in existence at the time of performance of this Agreement. The standard of care expressed shall be in addition to any other representations expressed in the Agreement. Consultant explicitly waives all other representation, expressed or implied by law.

B. Indemnification. The Consultant shall, without regard to the availability or unavailability of any insurance either of the Village or the Consultant, indemnify and save harmless, the Village, its officials, and its employees, against any and all damages, liabilities, losses, and expenses, including reasonable attorneys' fees and administrative expenses recoverable under applicable law, to the extent arising, out of or caused by, the Consultant's negligent or wrongful acts or omissions in the performance of, or failure to perform, the Services or any part thereof, except to the extent caused by the negligence of the Village.

C. Insurance. Contemporaneous with the Consultant's execution of this Agreement, the Consultant shall provide certificates of insurance and upon request, policies of insurance, all with coverages and limits acceptable to the Village, and evidencing at least the minimum insurance coverages and limits as set forth in Exhibit 2 to this Agreement. But in no event shall any work begin without an insurance certificate or policy having been provided and approved by the Village. Such certificates shall be from companies with a general rating of A and a financial size category of Class X or better, in Best's Insurance Guide. Such certificates of insurance shall provide that no insurer change, modification in, or cancellation of any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given to the Village; provided that cancellation due to nonpayment shall require ten days written notice. The Consultant shall, at all times during the term of this Agreement, maintain and keep in force, at the Consultant's expense, the insurance coverages provided above, including without limitation at all times to meet the Standard of Care requirements of Subsection 6(A) of this section.

D. No Personal Liability. No elected or appointed official or employee of the Village shall be personally liable, in law or in contract, to the Consultant as the result of the execution of this Agreement. Likewise, no claims or suits shall be made against the employees of the Consultant as a result of the execution of this Agreement.

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

A. Relationship of the Parties. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing, in or done pursuant to this Agreement, shall be construed (i) to create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and Consultant; or (ii) to create any relationship between the Village and any subcontractor of the Consultant.

B. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge, (1) no Village employee or agent is interested in the business of the Consultant or this Agreement; (2) as of the date of this Agreement neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

C. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code, 720 ILCS 5/33E-1 *et seq.* The Consultant represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer, and this Agreement shall, at the Village's option, be null and void.

D. Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A) (4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A) (4).

E. Patriot Act Compliance. The Consultant represents and warrants to the *Village* that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Consultant further represents and warrants to the Village that the Consultant and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Consultant hereby agrees to defend, indemnify and hold harmless the Village, its corporate authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the representations and warranties in this subsection.

F. **Termination.** Notwithstanding any other provision hereof, the Village may terminate this Agreement at any time upon 15 days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as determined as provided in Exhibit 1. The Consultant may also terminate the Agreement in the event the Village fails to make payment for services rendered, but only after the Consultant has provided written notice to the Village of the lack of payment and allowed the Village 30 days to make payment or contest the payment or amount.

G. **Term.** The time of performance of this Agreement, unless terminated pursuant to the terms of this Agreement, shall expire on the date the Village determines that all of the Services under this Agreement are completed or upon final payment to Consultant. A determination of completion shall not constitute a waiver of any rights or claims which the Village may have or thereafter acquire with respect to any breach hereof by the Consultant or any right of indemnification of the Village by the Consultant.

H. **Compliance with Laws and Grants.** Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable building and zoning statutes, ordinances, rules, and regulations, and the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq*., and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq*. Consultant shall also comply with all conditions of any federal, state, or local grant received by Village and made known to the Consultant with respect to this Agreement or the Services.

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

I. **Default.** If it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that permits completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other material requirement of this Agreement (***"Event of Default"***), and fails to cure any such Event of Default within ten business days after the Consultant's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. **Cure by Consultant.** The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement.

2. **Termination of Agreement by Village.** The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement.

3. **Withholding of Payment by Village.** The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of reasonable actions taken by the Village in response to any Event of Default by the Consultant.

J. **No Additional Obligation.** The Parties acknowledge and agree that the Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant or with any vendor solicited or recommended by the Consultant.

K. **Village Board Authority.** Notwithstanding any provision of this Agreement, any negotiations or agreements with, or representations by the Consultant to vendors shall be subject to the approval of the Village Board of Trustees. The Village shall not be liable to any vendor or other third party for any agreements made by the Consultant, purportedly on behalf of the Village, without the knowledge and approval of the Village Trustees.

L. **Mutual Cooperation.** The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the work and with any other consultants engaged by the Village.

M. **News Releases.** The Consultant shall not issue any news releases or other public statements regarding the Services without prior approval from the Village

N. **Ownership.** Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement (***"Documents"***) shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village upon payment of all sums due and owing Consultant under the Agreement. Any reuse of Documents other than for the purposes of this Agreement shall be at Village risk and Consultant shall not be liable for any reuse of the Documents.

O. **GIS Data.** ***[NOTE: Use this only if applicable]*** The Village has developed digital map information through Geographic Information Systems Technology (***"GIS Data"***) concerning the real property located within the Village. If requested to do so by the Consultant, the Village agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. **Limited Access to GIS Data.** The GIS Data provided by the Village shall be limited to the scope of the Services that the Consultant is to provide for the Village;

2. **Purpose of GIS Data.** The Consultant shall limit its use of the GIS Data to its intended purpose of furtherance of the Services; and

3. **Agreement with Respect to GIS Data.** The Consultant does hereby acknowledge and agree that:

a. **Trade Secrets of the Village.** The GIS Data constitutes proprietary materials and trade secrets of the Village and, shall remain the property of the Village;

b. **Consent of Village Required.** The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village;

c. **Supply to Village.** At the request of the Village, the Consultant shall supply the Village with any and all information that may have been developed by the Consultant based on the GIS Data;

d. **No Guarantee of Accuracy.** The Village makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant's intended use thereof; and

e. **Discontinuation of Use.** At such time as the Services have been completed to the satisfaction of the Village, the Consultant shall cease its use of the GIS Data for any purpose whatsoever; and, upon request, an authorized representative of the Village shall be afforded sufficient access to the Consultant's premises and data processing equipment to verify that all use of the GIS Data has been discontinued.

SECTION 8. GENERAL PROVISIONS.

A. Amendment. No amendment or modification to this Agreement shall be effective unless and until such amendment or modification is in writing, properly approved in accordance with applicable procedures, and executed.

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

C. Binding Effect. The terms of this Agreement shall bind and inure to the benefit of the Parties hereto and their agents, successors, and assigns.

D. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("e-mail"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Schaumburg
1000 Woodfield Rd
Schaumburg, IL 60173
Attention: Sidney Kenyon
E-mail: skenyon@schaumburg.com

Notices and communications to the Consultant shall be addressed to, and delivered at, the following address:

Consultant Firm Name: Mead & Hunt, Inc.
Street Address: 200 N. LaSalle St., Suite 2715
City, State, Zip: Chicago, IL 60601
Attention: Kevin Spitz
Facsimile:
Email: kevin.spitz@meadhunt.com

E. Third Party Beneficiary. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation other than the Consultant shall be made or be valid against the Village.

F. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

G. Time. Time is of the essence in the performance of this Agreement.

H. Governing Laws. This Agreement shall be interpreted according to the laws of the State of Illinois.

I. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the Village and the Consultant with respect to the Proposal and the Services.

J. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

K. Exhibit. Exhibits 1 and 2, are attached hereto, and by this reference incorporated in and made a part of this Agreement. In the event of a conflict between the Exhibit and the text of this Agreement, the text of this Agreement shall control.

L. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

M. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

N. **Waiver of Consequential Damages.** Neither party shall be liable for or required to indemnify the other party for any incidental, consequential, exemplary, special or punitive damages, including lost profit, regardless of how characterized and even if such party has been advised of the possibility of such damages, which arise from the performance of this agreement or in connection with this agreement, and regardless of the form of action (whether in contract, tort, negligence, strict liability or otherwise).

O. **Limitation of Liability.** Village and consultant have evaluated the risks and rewards associated with this project, including consultant's fee relative to the risks assumed, and agree to allocate certain of the risks so, to the fullest extent permitted by law, consultant's liability, and that of its officers, directors, employees, agents, and subcontractors, arising out of breach of contract, breach of warranty, negligence or any other cause of action, shall be limited to $100,000 or consultant's fee, whichever is greater.

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By:_____
Village Manager

ATTEST:

By:_____
Village Clerk

CONSULTANT

By:_____

TITLE:_____

ATTEST:

By:_____

TITLE: _____

EXHIBIT 1

SCOPE OF SERVICES

AGREEMENT AMOUNT

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

[INCLUDE HOURLY RATES, LUMP SUM AMOUNTS, REIMBURSABLE COSTS, SCHEDULE FOR LUMP SUM OR INSTALLMENT PAYMENTS, INVOICE FORMAT, ETC.]

[SHALL INCLUDE SCHEDULE]

EXHIBIT 2

INSURANCE COVERAGES

A. Worker's Compensation and Employer's Liability with limits not less than:

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

Such insurance shall evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, borrowed or rented.

All employees shall be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

$1,000,000 Bodily Injury and Property Damage $2,000,000 Aggregate

Coverages shall include:

- Broad Form Property Damage Endorsement
- Broad Form Contractual Liability (must expressly cover the indemnity provisions of the Contract)

D. Umbrella Policy or Excess liability Insurance with a limit of liability of not less than $2,000,000.

The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance, except professional liability, on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

E. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per claim/$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out deviation from the professional standard of care set forth in the Agreement. If the policy is a claims made policy, it shall remain in effect for 5 years after the work has been completed.

F. Village as Additional Insured. Village shall be named as an Additional Insured on all policies except for:

Worker's Compensation

Professional Liability

Each such additional Insured endorsement shall identify Village as follows: Village of Schaumburg, including its Board members and elected and appointed officials, its officers, and employees.

G. Other Parties as Additional Insureds. In addition to Village, the following parties shall be named as additional insured on the following policies:

Additional Insured	Policy or Policies
_____	_____
_____	_____

The Consultant will provide certificates of insurance evidencing the types and limits of insurance specified. The certificates of insurance will specifically address each of the requirements noted. All insurance noted is primary and in no event will be considered contributory to any insurance purchased by the Village.

The same full insurance coverage provided to the named insured, whether it is the Consultant or a sub-contractor, shall be provided to the Village without any limitations or endorsements that might limit or exclude coverage.

Any and all deductibles or other forms of retention are the responsibility of the Consultant. All deductibles or other forms of retention are subject to the approval of the Village. Consultant will disclose to the Village in writing the amounts of any deductible or self-insured retentions on the insurance required under this contract.

Consultant waives any right of subrogation it may have or later acquire against the Village.

The Consultant shall not allow any subcontractor to commence work on their subcontract until the same insurance has been obtained by the subcontractor. The Consultant and their subcontractor(s) shall maintain all insurance required for not less than one (1) year after completion of this contract except professional liability which shall be for 5 years.

Scope of Services

Hangar Feasibility Study

Schaumburg Regional Airport (06C)

Schaumburg, Illinois

This Scope of Services (scope), prepared by Mead & Hunt (Consultant) for the Schaumburg Regional Airport (06C or the Airport) Hangar Feasibility Study (Study), describes the goals for and tasks to be carried out in the Hangar Feasibility Study for the Village of Schaumburg (Sponsor).

Study Purpose and Goals

With the Airport's strong and diverse GA user base and existing hangar units fully occupied, the Sponsor has a demonstrated need to expand hangar capacity at the Airport.

The purpose of this Study is to produce a clear, data-driven understanding of where and how additional hangar development can occur. For this, hangar market rates, hangar types, flexibility of site layouts, and suitable development and financing models will be identified to accommodate future needs, long-term sustainability, and changing market conditions.

Study Elements

The Study is organized as follows:

1. Project Management
2. Existing Conditions
3. Waitlist and User Needs Assessment
4. Market and Peer Airport Benchmarking
5. Site Feasibility and Constraints
6. Conceptual Development Alternatives
7. Financial and Return on Investment Analysis
8. Final Recommendations

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Project Team

Below are designated points of contact for this project. The scope assumes that the Airport Sponsor point of contact will provide consolidated 06C comments on any deliverables.

Airport Sponsor

Schaumburg Regional Airport (Primary)
Erik Trydal, Airport Manager
905 W. Irving Park Rd
Schaumburg, IL 60193
847 923 3778
etrydal@schaumburg.com

Village of Schaumburg (Secondary)
Sidney Kenyon, Director of Transportation
101 Schaumburg Court
Schaumburg, IL 60193
847 923 3859
skenyon@schaumburg.com

Consultant Team

Mead & Hunt, Inc. (Primary)
Alex Gale, Project Manager
200 N. LaSalle St., Suite 2715
Chicago, Illinois 60601
608 443 0519
alex.gale@meadhunt.com

Mead & Hunt, Inc. (Secondary)
Brad Musinski, Deputy Project Manager
200 N. LaSalle St., Suite 2715
Chicago, Illinois 60601
707 284 8685
brad.musinski@meadhunt.com

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1. Project Management

This task details the process for managing, coordinating, and communicating internally and externally during the project. This includes establishing the schedule, tracking project progress, mitigating risks, solving challenges, invoicing, monitoring project budget, and reporting project status.

1.1 Project Design

The Consultant will develop and provide the Sponsor with a scope, schedule, and project fee.

The scope will define the tasks required to complete the project. The schedule will define approximate start and stop dates for each task, and list periods of review by the Sponsor. The project fee will show estimated hours by each task.

1.2 Project Calls

The Consultant will schedule recurring calls every other week with the Sponsor to discuss key project elements, collaborate on Study decisions, and report the project status.

The Consultant anticipates up to 10 30-minute status calls during the five-month project, attended by the Consultant's project manager and other Consultant staff, as needed. These will be status calls only, with no formal agenda or meeting minutes produced.

1.3 Internal Project Management

The Consultant will make use of its internal project controls to manage the team and ensure that the project remains on schedule and within budget. This task also includes effort for management items, such as developing project invoices. The Consultant will submit monthly invoices to the Sponsor on a monthly basis, reflecting project percent completion.

2. Existing Conditions

This task includes an assessment of the Airport's current hangar inventory, previous hangar study, airfield geometry, taxiway and taxilane access, utilities, and landside circulation in addition to a review of the most recently approved Airport Layout Plan (ALP), 2004. The review of this information will aid in determining the best locations for hangar development areas and a summary will be including in the final report.

2.1 Waitlist and User Needs Assessment

The Consultant will conduct a comprehensive assessment of existing and latent hangar demand at the Airport. This task includes a review of the current hangar waitlist, including aircraft types, wait times, tenant characteristics, and trends in demand.

The Consultant will develop a targeted user needs assessment and will be administered by 06C to prospective tenants by means of email. This outreach will help establish aircraft storage needs, hangar type preferences, willingness to pay, and sensitivity to various rental or lease structures.

The findings will be synthesized into a clear understanding of current and future demand drivers, unmet facility needs, and the aircraft types likely to occupy new hangar facilities. This information will be summarized and presented during a regular check-in call with the Sponsor and included in the final report.

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3. Market and Peer Airport Benchmarking

The following tasks outline the methodology for collecting and processing the data in this Study. The Consultant will request data from the Sponsor and up to nine benchmark general aviation airports in the Chicago region. Based on discussions with the Sponsor, the following airports are anticipated to be contacted for hangar facility details and rates:

- DuPage (DPA)
- Lewis University (LOT)
- Chicago Executive (PWK)
- Lake in the Hills (3CK)
- Bolingbrook (1C5)
- Aurora (ARR)
- Waukegan (UGN)
- Dekalb (DKB)
- Joliet (JOT)

Airport management will provide contact information for these benchmark airports and the Consultant will request hangar data to analyze and determine market rent estimates and types suitable for adaptation to 06C.

3.1 Hangar Data Collection

To obtain data from the benchmark airports, the Consultant will develop a survey. The survey will solicit the following information from each benchmark airport:

- Hangar types present on the airport, including number of units and dimensions
- For land lease sites, does the airport cover site development costs?
- For each hangar unit:
    - Ground lease vs. building lease
    - Year of hangar construction
    - Year of last revitalization
    - Monthly rent
    - Escalation terms
    - Subletting permission
    - Hangar door size and type (door width, height, and wing box)
    - Heating/air conditioning
    - Lighting
    - Electric outlets
    - Internet
    - Water/sewer connectivity
    - Floor type
    - Fire suppression
    - Which party is responsible for:
        - Hangar utilities (water, electricity, gas)
        - Hangar maintenance
        - Snow clearance
        - Insurance

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The Consultant will develop the draft survey in electronic format via Excel spreadsheet and submit it to Airport management for review and comment. The Consultant will address the comments and produce a second draft, intended to be the final survey, for Sponsor approval.

After receiving the Sponsor's approval of the survey and outreach to benchmark airports, the Consultant will draft an email for the Sponsor to send to the benchmark airports asking for their assistance. The Consultant will send the survey to the appropriate contact at each benchmark airport and request that the survey be returned within two weeks.

The Consultant will review this data with the Sponsor during a biweekly project call described in Task 1.2. The Consultant will conduct follow-up calls or emails to the benchmarking airports to resolve questions about the data to the extent that remaining project schedule and budget allow.

3.2 Benchmark Airport Survey Review

Using the data obtained by the hangar survey, the Consultant will conduct a data analysis for the benchmark airports consisting of the following:

3.2.1 Measures of Central Tendency

The Consultant will express the hangar lease rate data in terms of annual per square foot lease payments for each hangar unit. The Consultant will, where possible, make adjustments to account for differences in hangar facilities, such as whether the lease rate includes utilities.

The Consultant will assess each hangar unit and classify it as either Standard T-hangar or Standard Box hangar to align with the categories that the Sponsor uses. The Sponsor will provide definitions for the hangar categories it uses. Within these classifications, the Consultant will evaluate the mean, median, standard deviation, range, and minimum and maximum values of hangar lease rates. The Consultant will prepare tables with these values.

3.2.2 Lease Rate and Type Correlations with Facility Characteristics

The Consultant will analyze the results from the benchmark airport survey to determine if there are correlations between hangar lease rates and types and facility characteristics that can be used to estimate appropriate market rental rates for the Airport's hangars.

The Consultant will prepare a summary and spreadsheet to be included as part of the final report to detail any correlation between these characteristics (as listed in Task 3.1) and their associated lease rates and types.

4. Site Feasibility and Constraints

The Consultant will evaluate all feasible hangar development areas identified in the 2004 ALP and three additional locations (a total of four development sites) to be discussed with the Sponsor.

The locations to be considered are:

- East green site
- West tie-down area
- West green site
- Existing ALP site (far west green site and paved area to the east)

This analysis will assess airfield geometry, taxiway/taxilane access, separation standards, landside circulation, utility availability, and potential environmental constraints. A planning level overview of stormwater and drainage requirements will also be considered based on available information. The Consultant will identify site-specific limitations and required infrastructure improvements. The Consultant will coordinate with the Sponsor and the Village Community Development Department to identify any Village regulatory or permitting considerations that may affect development feasibility.

The deliverable of this task will be a graphical definition of the buildable envelope for hangar development and an accompanying table detailing any constraints that could influence future hangar type, size, and configuration. The buildable areas will be illustrated graphically on an aerial image of the Airport property and supported by narrative and tables as necessary and included in the final report.

5. Conceptual Development Alternatives

Based on demand findings and site feasibility, the Consultant will prepare two conceptual hangar development alternatives for each site (a total of eight alternatives) illustrating viable configurations of T-hangars and box hangars.

Each alternative will be developed using aerial imagery and will depict building footprints, taxilane geometry, vehicle access, automobile parking, utilities, and supporting infrastructure. Alternatives will be evaluated for operational efficiency, constructability, phasing potential, and alignment with the Sponsor's long-term development objectives.

The Consultant will conduct a comparative analysis to help the Sponsor understand strengths and tradeoffs among alternatives and identify the most practical and cost-effective development paths.

6. Financial and Return on Investment (ROI) Analysis

The Consultant will prepare a pro forma financial return on investment (ROI) evaluation of the preferred alternative. This evaluation will include capital cost estimates, operating and maintenance considerations, and projected revenue streams.

The Consultant will develop a baseline pro forma projection that considers a 30-year project life cycle beginning the year the hangars are constructed. The baseline projections will not consider specific financing mechanisms; however, this task will identify reimbursable items and grants or funding opportunities. The projections are intended to forecast cash flows associated with hangar development and resulting Airport revenues. The Consultant will perform an internal audit of the pro forma model to verify functionality, the reasonableness of underlying assumptions, and revenue, cost, and ROI calculations. The analysis will estimate an ROI that includes all site preparation costs, as well as one that excludes the portion of site preparation costs that may be covered by funding sources other than the Airport.

The projections will consider both public and private hangar ownership scenarios to account for these two different business models. The lease rate structure will be based on the recommended hangar lease rates developed under Task 3, and escalated annually using the Consumer Price Index. The pro forma analysis will calculate an ROI for each scenario at the 30-year point for comparison purposes.

The Consultant will provide clear, decision-ready financial comparisons that enable the Sponsor to understand the economic implications of each development model and select the approach that best supports its strategic and fiscal goals.

7. Final Recommendations

The results of the Study will be documented in the following final deliverables:

- Technical Report
- Final Presentation

7.1 Technical Report

The Consultant will draft a Technical Report that summarizes the data and analysis from Tasks 2-6.

The Consultant will submit two draft Technical Reports to the Sponsor for review and comment. After this review, the Consultant will address any comments and provide the Sponsor with a Word file and a PDF file of the final Technical Report.

7.2 Final Presentation

The Consultant will develop a PowerPoint (PPT) presentation that highlights key aspects of the Study. The Consultant will provide the Sponsor with two drafts of this presentation for review, which will be completed and returned to the Consultant with consolidated comments within two weeks of receipt. The Consultant will address any comments and provide a final PPT file of the presentation to the Sponsor. Two members of the Consultant will present the final study and findings to the Airport Board and Pilot Technical Advisory Committee in person during the February meeting.

Project Fee

The project will be billed as a lump sum project, with invoicing monthly. Each invoice will bill by percent complete for each task and include a brief project status report. The fee is summarized by task in table below.

Task	**Fee**
1. Project Management	$9,954
2. Existing Conditions	$4,257
3. Market and Peer Airport Benchmarking	$24,340
4. Site Feasibility and Constraints	$7,783
5. Conceptual Development Alternatives	$10,831
6. Financial and Return on Investment (ROI) Analysis	$19,176
7. Final Recommendations	$20,979
Expenses	$590
Total	**$97,910**

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SCHAUMBURG REGIONAL AIRPORT - HANGAR FEASIBILITY STUDY
EVALUATION TABULATION

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Key Personnel Points Based 10 Points (20%)	Qualifications of Firm and Team Points Based 15 Points (30%)	Project Approach Points Based 15 Points (30%)	Relevant Experience Points Based 10 Points (20%)	Total Score (Max Score 50)
Mead & Hunt	8.3	13.3	13.7	9	**44.33**
Kimley-Horn and Associates, Inc.	7.7	13.3	12.7	8	**41.67**
The Aviation Planning Group LLC	7.7	13	11.7	7.7	**40**
Precision Consulting Firm LLC	5.7	9.3	9.3	5.3	**29.67**

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH MEAD & HUNT, INC. FOR THE HANGAR FEASIBILITY STUDY AT SCHAUMBURG REGIONAL AIRPORT.

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg authorize the Village Manager and Village Clerk to execute an Agreement with Mead & Hunt, Inc. for the Hangar Feasibility Study at Schaumburg Regional Airport; and

WHEREAS, the Transportation Committee, Transportation Department, Finance Department, and Legal have reviewed the contract marked Attachment "A" attached hereto; and

WHEREAS, it would be in the best interest of the Village of Schaumburg to execute an Agreement with Mead & Hunt, Inc. for the Hangar Feasibility Study at Schaumburg Regional Airport.

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

SECTION ONE: That the Village Manager and Village Clerk are hereby authorized to execute an Agreement with Mead & Hunt, Inc. marked as Attachment "A" for the Hangar Feasibility Study at Schaumburg Regional Airport.

SECTION TWO: That the Village Manager and Village Clerk are hereby authorized to sign any documents in furtherance of this Resolution.

SECTION THREE: That this Resolution shall be in full force and effect after passage and approval as required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Teardown and Replacement Plan for Kosinski Residence / 319 Wianno Lane
07/14/26
Village Board

Presenter: Chidochashe Baker
Lead Department: Community Development

Executive Summary:

Case Title
P2604-01/ KOSINSKI RESIDENCE / 319 Wianno Lane / Teardown and Replacement Plan

Hearing Date
June 17, 2026

Summary
The petitioner requests approval of a Teardown and Replacement Plan for the property located at 319 Wianno Lane. As proposed, the petitioner will construct a new two-story home of approximately 3,175 square feet including an attached garage measuring 514 square feet. Plan Commission added a condition stating that, the sugar maple tree located near the northeast corner of the property shall be removed.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
6-1 with two absent.

If the Village Board concurs with the Plan Commission recommendation, they should approve the request as presented.

ATTACHMENTS:
- P2604-01 Kosinski Residence Minutes.pdf
- Staff Report
- Location Map
- Project Narrative
- Plat of Survey
- Architectural and Engineering Plans

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

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: June 17, 2026

DATE PREPARED: June 8, 2026

CASE NUMBER: P2604-01

TITLE: P2604-01/ 319 Wianno Lane / KOSINSKI RESIDENCE / Teardown and Replacement Plan

BACKGROUND INFORMATION

Petitioner:	Bart Kosinski
Address of Petitioner:	Bako Construction 10661 S Robert Rd Suite 206 Palos Hills, IL 60465
Status of Petitioner:	Owner
Existing Zoning:	R-6C - Single Family Residential
Location of Subject Property:	North of Schaumburg Road and East of Braintree Dr

Requested Action:

- Teardown and Replacement Plan [Title 15, Chapter 154, Section 154.52 of the Village Zoning Ordinance]

ANALYSIS

Staff Discussion:

The petitioner requests approval of a Teardown and Replacement Plan for the property located at 319 Wianno Lane. As proposed, the petitioner will construct a new two-story home of approximately 3,175 square feet (this is the floor area used for the Floor Area Ratio calculation, which is different than the total square footage), including an attached garage measuring 514 square feet. The 8,773 sq. ft. property is currently vacant after the previous vacant home was demolished by the village per a court order received in 2025.

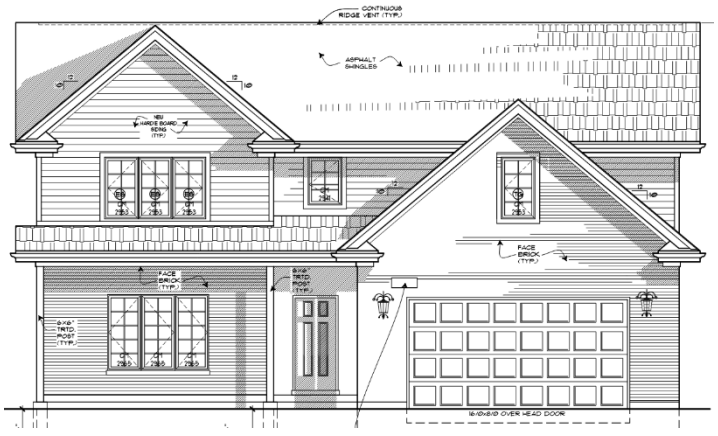


The subject property is zoned R-6C, Single Family Residential. A summary of the proposed teardown in comparison with the zoning code regulations is provided below. The proposed home meets all of the R-6C zoning district requirements.

Zoning Code Regulation	Permitted	Proposed
Lot Coverage	32% (maximum) 2,807 sq. ft.	20.8% (1,825 sq. ft.)
Floor Area Ratio (FAR)	37% (baseline) 3,246 sq. ft. 40% (midline) 3,509 sq. ft. 45% (maximum) 3,948 sq. ft.	36.2% (3,175 sq. ft.)
Building Height	28 feet (maximum)	27.8 feet
Front Yard Setback	30 feet (minimum)	30 feet
Rear Yard Setback	30 feet (minimum)	45.9 feet
Side Yard Setbacks	7.5 feet (minimum) 10% of the lot width	North side yard 16.9 feet South side yard 12 feet

Since the FAR is below the baseline FAR, an architectural evaluation is not needed to determine FAR credits.

Design Guidelines:



As proposed, the new home is a two-story style home with a front facing garage, a recessed front entry with a covered porch, and a gable roof. The primary building material is proposed to be cement board and face brick on the front façade and an asphalt shingle roof. This mix of materials fits the general materials found on the design of surrounding homes. Projections on the facades, varying rooflines and varying building materials break up the massing of the proposed home. The majority of the existing homes along Wianno Lane are either ranch style, split levels, or have a cantilevered second story over the garage. The proposed home provides a different two-story home style that adds to the mix of existing home styles along the street. Based on the elevation of the proposed home, the subject property meets the anti-monotony provision of the Zoning Code.

Landscaping and Tree Preservation Review:

Per code section 154.136 (O), all single-family residential properties shall provide trees on the lot being developed. For properties ranging in size from 8,500 – 9,999 square feet, two trees are required. The subject parcel measures 8,773 square feet; therefore, two trees are required on the lot prior to final acceptance of the project. Existing trees at the property count toward this requirement. Additionally, provided plans show the removal of a parkway tree on Wianno Lane. Staff recommends that the petitioner provide a contribution in the amount of $500.00 to replace the existing parkway tree to be removed, if replacement is determined feasible by the Engineering and Public Works Department. This has been added as a condition of approval.

The following conditions are recommended:

1. Prior to the issuance of the Occupancy Permit, the petitioner shall have a minimum of two trees (shade, ornamental, or evergreen) on site. Existing trees shall count toward this requirement.
2. Tree preservation fencing shall be provided around existing trees.
3. Tree preservation fencing shall be installed and inspected prior to issuance of a permit.
4. Prior to the issuance of a Building Permit the petitioner shall make a parkway tree contribution in the amount of $500.00 to replace the existing parkway tree to be removed, if replacement is determined feasible by the Engineering and Public Works Department.

Building:

1. For one- and two-family dwellings: “An automatic sprinkler system shall be installed in one- and two-family dwellings.” (2021 IRC, Section R313.2).
2. Prior to the commencement of framing, the petitioner shall be responsible for submitting a spot survey to the Community Development Department – Building Division for review and approval.
3. The Building Division has preliminarily accepted the plans. Additional review will be conducted during permit review.

Engineering:

1. Prior to issuance of Land Development Permits, the petitioner shall submit a $10,000 Letter of Credit/Subdivision Bond/Cash security to ensure the proper installation and maintenance of silt fence and tree protection fence, completion of final grading and sodding of the lot, and submittal of the as-built grading plan. This security is also required to cover any damages to public improvements (including sidewalk, curb, gutter, driveway aprons, roadway, and utility lines) during construction. Damaged public improvements will be repaired or replaced by the petitioner at the cost of the petitioner as directed by the Village Engineering Field Inspector. If damaged public improvements are not repaired/replaced by the petitioner, the Village will use the Letter of Credit to repair/replace the damaged public improvements.
2. The new sanitary service must be augured under Wianno. No open cuts.
3. A second sanitary cleanout on the sanitary service within 5 feet of the front property line is required.

4. Prior to issuance of a building permit, the grading plan shall be revised to include the following:
   a. Move the B-box outside the lot line, preferably between the sidewalk and the property line. Or between the sidewalk and curb if there isn't room between the sidewalk and lot line.
   b. Increase the water service size from 1.25 inch to 1.5 inch.
5. An as-built grading plan shall be submitted to the Village of Schaumburg Community Development Department for review and approval prior to final acceptance of the project.

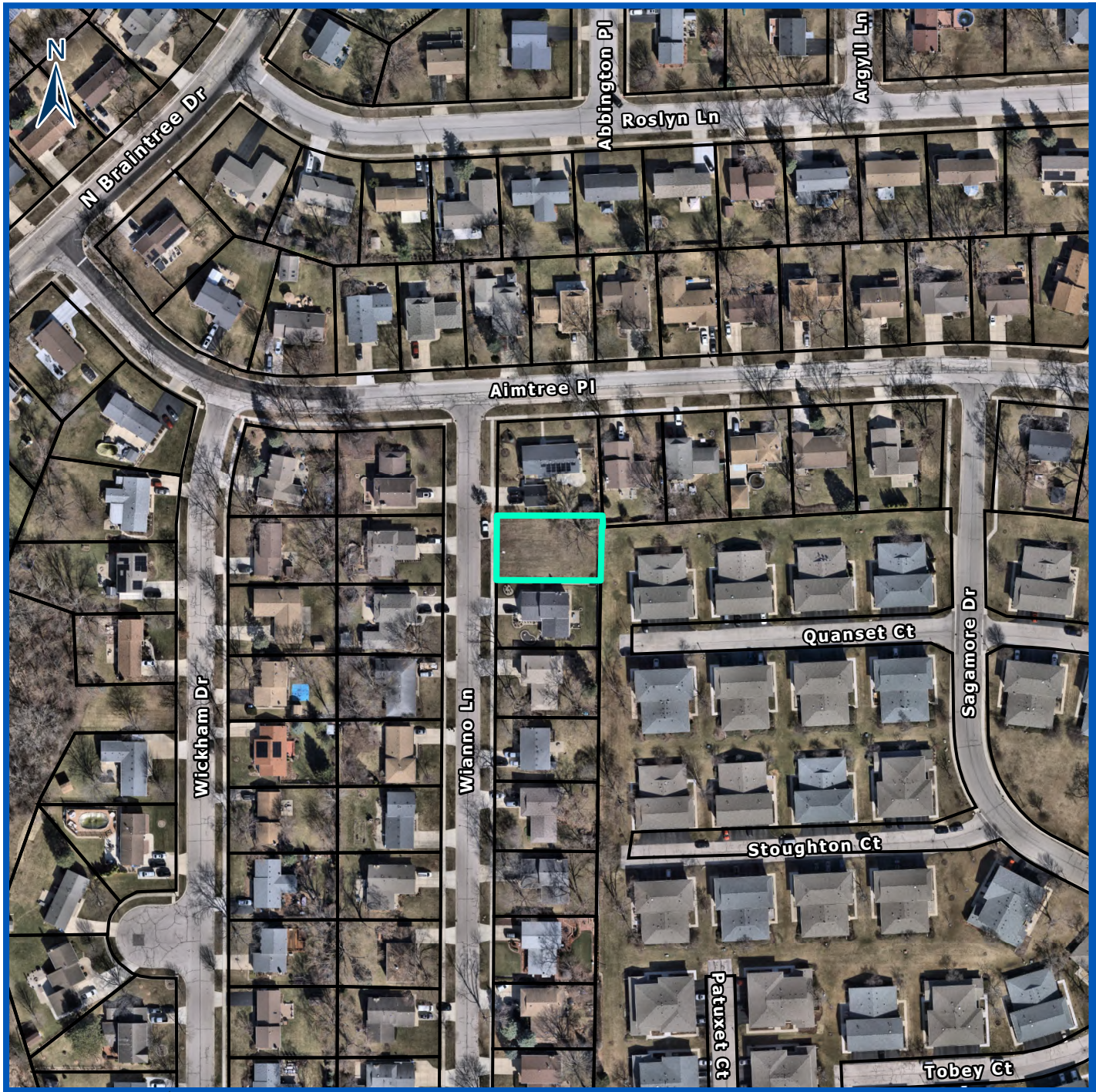
RECOMMENDATION

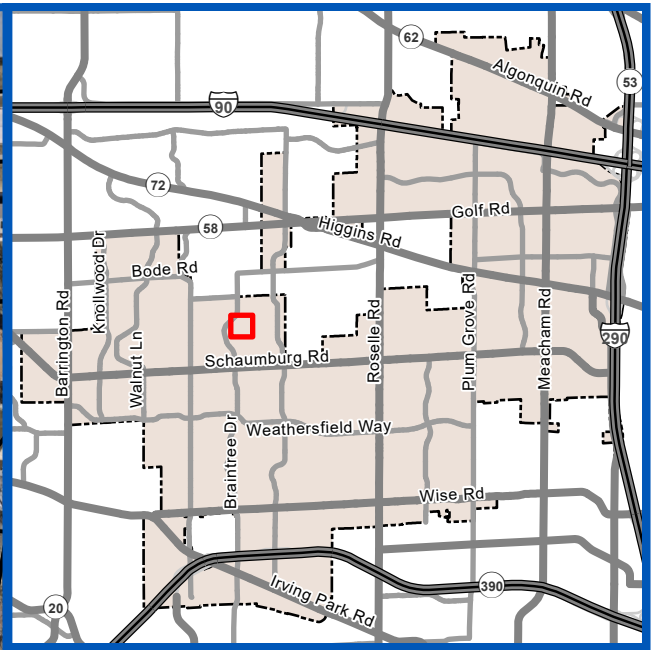
Staff has reviewed the petitioner's request and recommends **approval** of the proposed Teardown and Replacement Plan for property located at 319 Wianno Lane, Case No. P2604-01, subject to the following conditions:

1. A new construction 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. The development approvals granted herein, without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
2. Prior to issuance of a Building Permit, the petitioners will submit a $10,000 Letter of Credit/Subdivision Bond/Cash security to ensure the proper installation and maintenance of silt fence and tree protection fence, completion of final grading and sodding of the lot, and submittal of the as-built grading plan. This security is also required to cover any damages to public improvements (including sidewalk, curb, gutter, driveway aprons, roadway, and utility lines) during construction. Damaged public improvements will be repaired or replaced by the petitioner at the cost of the petitioner as directed by the Village Engineering Field Inspector. If damaged public improvements are not repaired/replaced by the petitioner, the Village will use the Letter of Credit to repair/replace the damaged public improvements.
3. The petitioners shall comply with all requirements of the Village Single-Family Residential Teardown and Replacement Ordinance.
4. Prior to the issuance of the Occupancy Permit, the petitioner shall have a minimum of two trees (shade, ornamental, or evergreen) on site. Existing trees shall count toward this requirement.
5. Tree preservation fencing shall be provided around existing trees.
6. Tree preservation fencing shall be installed and inspected prior to issuance of a permit.
7. Prior to the issuance of a Building Permit the petitioner shall make a parkway tree contribution in the amount of $500.00 to replace the existing parkway tree to be removed, if replacement is determined feasible by the Engineering and Public Works Department.
8. For one- and two-family dwellings: "An automatic sprinkler system shall be installed in one- and two-family dwellings." (2021 IRC, Section R313.2).

9. Prior to the commencement of framing, the petitioner shall be responsible for submitting a spot survey to the Community Development Department – Building Division for review and approval.
10. The Building Division has preliminarily accepted the plans. Additional review will be conducted during permit review.
11. The new sanitary service must be augured under Wianno. No open cuts.
12. A second sanitary cleanout on the sanitary service within 5 feet of the front property line is required.
13. Prior to issuance of a building permit, the grading plan shall be revised to include the following:
    a. Move the B-box outside the lot line, preferably between the sidewalk and the property line. Or between the sidewalk and curb if there isn't room between the sidewalk and lot line.
    b. Increase the water service size from 1.25 inch to 1.5 inch.
14. An as-built grading plan shall be submitted to the Village of Schaumburg Community Development Department for review and approval prior to final acceptance of the project.
15. The following plans shall be adopted as part of the enabling ordinance
    a. Project Narrative, received by the Community Development Department on May 18, 2026.
    b. Sheet 1, Boundary Survey with Topography, Demolition and Erosion Control Plan, prepared by Carradus Land Survey, Inc., dated March 10, 2026, and received by the Community Development Department on May 27, 2026.
    c. Sheet 2, Proposed Site Improvements and Site Grading Plan, prepared by Carradus Land Survey, Inc., dated March 10, 2026, revised May 27, 2026, and received by the Community Development Department on May 27, 2026.
    d. Sheet A-1, Cover Sheet and Site Plan – prepared by Helen M. Liptak – Architect, dated March 3, 2026, Revised May 13, 2026, and received by the Community Development Department on May 18, 2026.
    e. Sheet A-2 through A-4, Floor Plans and Elevations – prepared by Helen M. Liptak – Architect, dated March 3, 2026, Revised May 13, 2026, and received by the Community Development Department on May 18, 2026.

pc: Petitioner





Subject Property

P2604-01

KOSINSKI RESIDENCE

Teardown and Replacement Plan

0 80 160

Feet

VILLAGE OF SCHAUMBURG

319 Wianno Lane

Prepared By:
Village of Schaumburg
Community Development Department

PROJECT NARRATIVE

Project Address: 319 Wianno Ln
Municipality: Schaumburg
Zoning District: R-6C Single-Family Residence District
Lot Area: 8,773 square feet

1. Project Summary

The proposed project consists of the construction of a new single-family 2-story residence with an attached front-load two-car garage on a currently vacant lot located at 319 Wianno Ln in the R-6C zoning district.

The residence will contain **3,245 sf of finished living area**, plus a full unfinished basement located beneath the main floor level.

The home has been designed to comply with all applicable bulk regulations of the R-6C district and to remain consistent in scale and character with surrounding residential development.

2. Proposed Building Description

The proposed structure is a split-level single-family residence with the following configuration:

- **Total Finished Living Area:** 3,245 SF
- **Bedrooms:** 4
- **Bathrooms:** 3.5
- **Basement:** Full, unfinished (mechanical room located in basement)
- **Garage:** Attached 2-car, front-load configuration
- **Building Height:** 27’10" to peak of roof

Layout Summary

- **1st Floor:** Kitchen, Dining area, Living room, Powder room, Office
- **2nd Floor:** 3 Bedrooms, 3 Bathrooms, Laundry Room, Bonus Room
- **Basement Level:** Unfinished full basement with mechanical room

The proposed 2 story design is configured to comply with required setbacks while maintaining balanced overall massing and an efficient interior layout. The building height is 27'10" feet, which is in full compliance with the maximum height permitted within the R-6C district, ensuring compatibility with surrounding residential development.

3. Building Dimensions & Setbacks

The proposed residence complies with required setbacks in the R-6C district as follows:

Regulation	Required (R-6C)	Proposed
Front Yard Setback	30’	30’
Rear Yard Setback	30’	45’11”
Side Yard (Left)	7’6” - 10%min	16’11”
Side Yard (Right)	7’6” - 10%min	12’
Building Height	28’ max	27’10"

All required setbacks are met or exceeded.

4. Lot Coverage & Bulk Compliance

- **Lot Area:** 8,773 SF
- **Building Footprint:** 1,695 SF
- **Garage Included in Footprint**
- **Driveway & Walkways:** As shown on site plan

Based on preliminary review, the proposed residence remains within allowable lot coverage limitations for the R-6C district.

The building height of 27’-10” complies with the maximum permitted height, ensuring compatibility with neighboring homes.

6. Architectural Design & Materials

The residence incorporates residential architectural elements consistent with surrounding properties, including:

- Brick veneer on front elevation, side elevations, Complementary siding materials on side and rear elevations (upper level)

- Architectural asphalt shingle roof
- Energy-efficient windows

The façade includes variation in rooflines and window placement to avoid excessive massing and reduce garage dominance.

7. Neighborhood Compatibility

The proposed home is compatible with the character of surrounding properties in terms of:

- Overall scale
- Building height
- Lot placement
- Exterior materials
- Residential use

The two-story configuration maintains a compliant building height and distributes mass appropriately across the lot.

8. Stormwater & Drainage

The site will be graded in accordance with Village requirements. Drainage will direct runoff away from the foundation and toward approved drainage paths to prevent adverse impact on adjacent properties.

9. Conclusion

The proposed single-family residence at 319 Wianno Ln:

- Complies with R-6C bulk regulations
- Meets the maximum permitted height requirement
- Is compatible with surrounding residential development

We respectfully request approval of this project under the Village's Teardown and Replacement review process.

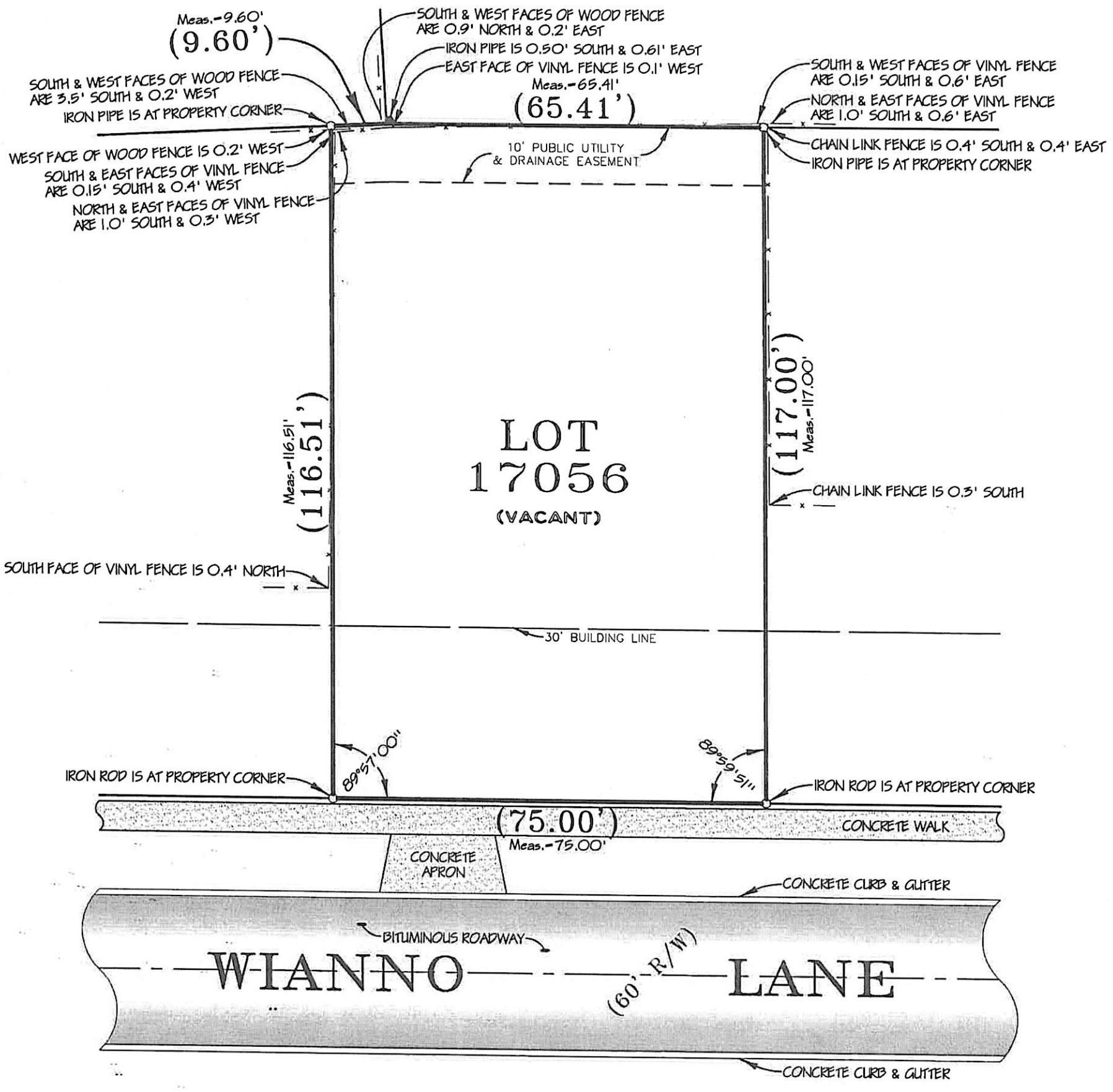
SURVEY LEGEND

- ● Monumentation Found
- ○ Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- —x— Fence Line

PLAT OF SURVEY

LOT 17056 IN WEATHERSFIELD UNIT 17, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON JANUARY 23, 1972 AS DOCUMENT NUMBER 21791037.

AREA OF SITE = 8,773 SQ.FT.



CARRADUS

ALLEN D. CARRADUS 35-2551 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEATON, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 28th DAY OF Januaru A.D. 2026

BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2026.

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

CARRADUS LAND SURVEY, INC.
Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.com

PREPARED FOR:				
HOME SMART REALTY GROUP				
DRAWN BY:	DATE OF FIELD WORK:	SCALE:	FLD.BK. - PAGE	PROJECT NO.
CMG	01/28/26	1" = 20'	48-00	43103

ABBREVIATIONS

ACT	ACOUSTIC TILE	E	ENAMEL	JAN	JANITOR	QT	QUARRY TILE
ADD	ADDITION	EA	EACH	JST	JOIST		
ADJ	ADJUSTABLE	EC	ELECTRICAL	JT	JOINT	R	RISER/RADIUS
AFF	ABOVE FINISH FLOOR	EF	EACH FACE	KD	KNOCKED DOWN	RAD	RADIUS
ALT	ALTERNATE	EL	ELEVATION	KIP	ONE THOUSAND POUNDS	RB	RUBBER BASE
ALUM	ALUMINUM	ELEC	ELECTRICAL	KO	KNOCK OUT	RD	ROOF DRAIN
AP	ACCESS PANEL	ELEV	ELEVATOR			REC	RECESSED
ARCH	ARCHITECTURAL/ARCHITECT	ENCL	ENCLOSURE	LAB	LABORATORY	REF	REFRIGERATOR
ASPH	ASPHALT	ENGR	ENGINEER	LAM	LAMINATED	REINF	REINFORCING
AVE	AVENUE	EQ	EQUAL	LAV	LAVATORY	REQD	REQUIRED
		EQUIP	EQUIPMENT	LB	POUND	RES	RESILIENT
BASBD	BASEBOARD	ETR	EXISTING TO REMAIN	LBS	POUNDS	RET	RETURN
BB	BULLETIN BOARD	EW	EACH WAY	LKR	LOCKER	REV	REVISED
BIT	BITUMINOUS	EWC	ELECTRIC WATER COOLER	LOUV	LOUVERS	RFG	ROOFING
BL	BORROWED LIGHT	EXC	EXCAVATE	LP	LOU POINT	RH	ROBE HOOK
BLDG	BUILDING	EXH	EXHAUST	LSJ	LONG SPAN JOIST	RI	ROUGH IN
BLK	BLOCK	EXIST	EXISTING	LT	LIGHT	RM	ROOM
BLKG	BLOCKING	EXP	EXPANSION	LWC	LIGHTWEIGHT CONCRETE	RO	ROUGH OPENING
BLKT	BLANKET	EXT	EXTERIOR			RT	RUBBER TILE
BM	BEAM			MCH	MACHINE		
BM	BENCH MARK			MAS	MASONRY	SCH	SCHEDULE
BO	BY OWNER	FA	FIRE ALARM	MATL	MATERIAL	SECT	SECTION
BOT	BOTTOM	FD	FLOOR DRAIN/FIRE DOOR	MAX	MAXIMUM	SEW	SEWER
BRG	BEARING	FDN	FOUNDATION	MECH	MECHANICAL	SGL	SINGLE
BRK	BRICK	FE	FIRE EXTINGUISHER	MEMB	MEMBRANE	SHT	SHEET
BSMT	BASEMENT	FEC	FIRE EXTINGUISHER CABINET	MET	METAL	SIM	SIMILAR
BET	BETWEEN	FHC	FIRE HOSE CABINET	MEZZ	MEZZANINE	STL-JST	STEEL JOIST
BU	BUILT-UP	FIN	FINISH	MDL	MODEL/MIDDLE	SOG	SLAB ON GRADE
		FIX	FIXTURE	MFGR	MANUFACTURER	SPEC	SPECIFICATIONS
C	CHANNEL	FLR	FLOOR	MH	MANHOLE	SQ	SQUARE
CAB	CABINET	FLRG	FLOORING	MIN	MINIMUM	SS	SERVICE SINK
CPT	CARPET	FLUOR	FLUORESCENT	MIR	MIRROR	S/S	STAINLESS STEEL
CB	CHALKBOARD	FPF/NF	FIREPROOF	MISC	MISCELLANEOUS	ST	STREET
CB	CATCH BASIN	FT	FEET	MLDG	MOULDING	STD	STANDARD
CEN	CEMENT	FTG	FOOTING	MO	MASONRY OPENING	STL	STEEL
CER	CERAMIC	FUT	FUTURE	MTD	MOUNTED	STR	STORY
CG	CORNER GUARD	FF	FINISHED FLOOR	MTG	MOUNTING	STO	STORAGE
CI	CAST IRON	FOW	FACE OF WALL	MTL	METAL	STRUCT	STRUCTURAL/STRUCTURE
CJ	CONTROL JOINT					SUSP	SUSPENDED
CL	CENTERLINE			NIC	NOT IN CONTRACT	SW	SWITCH
CLG	CEILING	GA	GAUGE	NO	NUMBER	SYM	SYMETRICAL
CLOS	CLOSET	GALV	GALVANIZED	NOM	NOMINAL		
CMU	CONCRETE MASONRY UNIT	GB	GRAB BAR	NTS	NOT TO SCALE	TB	TACKBOARD/TOUEL BAR
CO	COLUMN	GC	GENERAL CONTRACTOR			T & B	TOP & BOTTOM
CONC	CONCRETE	GEN	GENERAL			TEL	TELEPHONE
CONF	CONFERENCE	GI	GALVANIZED IRON			TEMP	TEMPERATURE
CONN	CONNECTION/CONNECT	GL	GLASS			TER	TERRAZZO
CONST	CONSTRUCTION	GWB	GYPSUM WALL BOARD	OC	ON CENTER	THRESH	THRESHOLD
CONT	CONTINUOUS	GYM	GYMNASIUM	OD	OUTSIDE DIAMETER	T & G	TONGUE & GROOVE
CONTR	CONTRACTOR	GYP	GYPSUM	OFCI	OWNER FURNISHED	TOB	TOP OF BEAM
CORR	CORRIDOR/CORRUGATED				CONTRACTOR INSTALLED	TOD	TOP OF DECK
CT	CERAMIC TILE			OFOI	OWNER FURNISHED	TOF	TOP OF FOOTING
CTR	CENTER/COUNTER	HD	HEAD		OWNER INSTALLED	TOJ	TOP OF JOIST
CU	CUBIC	HDBD	HARDBOARD	OPNG	OPENING	TOS	TOP OF SLAB
CFOI	CONTRACTOR FURNISHED,	HDW	HARDWARE	OPP	OPPOSITE	TOW	TOP OF WALL
	OWNER INSTALLED	HDWD	HARDWOOD	OZ	OUNCE	TPG	TOPPING
		HT	HEIGHT			TR	TREAD
D	DEPTH	HM	HOLLOW METAL			TRAN	TRANSOM
DBL	DOUBLE	HORZ	HORIZONTAL			TRANS	TRANSFORMER
DEPT	DEPARTMENT	HR	HOUR	PART	PARTITION	TYP	TYPICAL
DTL	DETAIL	HV	HEATING & VENTILATING	PC	PLUMBING CONTRACTOR	UL	UNDERWRITERS LABORATORIES
DF	DRINKING FOUNTAIN	HVAC	HEATING, VENTILATING & AIR CONDITIONING	%	PERCENT	UNEX	UNEXCAVATED
DH	DOUBLE HUNG	HWC	HEAVYWEIGHT CONCRETE	PL	PLATE/PROPERTY LINE	UNFIN	UNFINISHED
DIA	DIAMETER			PLAS	PLASTER	UR	URINAL
DIAG	DIAGRAM/DIAGONAL			PLBG	PLUMBING		
DIM	DIMENSION			PNL	PANEL	VB	VINYL BASE
DIV	DIVISION			PNLG	PANELING	VCT	VINYL COMPOSITE TILE
DMPRF	DAMPROOFING	ID	INSIDE DIAMETER	PR	PAIR	VENT	VENTILATOR
DN	DOWN	IE	INVERT ELEVATION	PREFAB	PREFABRICATED	VERT	VERTICAL
DO	DITTO	IF	INSIDE FACE	PREFIN	PREFINISHED	VOL	VOLUME
DR	DOOR	IN	INCHES	PREL	PRELIMINARY	VSF	VINYL SHEET FLOORING
DRWR	DRAWER	INCL	INCLUDE	PRES	PRESENT	VT	VINYL TILE
DS	DOWN SPOUT	INSUL	INSULATION	PRESS	PRESSURE	VW	VINYL WALL COVERING
DWG	DRAWING	INT	INTERIOR	PSF	POUNDS PER SQUARE FOOT		
DWL	DOUEL ENAMEL	INV	INVERT	PT	POINT	W	WIDTH
				PLYWD	PLYWOOD	WI	WITH
				PROP	PROPERTY	WC	WATER CLOSET
				P & S	POLE & SHELF	WD	WOOD
						WF	WIDE FLANGE
						WWF	WELDED WIRE FABRIC
						WO	WITHOUT

1. All work that is to be done shall be in compliance with all SCHAUMBURG Municipal Building Codes and Ordinances as listed below with village of SCHAUMBURG Amendments:

1 2021 International Residential Code
2021 International Building Code
2020 National Electrical Code
2014 Illinois Plumbing Code
2021 International Mechanical Code
2024 International Energy Conservation Code - Prescriptive method

LIABILITY INSURANCE

1. All Subcontractors to have liability insurance and provide a certificate of insurance at signing of contract.

2. The General Contractor and each Subcontractor shall provide and maintain such insurance as will protect the Owner, himself, his Subcontractors and the Architect, Workmen's Compensation Acts, Coverage's A & B and also against loss by reason of injuries or death suffered by employees or by members of the public from himself or any of his Subcontractors.

3. Liability insurance shall be in comprehensive form excluding complete operation but covering operations of vehicles and with property damage coverage. Protect the Owner and Architect in like amounts.

4. Insurance shall be written in the following amounts(minimum):

A.	Workmen's Compensation and Occupational Diseases Insurance Coverage "A" Statuary and Coverage "B"	500,000
B.	Contractors Comprehensive General Liability Insurance Include, Automobile Liability Property Damage	500,000 500,000 500,000
C.	Owner's and Architect's Protective Liability	500,000
D.	Scaffolding Act Insurance	500,000

GENERAL CONDITIONS

1. Other provisions of the Contract applicable of this work are included in the General Conditions.

2. All Sub-contractors shall guarantee all labor and materials for a period of one (1) year from date of completion.

3. No information is to be scaled from drawings. Verify all dimensions in the field, in the event of any discrepancy contact the Architect before proceeding with work.

4. Any changes or substitutions to be submitted in writing and approved by the owner.

5. The Architect shall not have any control over or charge of and shall not be responsible for the construction means, methods, techniques, sequence and/or procedures of, or for the safety precautions and all programs in connection with the work. The Architect shall not be responsible for the Contractors schedules or failures to carry out the work in accordance with the Contract Documents. The Architect shall have no control over or charge of acts omissions of the Contractors, Subcontractors, or their agents or employees, or of any other persons performing the work. Any changes from the plans and specifications without the written approval of the Architect shall void the Architect's seal, signature and any responsibly.

6. General Contractor and all Subcontractors shall protect all parts of their work from weather due to frost, rain, heat, wind, etc. and will repair any portion of the work or any damage to the satisfaction of the owner with no cost to the owner.

7. All bidding sub-contractors shall visit the site and make themselves thoroughly familiar with existing conditionsand the scope of work as defined in the drawings. He shall full knowledge to transportation, disposal, handling and storage of materials as it relates to the project and site.

8. The sub-contractors shall familiarize themselves with the availability of existing sewer and water lines, electricpower, gas lines and other facilities in the area which will have bearing on the performance of his work. Failure to do so will not relieve the contractor from additional costs regarding the above items.

9. All work, materials, job conditions and safety measures shall conform with requirements of the "Occupational Safety and Health Administration" (OSHA) and local authorities.

NOTICES, FEES & BONDS

a. Contractor shall take out and pay for all permits, inspection certificates, bonds and/or sureties required. Contractor shall provide and maintain all such measures required by law or ordinance or by considerations of general safety as may be necessary to protect persons or property from harm of damage in the course of demolition operations.

EARTHWORK

SCOPE

1. Perform all earthwork as shown on Drawings and as specified herein. The work includes, but is not necessarily limited to the following:

2. Grading, excavation, backfill and compaction.

3. Protection and inspection

4. Rough grading required in order to provide gentle transition in contour of new grading work and existing contours.

EXCAVATION

1. If suitable, bearing soil for footings and foundations is not found at the levels shown on the Drawings, the Contractor shall inform the Architect who will decide what corrective measures shall be taken. Additional excavation, based upon work required between indicated grades and lower grades will be additionally paid for at mutually agreed unit price.

BACKFILLING AND UNDER FLOOR FILL

1. Excavated material approved suitable for compaction shall be used for fills and backfills and it shall be free of refuse trash, wood scraps, frozen materials or other debris. Remove boulders over 6" size.

COMPACTION

1. All fill and backfill shall be of approved materials placed in successive 8" horizontal layers of lifts and compacted to 95% density obtained at optimum moisture content in strict accordance with ASTM D-1557-58T.

FOUNDATION NOTES

1. All footings shall be placed on soil having a minimum bearing capacity of 3,000 p.s.f.

2. All footing subgrades shall be inspected by an approved Soils Testing Laboratory immediately prior to placing the footing concrete.

3. All footing Subgrades, slab-on-ground subgrades and general fill material shall be compacted to a minimum of 95% modified protor density.

4. No concrete shall be placed into a footing excavation containing free water.

5. No concrete shall be placed into or against a frozen subgrade of a subgrade containing frost. (The Contractor shall provide all necessary protective materials to protect frost from entering subgrades.)

6. The Contractor shall shore and brace adjacent construction by approved method and submit procedures for approval.

7. See mechanical and Plumbing Drawings for location and construction of required penetrations and sleeves. Provide watertight construction.

CONCRETE

1. Perform all cast in place concrete work as shown on the Drawings and as specified herein.

2. Conc. topping shall be light weight w/comp. strength of 3500 p.s.i. 1st floor concrete shall be light weight & have a comp. strength of 3,500 p.s.i. at 28 day testing. Grade beams & caissons shall be regular weight & have 4,000 p.s.i. strength.

3. All reinforcing steel shall be new billiet steel intermediate grade ASTM-A-615-60.

4. Welded wire fabric for concrete reinforcing steel shall conform to ASTM-A185.

5. General Contractor shall check with the Architectural, Mechanical & Electrical Drawings for openings, sleeves, anchors, hangers, slab depressions and other items related to concrete work and shall assume full responsibility from the proper locations before pouring concrete.

6. All concrete details shall conform to the latest ACI Standard 315 Manual for "Standard Practice for Detailing Reinforcing Concrete Structures".

7. Concrete protection from reinforcing bars shall be as follows:

Footings-3" clear bottom and sides
Walls-2" clear 1 1/2" or 3/4" clear, see typical wall detail

8. All concrete shall be vibrated. Concrete cast against soil or exposed to weather shall have 6% air entrainment.

9. Provide for slabs-on-grade one (1) layer of vapor barrier placed on approved subgrade "Moist Stop" or equal, place in accordance with manufacturer's instructions.

10. Sump pit to be installed with top edge 2" above finished floor, ejector pit to be flush or below finish flr.

STRUCTURAL STEEL

1. All structural steel shall conform to ASTM A-36.

2. All detailing fabrication and erection of steel shall conform to A.I.S.C. Specifications.

3. All bolts shall be high strength A-325 size 3/41 diam., unless otherwise indicated.

4. The Contractor is responsible for correct fittings, setting and leveling of all members.

5. Structural Steel members shall receive one (1) shop coat of zinc chromate primer. All members shall be touched up after erection. All steel shall receive two (2) coats of finish paint.

MASONRY

1. Perform all unit masonry work as shown on the drawings and as specified herein. The work includes but is not necessarily limited to the following.

2. Brick - $450/m allowance.

3. Reinforcing of masonry

4. Flashings built into masonry.

5. Building in lintels and items furnished by other trades.

6. Painting and cleaning all masonry.

7. Concrete Block

CARPENTRY

1. Fire stop all openings through floors and soffits.

2. All Micro-Lams: Fb=2800 psi, E=2x10^6 psi, to be glued bolted together as per manufacturers requirements.

3. Joists shall be Hemlock/Fir No. 2 KD, or equal. Headers shall be Douglas Fir/Larch No. 2 KD or equal (HF # Fb=850, E=1300, DF # Fb=875, E=1500). Headers over windows/openings in bearing partitions to 2-2"x12"s, unless otherwise noted. Joists to be doubled under parallel partitions and tubs.

4. All framing corners to be triple studs. Provide horizontal blocking in wall lengths over 10'-0".

5. Perform all Finish Carpentry as shown on the Drawings and as specified herein. The work includes but is not necessarily limited to the following:

6. Hanging doors, and window installation

7. Install builders hardware on all wood doors

8. All blocking and furring required for all trades and rough frames for recessed accessories.

9. Installation of wood joists & partitions

10. Any carpentry required as incidental part of the construction of this project shall be the responsibility of the General Contractor.

11. Plastic laminate counter tops shall be as manufactured by Formica, Parkwood4 color by Owner.

12. Rough framing.

13. Finish framing and trim. Oak flooring.

14. Provide $10,000 material allowance for kitchen and bathroom cabinets and countertops.

15. Floor joists to be doubled under all parallel partitions and whirlpool tubs.

16. Provide water resistant drywall and ceramic tile around shower and tub area.

17. Stair threads shall have a min. clear depth of 10" and a max. rise of 7 3/4". Stair balusters to be spaced at 4" apart max., stair rail height 2'- 10" at edge of nosing, guard rail 3'-0" AFF., graspable portion of handrail not to exceed 2-5/8" cross sectional dimension.

WOOD DOORS AND WINDOWS

1. All tub or shower enclosures and window adjacent to whirlpools, decks and windows less than 18" AFF. are to be tempered glass.

2. Furnish all windows and doors as show on the Drawings and as specified herein. The work includes but is not necessarily limited to the following:

a) All wood doors.

b) Windows and glass to be as indicated on drawings

GYPSUM BOARD

1. Drywall construction shall be as detailed on the drawings, and in accordance with manufacturer's recommendations. Partition construction shall be sheet rock, Firecode gypsum board 5/8" thick on 2 x 4 wood (or as indicated) spaced 16" on center. All exposed edges and outside corners shall be taped, filled and sanded smooth.

PAINTING

1. The painting contractor shall be responsible for inspecting the work of others prior to the application of any paint. If any surface cannot be put in proper condition for finishing by customary cleaning, sanding, and puttying operations, the Painting Contractor shall immediately notify the General Contractor.

2. Herein specified are selected from Pratt and Lambert's catalog to establish type, compositions, quality and color. Materials by Glidden, PPG, Martin-Senour, Benjamin Moore, Sherwin-Williams or other manufacturer approved Architect will be acceptable.

3. Drywall Partitions: One (1) coat primer, two (2) coats P & L Vapex Flat wall finish.

4. Wood doors and Frames.

PLUMBING

1. The Contractor will be required to furnish all labor, materials, equipment, etc., necessary to make a complete plumbing system including hot and cold water piping, soil waste and vent piping drains, and sanitary system, plumbing fixtures, all as shown on the accompanying drawings.

2. All plumbing fixtures - Kohler w/Moen faucets or approved equal.

3. All work must conform to the rules, regulations, codes and ordinances of local codes.

HEATING, VENTILATING & AIR CONDITIONING

1. The Contractor will be required to furnish all labor, materials, equipment, etc., necessary to make a complete heating and cooling system for the addition.

2. All work must conform to the rules, regulations, codes, and ordinances of local codes.

3. Contractor will guarantee 72 degrees indoor temperature at 95 degrees outdoor temperature and 72 degrees indoor at 0 degrees outdoor.

4. All bathroom exhaust fans (to be UL. Approved) and dryer vents to be vented to the outside and connected to an appliance on roof or wall (min. one foot away from plumbing vents). Bathrooms to be 40 c.f.m. (min.), laundry rooms to be 75 c.f.m. (min.).

ELECTRICAL

1. In general, all work performed under this Contract shall meet or exceed the latest requirements of the codes of all National, State, County, Municipal and other authorities exercising jurisdiction over construction work at the project.

2. Electrical Contractor shall visit site to acquaint himself with existing conditions and shall include in proposal any electrical items which are not indicated on Electrical, Architectural, Mechanical and Structural Drawings, but are implied and can be reasonable assumed by a visit to the premises.

3. Provide all labor, equipment and material, etc., necessary to make a complete electrical installation as shown on drawings, with exception that owner will provide all light fixtures.

4. Provide $3,000 lighting fixtures allowance.

5. Smoke detectors to be hard wired inline, 120 volts with battery backup.

6. All receptacles in dining room, breakfast area, kitchen and laundry room to be on separate 20 amp circuit. All exterior G.F.C.I. outlets to be weatherproof. All closet light fixtures to be recessed with lenses or fluorescent. Provide P.C. light at all access openings.

7. Laundry room and kitchen to be on separate 20 amp circuits.

PROPOSED NEW RESIDENCE
319 WIANNO LANE
SCHAMBURG ILLINOIS

LIST OF DRAWINGS:

A-1 TITLE SHEET, SPECIFICATION, SITE PLAN,
A-2 FLOOR PLANS,
A-3 SECOND FLOOR, PLUMBING
A-4 ELEVATIONS,
A-5 SECTIONS,
A-6 BRACING WALL PLANS,
M-1 MECHANICAL PLAN

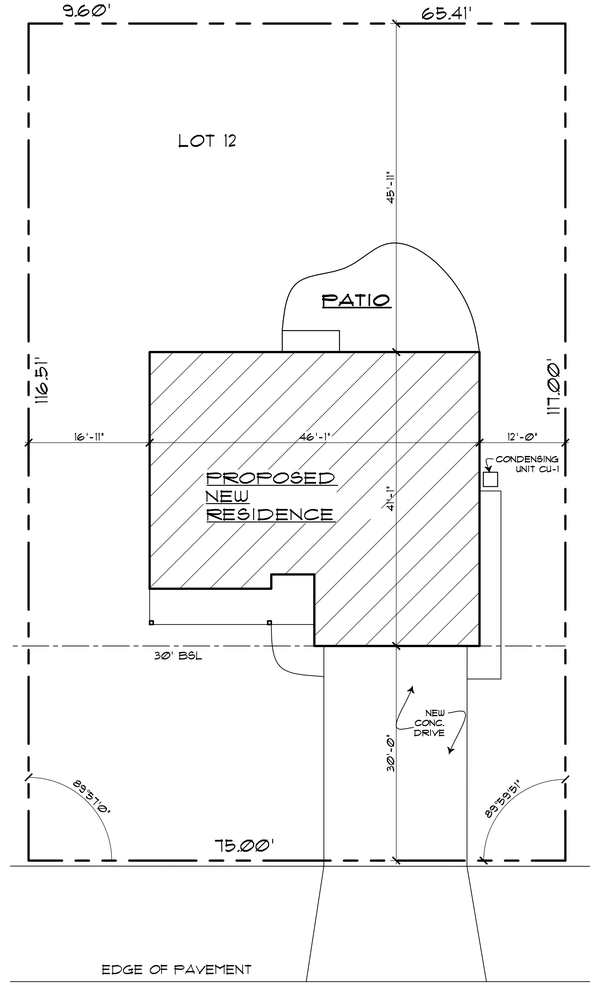
SITE AREA:	8,773 SQFT.
MAX FAR:	3,246 SQFT.
1ST FLOOR:	1183 SQFT.
2ND FLOOR:	1,292 SQFT.
TOTAL LIVING AREA:	2,475 SQFT.
BONUS ROOM:	256 SQFT.
2 CAR GARAGE:	514 SQFT.
TOTAL BLDG. AREA:	3,245 SQFT.
FAR 36.98%:	3,245 SQFT.

1

NOTE:
SITE PLAN DRAWING IS TO BE USED FOR GENERAL BUILDING CONFIGURATION ONLY. DO NOT USE THIS DRAWING FOR SITE WORK. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE-RELATED CONSTRUCTION.

NOTE:
PROVIDE TEMPORARY SAFETY FENCE AROUND WORK AREA & TEMPORARY PORTABLE TOILET BEFORE STARTING CONSTRUCTION.

MECHANICAL NOTE:
ALL MECHANICAL EQUIPMENT SHALL HAVE THE MANUFACTURER'S SPECIFICATION AND INSTALLATION GUIDE ATTACHED TO THE UNIT AT THE TIME OF INSPECTION



WIANNO LANE

SITE PLAN

SCALE: 1"=10'-0"

1 AND AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO- FAMILY DWELLINGS (2021 IRC, SECTION R313.2

CORRECTIONS:
1 REV. #1 13 MAY 2026

HELEN M. LIPTAK, ARCHITECT, INC
ARCHITECT OF RECORD
12940 S. 82nd COURT, PALOS PARK 60464
paweljanik@ymail.com

I hereby verify that these plans were prepared under my direction, to the best of my knowledge comply with all applicable laws, rules, ordinances and regulations.
LICENSED ARCHITECT
HELEN M. LIPTAK
001.010983
EXPIRES 11-30-26

PROPOSED NEW RESIDENCE
319 WIANNO LANE
SCHAUMBURG ILLINOIS

INFORMATION:

DATE: 03/05/2026

JOB NO.

DRAWN: PAWEL JANIK

CHK'D: HELEN M. LIPTAK

SHEET NO. A-1

ELECTRICAL NOTES:

1. 2020 NATIONAL ELECTRICAL CODE, WITH LOCAL AMENDMENTS, SHALL BE IN EFFECT

2. ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY

3. ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-114

4. ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS AS REQUIRED BY SECTION 410-4

5. ALL WIRING TO AND THROUGH FLUORESCENT FIXTURES SHALL BY TYPE THHN OR EQUAL.

6. ALL CEILING BOXES TO BE FAN RATED IN HABITABLE ROOMS

7. ALL SMOKE DETECTORS TO BE HARD WIRED

8. CLOSET LIGHT FIXTURES TO BE 6" FROM NOSE OF SHELF FOR RECESSED AND FLUORESCENT FIXTURES AND 12" FROM SHELF TO INCANDESCENT FIXTURE WITH SAFETY LENS

9. ALL SMOKE DETECTORS TO BE INTERCONNECTED

10. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

11. ALL LOW VOLTAGE TO BE IN CONDUIT IN WALLS TO ACCESSIBLE LOCATIONS.

DESIGN CRITERIA

FLOOR	= 40# LL 10# DL	TYPICAL ALL AREAS
WALL	= 60#	PLF OR ACTUAL LOAD
CEILING	= 20# LL 10# DL	ROOF SLOPES OVER 3 IN 12
ROOF	= 30# LL 10# DL	
CATHEDRAL	= 30# LL 15# DL	ALL SLOPES
EXT. DECK	= 40# LL 10# DL	
BALCONY	= 60# LL 10# DL	EXTERIOR

STRUCTURAL FRAMING LUMBER
FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS
IN-GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

GRADE #1 SPECIES SPF CANADIAN	BASE Fb = 875
GRADE #1 SPECIES SYP DOMESTIC	BASE Fb = 875 (WOLM)
GRADE #1 SPECIES HEM-FIR	BASE Fb = 1050

MANUFACTURER: TRUSS JOIST MCMILLAN
PRODUCT: MICRO-LAM LVL
SIZE: 1 3/4" x (SEE PLAN) Fb = 2600 PSI E = 19

SYMBOL LEGEND

- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- DIMMER SWITCH
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE SHADING DENOTES GROUND FAULT CIRCUIT INTERRUPTER "GFCI"
- SMOKE DETECTION 110V BATT. BACK-UP
- CARBON MONOXIDE DETECTOR
- CENTRAL VEC
- THERMOSTAT
- MOTOR
- PHONE
- TV/CABLE
- TIMER
- FLOOR OUTLET (FINAL POSITION BY OWNER)
- SURFACE MTD. LIGHT FIXTURE
- RECESSED CAN
- FLUORESCENT-SIZE VARIES
- FLUORESCENT LIGHT
- EYEBALL FIXTURE
- UP RECESSED CAN
- WALL MTD EXT. FIXTURE
- WALL MTD SCONCE (6'-0" AFF)
- SECURITY LIGHT
- FAN/LIGHT 60CFM/100CFM
- EXHAUST FAN 230 CFM
- CEILING FAN
- BATTERY PACK EM. LIGHT
- EXIT SIGN

NOTE: ALL CLOSET LIGHTS TO BE RECESSED FLUOR PER CODE.

NOTE:
ALL SMOKE DETECTORS TO BE INTERCONNECTED 110 V. W/ BATTERY BACK-UP

WALL LEGEND:

- GYP. BD PARTITION.
- LOAD BEARING GYP. BD. PARTITION
- BRICK
- CONC. BLOCK
- CONC. WALL

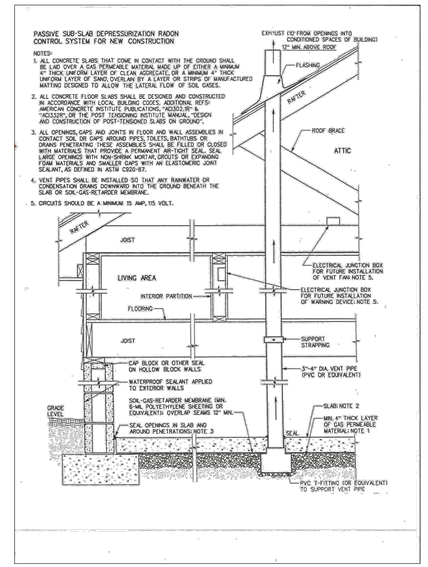
NOTE:

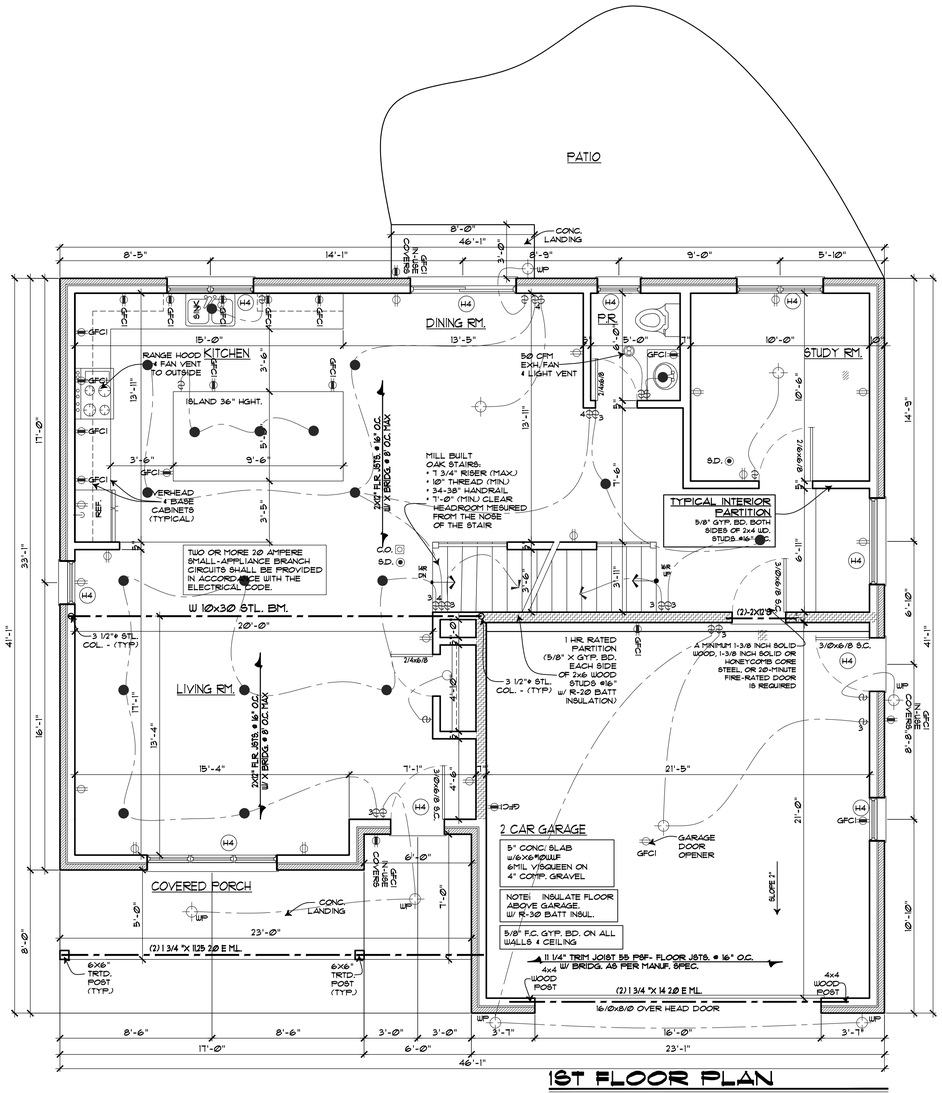
ARC-FAULT CIRCUIT INTERRUPTER AT ALL 120 VOLT, 15 AND 20 AMPERE BRANCH CIRCUIT SUPPLYING OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS.

SMOKE ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM/BEDROOM AND OUTSIDE OF EACH SLEEPING ROOM/BEDROOM WITHIN 15 FEET OF THE BEDROOM DOOR.

SMOKE ALARMS SHALL BE PROVIDED WITH AN UNSWITCHED PRIMARY POWER SUPPLY (OTHER THAN OVER CURRENT PROTECTION) AND A SECONDARY POWER SUPPLY (BATTERY).

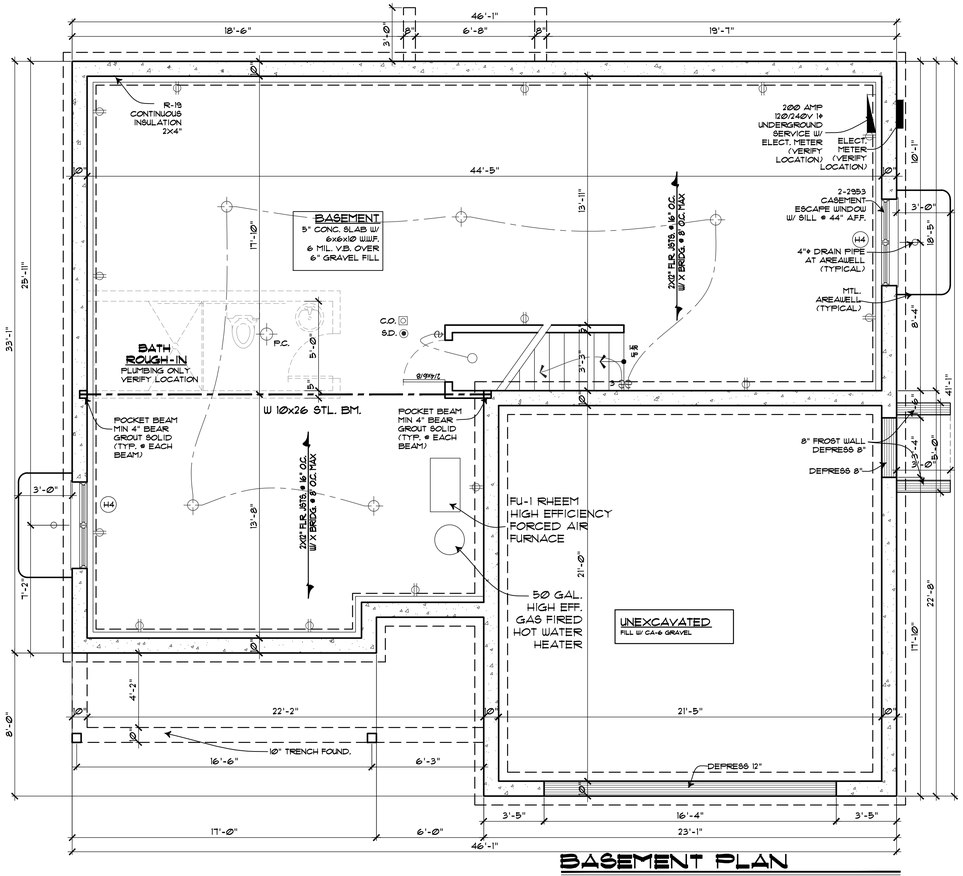
PASSIVE RADON CONTROL SYSTEM





1ST FLOOR PLAN

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



BASEMENT PLAN

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

CORRECTIONS:

1 REV. #1 13 MAY 2026

HELEN M. LIPTAK, ARCHITECT, INC
ARCHITECT OF RECORD
12940 S. 82nd COURT, PALOS PARK 60464
paweljanik@ymail.com

I hereby verify that these plans were prepared under my responsible charge and to the best of my knowledge comply with all applicable laws, codes, ordinances and regulations.
HELEN M. LIPTAK
001.019981
LICENSED ARCHITECT
EXPIRES 11-30-26

PROPOSED NEW RESIDENCE
319 WIANNO LANE
SCHAUMBURG ILLINOIS

INFORMATION:

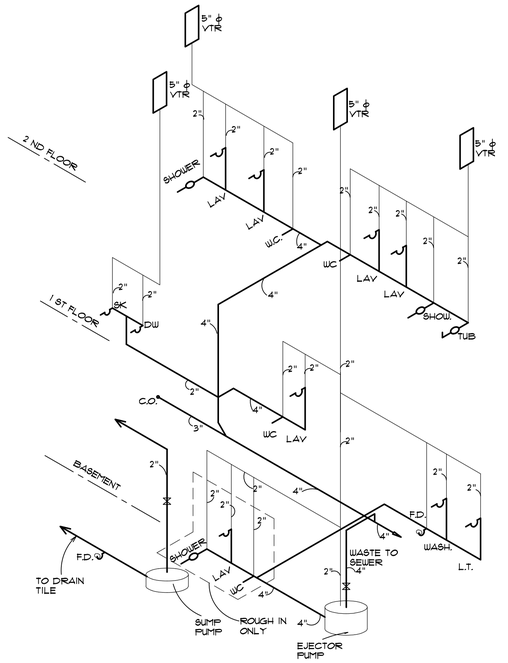
DATE: 03/05/2026

JOB NO.

DRAWN: PAWEL JANIK

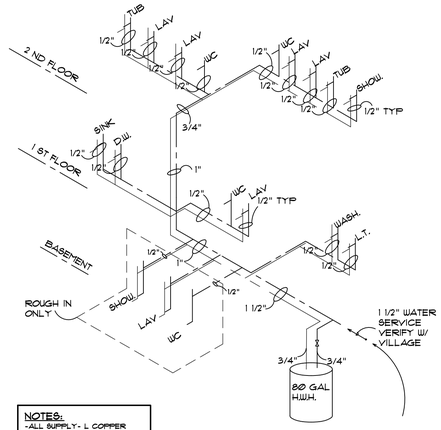
CHK'D: HELEN M. LIPTAK

SHEET NO. A-2



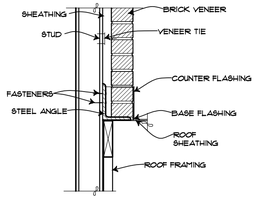
PLUMBING FIXTURES:
W.C. AMER. STANDARD-FLAIR 1.6 GAL/FL
LAV AMER. STANDARD-PIONA COUNTERTOP
TUB AMER. STANDARD-LEXINGTON

WASTE DIAGRAM



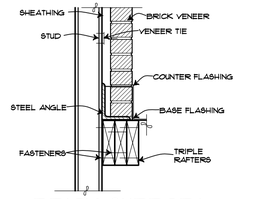
NOTES:
-ALL SUPPLY- L COPPER
-PROVIDE AIR CHAMBERS
12" AT ALL FIXTURES
24" AT ALL RISERS
-PROVIDE WATER MIXING DEVICE FOR SHOWER

SUPPLY DIAGRAM



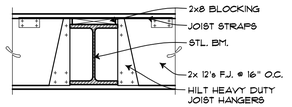
BRICK SUPPORT BY STEEL ANGLE

N.T.S.



BRICK SUPPORT BY ROOF MEMBERS

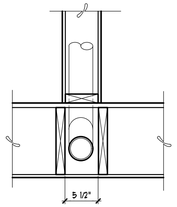
N.T.S.



FLUSH BEAM FRAMING DETAIL

SCALE: 1"=1'-Ø"

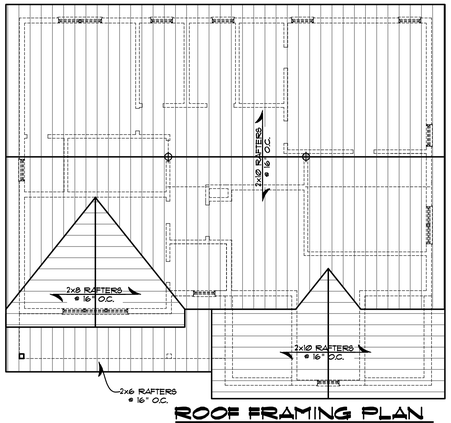
NOTE:
ALL SURFACES (INSIDE AND OUTSIDE) SHALL BE GIVEN A SHOP COAT OF RUST-INHIBITIVE PAINT, BE FABRICATED OF CORROSION-RESISTANT STEEL, OR BE TREATED WITH COATING TO PROVIDE CORROSION RESISTANCE.



DBL. JSTS UNDER PLUMBING PARTITION

PARTITION DETAIL

SCALE: 1½" = 1'-Ø"



ROOF FRAMING PLAN

SCALE: 1/8"=1'-Ø"

NOTE:
RIDGE / HIP TO BE MIN. ONE SIZE LARGER THAN RAFTERS.
FOR RAFTER OVER 20'-Ø" APPLY BRACING TO BOTTOM OF JOISTS.
RAFTERS AND CEILING JOIST SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) AT INTERVALS NOT EXCEEDING 10 FT, WHERE FINISHED CEILING APPLIED.
⊕ - POINT LOAD

POSTS SUPPORTING VALLEY MEMBERS

POST	DESCRIPTION	HEIGHT
	4X4 POST	Ø'-Ø" - 7'-Ø"
	2X4 POST & 2X6 POST GLUED W/ 16D NAILS @8" O.C.	7'-Ø" - 11'-Ø"
	6X6 POST	11'-Ø" - 14'-Ø"
	2X6 POST & 2X8 POST GLUED W/ 16D NAILS @8" O.C.	14'-Ø" - 17'-Ø"

CERTIFICATE REQUIREMENT

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.
THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES. U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT. THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, FURNACE OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER" "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER" AS APPROPRIATE.
AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBORD HEATERS. (2024 IECC 401.3)

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASONRY WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5	Ø.28	Ø.55	Ø.40	60	R-30 OR R-20 + R-5 OR R-13 + R-10 OR R-Ø + R-15	13/17	30	15/19/13+5	10, 4FT	19/19/ 13+5

1

SUMMARY OF BUILDING THERMAL ENVELOPE: 2024 IECC:

1. BASEMENT WALLS - CONDITIONED FINISHED = R-19.
2. FLOOR ABOVE UNCONDITIONED GARAGE AREA = R-30
3. ALL EXTERIOR WALLS = R-30
4. ALL FLAT CEILING = R-60
SKYLIGHT MAX U-FACTOR = Ø.55
DOOR AND WINDOW MAX. U-FACTOR = Ø.28

INSULATION REQUIREMENTS FOR DUCTS AND PIPING

1. DUCTS RUNNING THROUGH UNCONDITIONED SPACE (OUTSIDE THE THERMAL ENVELOPE - ATTIC OR GARAGE
- ALL SUPPLY AIR DUCTS TO HAVE R-8 INSULATION AROUND
- ALL OTHERS R-6

CIRCULATING SERVICE HOT WATER SYSTEM TO BE INSULATED WITH R-2 AND HAVE A MANUAL SWITCH TO TURN OFF CIRCULATING PUMP WHEN NOT TO USE

SEER - SEASONAL ENERGY EFFICIENCY RATIO:
ALL COOLING UNITS TO HAVE A MIN. 13 SEER

AFUE - ANNUAL FUEL UTILIZATION EFFICIENCY:
ALL FURNACES MUST HAVE A MIN. AFUE OF 78%
PROPOSED HIGH EFFICIENCY 92% AFUE

THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF Ø.2 INCHES WG.

100% OF ALL LAMPS TO BE HIGH EFFICACY

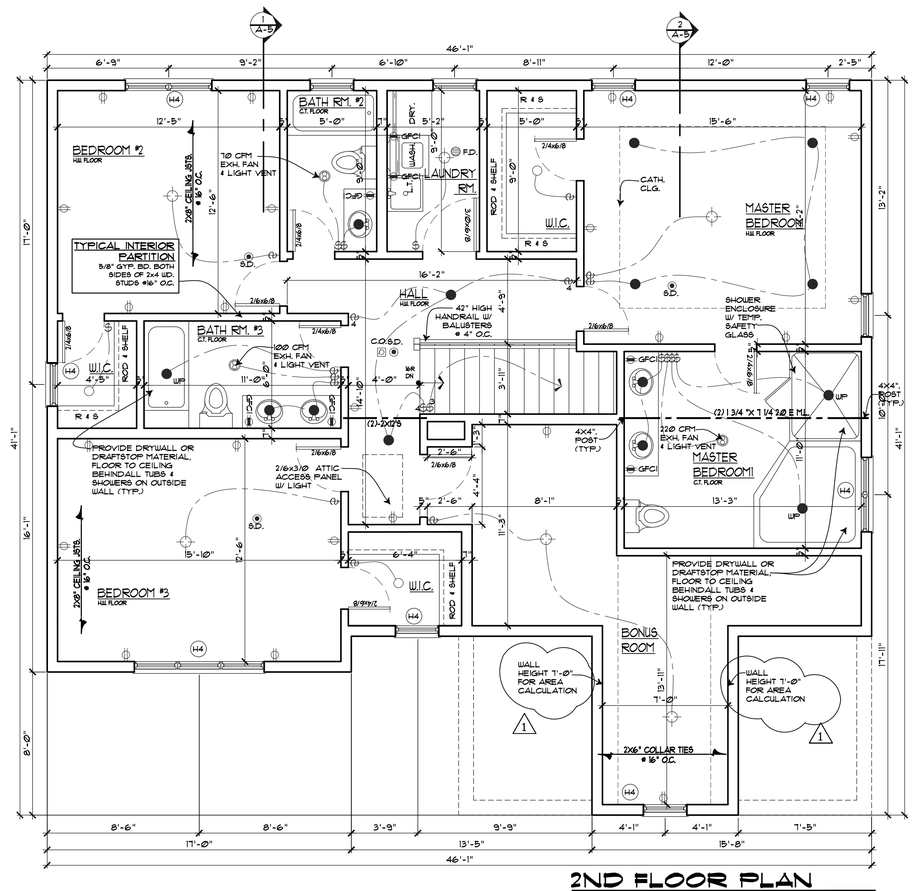
NFRC LABEL EFFECTIVELY REQUIRED

PROVIDE THE HEATING AND AIR CONDITIONING SYSTEM WITH A PROGRAMMABLE THERMOSTAT

BUILDING ENVELOPE AND INSULATION INSTALLATION SHALL BE CONSIDERED ACCEPTABLE WHEN TESTED AIR LEAKAGE IS LESS THAN FIVE AIR CHANGES PER HOUR (ACH) WHEN TESTED WITH A BLOWER DOOR AT A PRESSURE OF 50 PASCALS (1PSF)

RECESSES LIGHTS IN THE BUILDING THERMAL ENVELOPE ARE
1. TYPE IC RATED AND ASTM E283 LABELED
2. SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

PROVIDE A DURABLE SURFACE AIR BARRIER AND SEALING ON EXTERIOR WALLS BETWEEN DWELLING UNITS, ON EXISTING WALLS BEHIND TUBS/SHOWERS, AND IN OPENINGS BETWEEN WINDOW/DOOR JAMBS AND FRAMES



2ND FLOOR PLAN

SCALE: 1/4"=1'-Ø"

CORRECTIONS:
1 REV. #1 13 MAY 2026

HELEN M. LIPTAK, ARCHITECT, INC
ARCHITECT OF RECORD
12940 S. 82nd COURT, PALOS PARK 60464
pawel.janik@ymail.com

I hereby verify that these plans were prepared under my direction and to the best of my knowledge comply with all applicable codes, ordinances and regulations.
HELEN M. LIPTAK
001.019681
LICENSED ARCHITECT
EXPIRES: 11-30-26

PROPOSED NEW RESIDENCE
319 WIANNO LANE
SCHAUMBURG ILLINOIS

INFORMATION:

DATE: 03/05/2026

JOB NO.

DRAWN: PAWEL JANIK

CHK'D: HELEN M. LIPTAK

SHEET NO. A-3

ELEVATION GENERAL NOTES:

- PELLA PRO LINE SERIES OR EQUAL
  UNIT NUMBERS (NOT GLASS SIZES) SHOWN ON ELEVATIONS
- ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF.
- SHEET METAL FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS

NOTE:
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

(TG) TEMPERED GLASS
(EG) EGRESS WINDOW

TYP. HEADER SCHEDULE

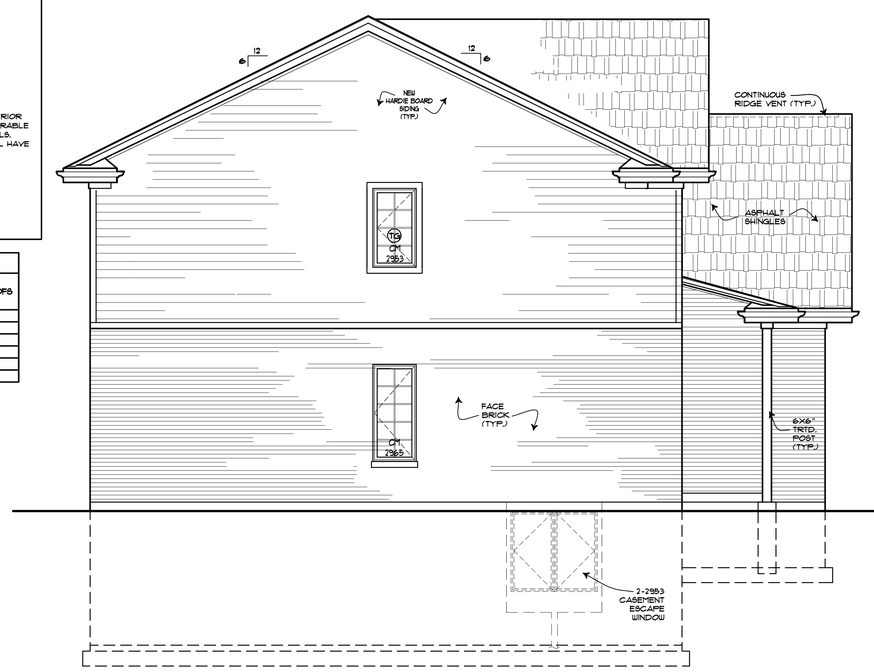
	SIZE OF WOOD HEADER	SUPPORTING ROOF ONLY	SUPPORTING ONE STORY ABOVE	SUPPORTING TWO STORIES ABOVE	NOT SUPPRTING FLOORS OR ROOFS
H1	2-2x6	4'	-	-	6'
H2	2-2x8	4 TO 6'	-	-	6 TO 8'
H3	2-2x10	6 TO 8'	4 TO 6'	-	8 TO 10'
H4	2-2x12	8 TO 10'	6 TO 8'	4 TO 6'	10 TO 12'
H5	2-(.75"x11.25"sh)	10 TO 12'	8 TO 10'	6 TO 8'	12 TO 14'
ALL OTHER SIZES SEE FLOOR PLANS					

STUD SCHEDULE

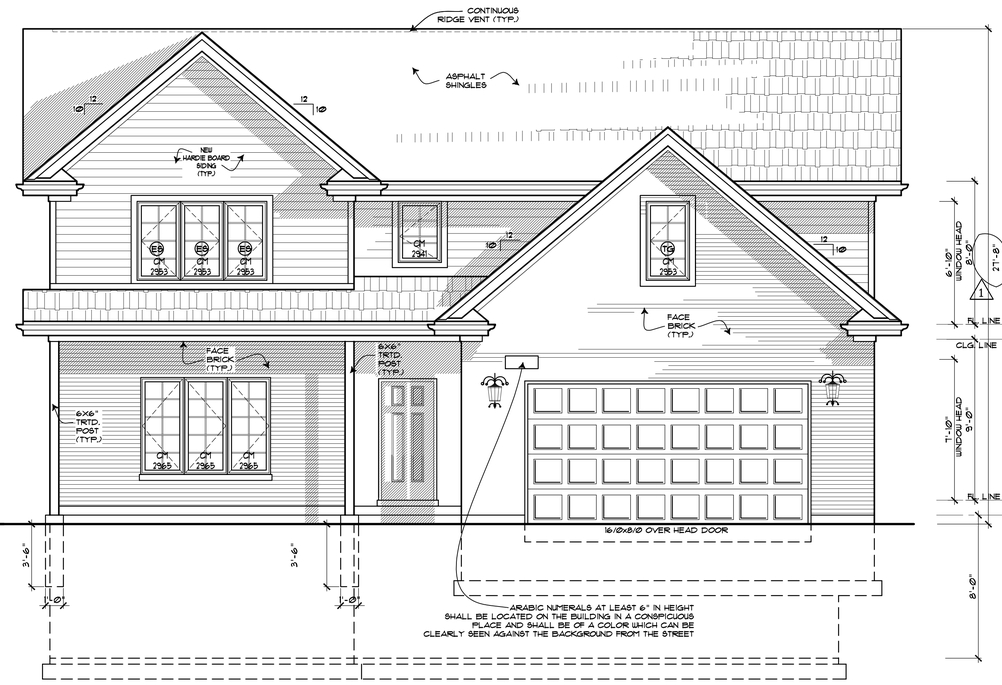
STUD SIZE	SPACING	MAXIMUM STUD HEIGHT	MAXIMUM STORIES SUPPORTED
2x4	16'	14'	ONE STORY PLUS ROOF
	24'	14'	ROOF ONLY
2x6	16'	20'	TWO FLOORS PLUS ROOF
	24'	20'	ONE STORY PLUS ROOF

STEEL LINTEL SCHEDULE

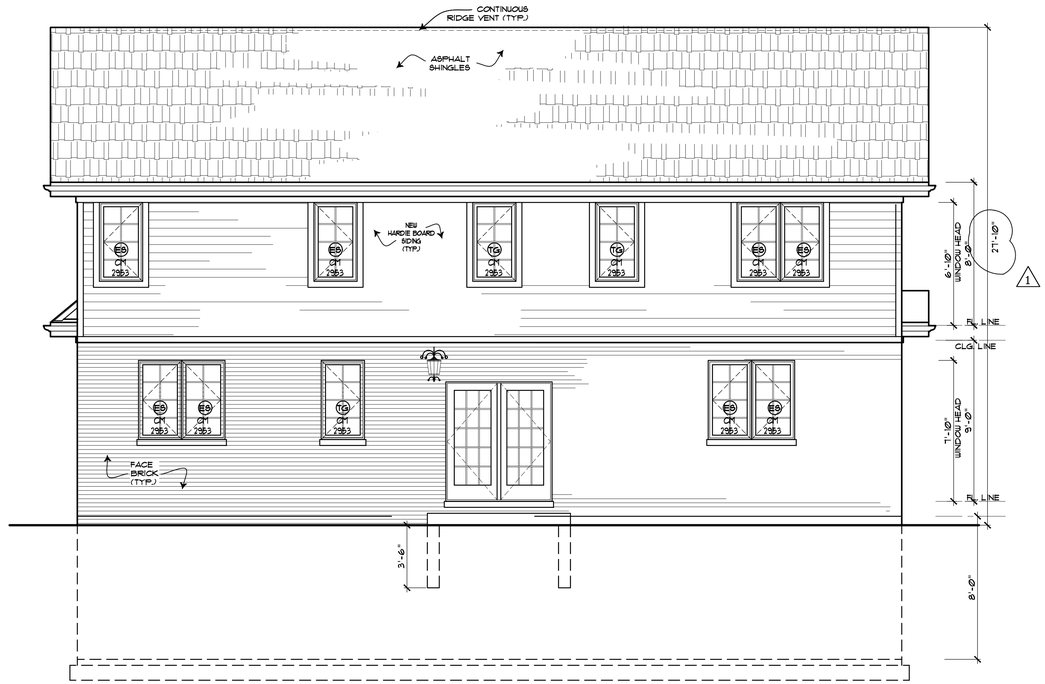
OPENING SIZE	REQUIRED LINTEL	BEARING
4'-0"	L 3 1/2"x3 1/2"x5/16"	4"
5'-0"	L 4"x3 1/2"x5/16"	4"
6'-0"	L 5"x3 1/2"x5/16"	4"
7'-0"	L 6"x3 1/2"x5/16"	4"
8'-0"	L 7"x4"x3/8"	6"
9'-0"	L 7"x4"x3/8"	6"
10'-0"	L 8"x4"x1/2"	6"
16'-0"	L 8"x4"x1/2"	6"



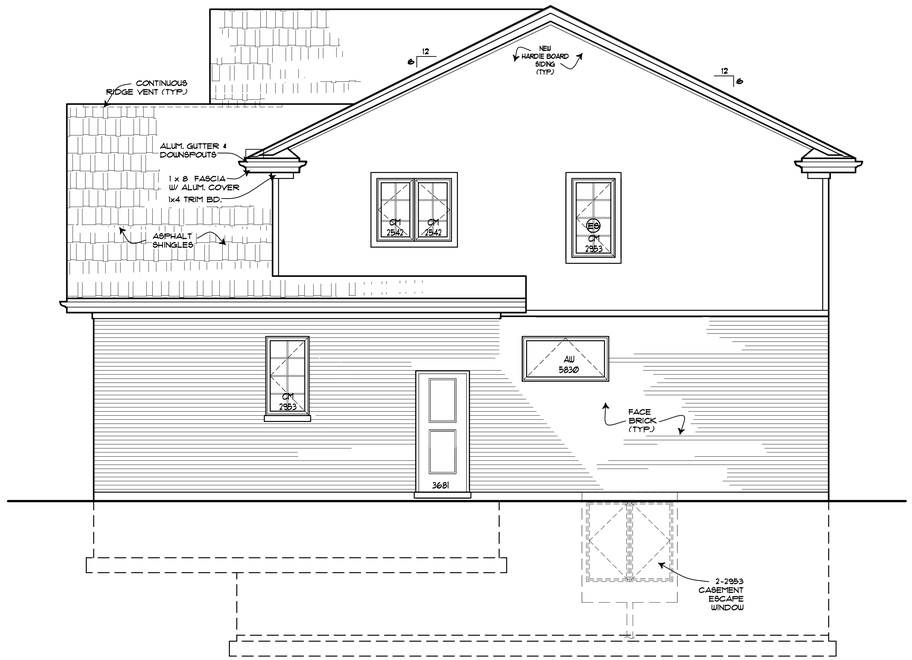
LEFT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

CORRECTIONS:
1 REV. #1 13 MAY 2026

HELEN M. LIPTAK, ARCHITECT, INC
ARCHITECT OF RECORD
12940 S. 82nd COURT, PALOS PARK 60464
paweljanik@ymail.com

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HELEN M. LIPTAK
001.010983
LICENSED ARCHITECT
EXPIRES 11.30.26

PROPOSED NEW RESIDENCE
319 WIANNO LANE
SCHAUMBURG ILLINOIS

INFORMATION:

DATE:
03/05/2026

JOB NO.

DRAWN:
PAWEL JANIK

CHK'D :
HELEN M. LIPTAK

SHEET NO.
A-4

SURVEY LEGEND

- ● IRON MONUMENT FOUND
- ○ IRON MONUMENT SET (PLS 35-2551)
- □ CONCRETE MONUMENT
- (50.00') RECORD DIMENSION
- —— x —— FENCE LINE
- —— —— EASEMENT LINE
- —— —— BUILDING LINE

SITE BENCHMARK ELEV.= 824.74 (NAVD 88)

NORTH BOLT ON FIRE HYDRANT ON EAST SIDE WIANNO LANE 75'± SOUTH OF THE SOUTH PROPERTY LINE OF THE SITE.

SCALE: 1"=10'

CARRADUS

DUMPSTER, PORTABLE TOILET, CONCRETE WASHOUT, CONSTRUCTION MATERIAL STOCKPILE	
(DUMPSTER)	–DUMPSTER LOCATION. NO CLOSER THAN 10' OFF PROPERTY LINES.
(P.T.)	–PORTABLE TOILET LOCATION. NO CLOSER THAN 10' OFF PROPERTY LINES.
(C.M.S.)	–CONSTRUCTION MATERIAL STORAGE AREA. NO STORAGE WITHIN 10' OF PROPERTY LINES.
(C.W.)	–PORTABLE CONCRETE WASHOUT CONTAINER LOCATION. WASHOUT DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR BUT ALL WASHOUT ACTIVITY SHALL TAKE PLACE ON PRIVATE PROPERTY AND NOT WITHIN THE PUBLIC RIGHT OF WAY.
(T.S.)	–LOCATION OF TOPSOIL FOR LANDSCAPING STOCKPILE AREA (SIZE AS NEEDED) DO NOT OBSTRUCT OVERLAND DRAINAGE. SILT FENCE ON DOWNSTREAM SIDE AS NEEDED.

NOTE:
PLACEMENT OF ACCESS GATE, DUMPSTER, & PORTABLE TOILET IS SUBJECT TO RELOCATION AFTER DEMOLITION AND AS CONSTRUCTION ADVANCES AND GRANULAR BASE FOR PROPOSED DRIVEWAY IS INSTALLED.

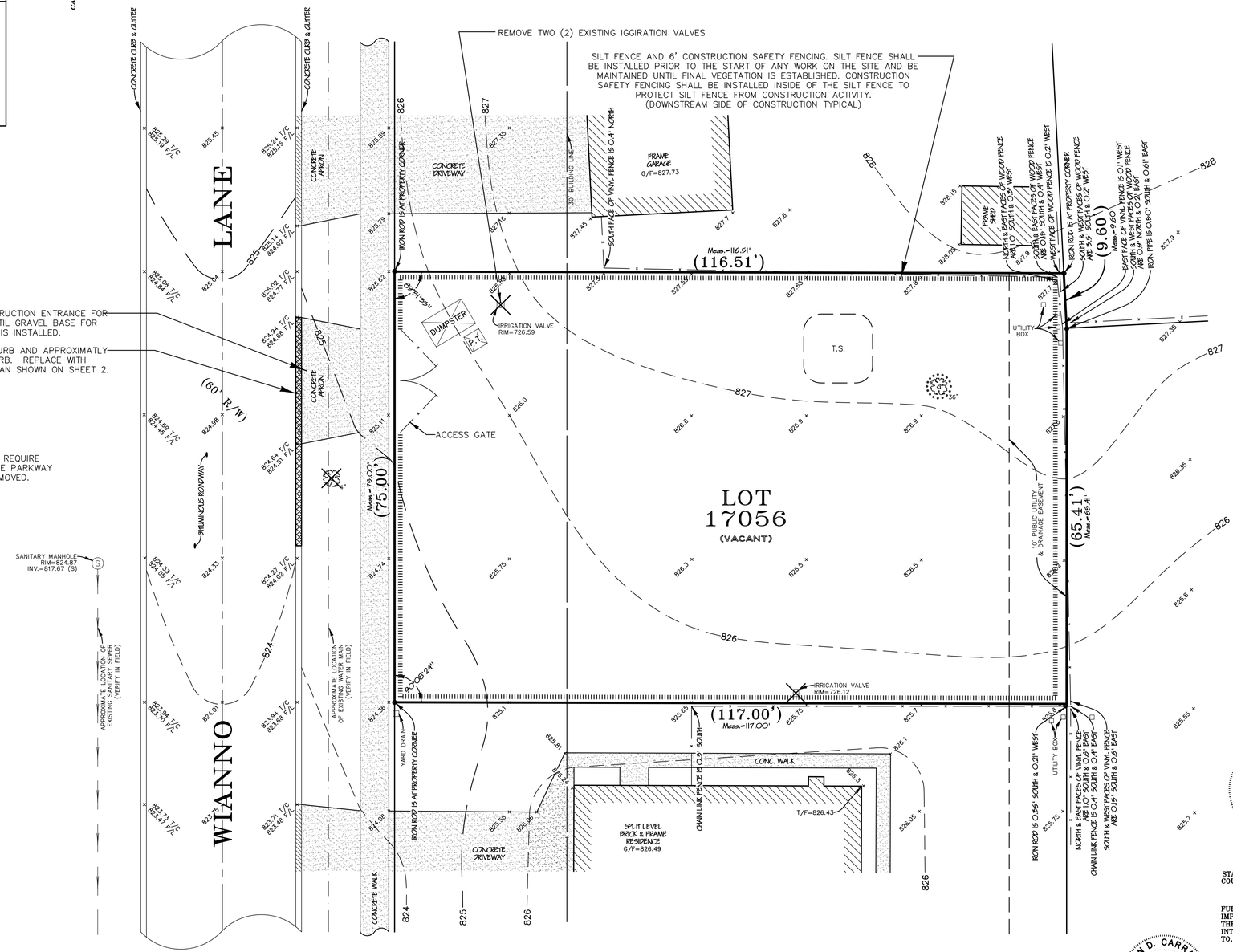
LEGAL DESCRIPTION

LOT 17056 IN WEATHERSFIELD UNIT 17, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON JANUARY 23, 1972 AS DOCUMENT NUMBER 21791037.

AREA OF SITE = 8,773 SQ.FT.

TOPOGRAPHIC & GRADING PLAN LEGEND

Description	Proposed	Existing
TOPOGRAPHIC CONTOUR	886	886
SANITARY/COMBINATION SEWER		
STORM SEWER		
WATER MAIN		
CURTAIN DRAIN		
SANITARY SEWER SERVICE	6" PVC PIPE (SDR-26)	
WATER SERVICE	1-1/4" COPPER (TYPE "K")	
TOP OF FOUNDATION ELEVATION	T/F	
GARAGE FLOOR ELEVATION	G/F	
FIRST FLOOR ELEVATION	F/F	
SANITARY MANHOLE	S	S
STORM MANHOLE	D	D
CURB INLET		
YARD INLET		
FLARED END SECTION		
FIRE HYDRANT		
POWER POLE		
LIGHT POLE		
SPOT ELEVATION	686.5	885.0 +
TREE		
TREE TO BE REMOVED		
TREE TO BE PROTECTED		
EROSION CONTROL / SILT FENCE		
DRAINAGE FLOW ROUTE		
SUMP PUMP DISCHARGE	SP	
DOWNSPOUT DISCHARGE	DS	



SURVEY NOTES

1. All distances shown hereon are in feet and decimal parts thereof.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult the local authorities for additional setback lines and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. All dimensions to and along the buildings as shown hereon are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

SITE BENCHMARK 1
NORTH BOLT ON FIRE HYDRANT
75± SOUTH OF SITE
ELEV.=824.74

EROSION CONTROL COST ESTIMATE

1.)	MAINTENANCE OF GRAVEL CONSTRUCTION ACCESS	1 L.S. @ $ 350.00/L.S. = $ 350.00
2.)	DAILY REMOVAL OF SEDIMENT, DEBRIS, ETC. THAT REACHES THE PUBLIC ROADWAY	1 L.S. @ $ 300.00/L.S. = $ 300.00
3.)	INSTALLATION & MAINTENANCE OF EROSION CONTROL SILT FENCE, ETC.	380 L.F. @ $ 5.00/L.F. = $ 1,900.00
4.)	ESTABLISH SOD ON DISTURBED AREAS OF PARKWAY	130 S.Y. @ $ 9.00/S.Y. = $ 1,170.00
5.)	LAWN RESTORATION OF REGRADED AREAS	1 L.S. @ $ 6,050.00/L.S. = $ 6,050.00
		TOTAL EROSION CONTROL = $ 9,770.00

NOTE:
THIS PLAN INCLUDES THREE SHEETS. SHEET ONE CONTAINS EXISTING CONDITIONS, DEMOLITION PLAN, EROSION CONTROLS AND CONSTRUCTION ENTRANCE NOTES. SHEET TWO INCLUDES THE SITE/GRADING PLAN. SHEET THREE CONTAINS CONSTRUCTION NOTES & DETAILS.

LICENSED PROFESSIONAL ENGINEER — JOSEPH W. LUREAU 062-063571 — STATE OF ILLINOIS

ENGINEER — DATE 03/24/26

ILLINOIS PROFESSIONAL ENGINEER NO.062-063571
MY LICENSE EXPIRES 11/30/2027

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

WE HAVE REVIEWED THE LOCAL TOPOGRAPHY AND IDENTIFIED ANY LOCAL DEPRESSIONAL AREAS. FURTHERMORE WE HAVE DETERMINED THAT THIS TECHNICAL SUBMISSION INCORPORATES PROPOSED IMPROVEMENTS THAT WILL NOT DISPLACE ANY PONDING OR STANDING WATER, AND WILL NOT CHANGE THE DRAINAGE OF SURFACE WATERS, AND THAT ADEQUATE PROVISIONS HAVE BEEN INCORPORATED INTO THE PROPOSED SITE GRADING SO AS TO NOT ADVERSELY AFFECT THE DRAINAGE OF STORMWATER TO, OR FROM THE SITE AND ABUTTING OR ADJACENT PROPERTIES.

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, AN ILLINOIS REGISTERED LAND SURVEYOR, HAS SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 10th DAY OF March, A.D. 2026.

BY Allen D Carradus, ILLINOIS REGISTERED LAND SURVEYOR NO. 35-2551. MY LICENSE EXPIRES NOVEMBER 30, 2026

ALLEN D. CARRADUS — 35-2551 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS — WHEATON, ILLINOIS

CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086
FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2027

P.I.N.: 07-21-105-007

Date Of Field Work:	03/10/26	Drawn By:	JW
Scale:	1" = 10'	Checked By:	EAC
Fld Bk Pg:	48-00	Approved:	ADC

Date:	Revision:

BOUNDARY SURVEY WITH TOPOGRAPHY & DEMOLITION & EROSION CONTROL PLAN
319 WIANNO LANE, SCHAUMBURG, COOK COUNTY, ILLINOIS

Prepared For: BAKO GENERAL CONSTRUCTION, INC.

Prepared By: CARRADUS LAND SURVEY, INC.
191 S. Gary Avenue Suite 180, Carol Stream, Illinois. 60188
(630) 588-0416 (FAX) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM

Sheet 1 of 3

Project # 43262

DRAWING FILE NAME: 43262-SPN-SHT1

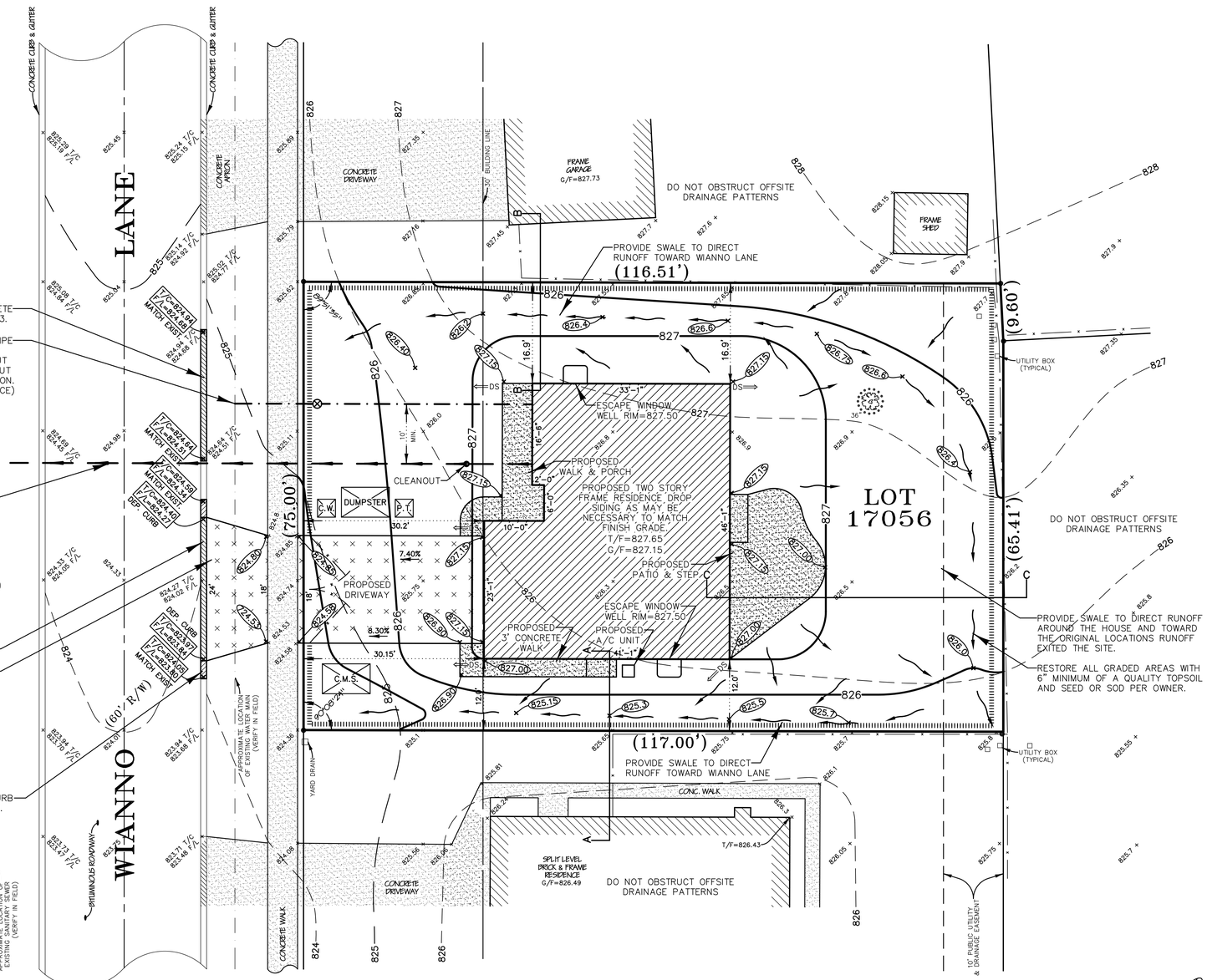
SURVEY LEGEND

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- ○ IRON MONUMENT SET (PLS 35-2551)
- □ CONCRETE MONUMENT
- (50.00') RECORD DIMENSION
- —x— FENCE LINE
- — — EASEMENT LINE
- ——— BUILDING LINE

SITE BENCHMARK ELEV.= 824.74 (NAVD 88)
NORTH BOLT ON FIRE HYDRANT ON EAST SIDE WIANNO LANE ~75' SOUTH OF THE SOUTH PROPERTY LINE OF THE SITE.

SCALE: 1"=10'

CARRADUS

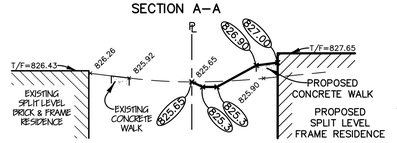


NOTE:
THE CITY MAY PERMIT AUGERING OF THE SANITARY SERVICE RATHER THEN OPEN CUTTING OF WIANNO LANE.

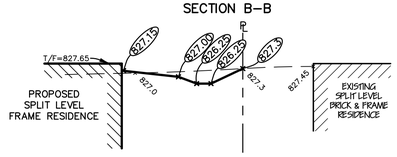
NOTE:
DOWNSPOUTS AND SUMP PUMP DISCHARGE TO DAYLIGHT AND SPLASH BLOCKS.

CROSS SECTION DETAILS

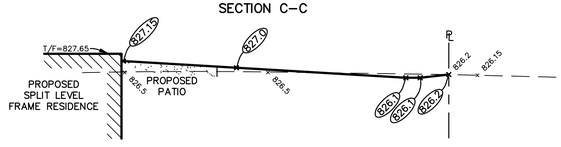
SECTION A-A



SECTION B-B



SECTION C-C



ONSITE IMPERVIOUS AREA TABLE				
	BEFORE CONSTRUCTION		AFTER CONSTRUCTION	
HOUSE-	0 SQ.FT.	0 %	1,697 SQ.FT.	19.3 %
DRIVEWAY-	0 SQ.FT.	0 %	543 SQ.FT.	6.2 %
FRONT WALK & PORCH-	0 SQ.FT.	0 %	162 SQ.FT.	1.8 %
SOUTH SIDE WALK-	0 SQ.FT.	0 %	89 SQ.FT.	1.0 %
REAR PATIO & STEP-	0 SQ.FT.	0 %	315 SQ.FT.	3.6 %
TOTAL IMPERVIOUS-	0 SQ.FT.	0 %	2,806 SQ.FT.	32.0 %
TOTAL SITE AREA-	8,773 SQ.FT.	100.0 %	8,773 SQ.FT.	100.0 %
NET ONSITE IMPERVIOUS AREA INCREASE = 2,806 SQ.FT.				
OFFSITE IMPERVIOUS AREA IN RIGHT OF WAY TABLE				
DRIVEWAY APROACH-	204 SQ.FT.		232 SQ.FT.	
PUBLIC SIDEWALK-	375 SQ.FT.		375 SQ.FT.	
TOTAL NET IMPERVIOUS AREA INCREASE = 2,834 SQ.FT.				

SITE BENCHMARK 1
NORTH BOLT ON FIRE HYDRANT
75± SOUTH OF SITE
ELEV.=824.74

NOTE:
THIS PLAN INCLUDES THREE SHEETS. SHEET ONE CONTAINS EXISTING CONDITIONS, DEMOLITION PLAN, EROSION CONTROLS AND CONSTRUCTION ENTRANCE NOTES. SHEET TWO INCLUDES THE SITE/GRADING PLAN. SHEET THREE CONTAINS CONSTRUCTION NOTES & DETAILS.

Date Of Field Work:	03/10/26	Drawn By:	JW
Scale:	1" = 10'	Checked By:	EAC
Fld Bk Pg:	48-00	Approved:	ADC

Date:	Revision:
04/10/26	NEW HOUSE PLAN
05/27/26	PER CLIENT COMMENTS

PROPOSED SITE IMPROVEMENTS & SITE GRADING PLAN
319 WIANNO LANE, SCHAUMBURG, COOK COUNTY, ILLINOIS

Prepared For: BAKO GENERAL CONSTRUCTION, INC.

Prepared By: CARRADUS LAND SURVEY, INC.
191 S. Gary Avenue Suite 180, Carol Stream Illinois. 60188
(630) 588-0416 (FAX) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM

Sheet 2 of 3

Project # 43262

DRAWING FILE NAME: 43262-SPN-SHT2

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for a Home-Based Business – Threading Salon for Archee Global LLC / 3 N. Staffire Drive
07/14/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

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

Hearing Date
July 1, 2026

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 Recommendation
Recommending Approval

Vote
8-0 with one absent.

If the Village Board concurs with the Plan Commission recommendation, they should approve the request as presented.

ATTACHMENTS:
- P2605-02 Archee Global LLC Minutes
- PRG Report
- Location Map
- Project Narrative
- Floor Plan
- Plat of Survey
- Cosmetologist License

P2605-02 / 3 N. Staffire Dr. / Archee Global LLC / Special Use for a Homebased Business – Threading Salon
Village of Schaumburg
Plan Commission
July 1, 2026
1
The hearing was called to order at 7:00 p.m. by Chairperson Rich Gerber.

ROLL CALL

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

Members Absent: Chairperson Rich Gerber

Staff Present: Ian Salzman, AICP, Associate Planner

A quorum was present.

Sworn in for testimony: Ian Salzman, AICP, Associate Planner

Pinakben Thakkar, Applicant

Co-chairperson Watson introduced the case being presented P2605-02 / 3 N. Staffire Dr. / Archee Global LLC / Special Use for a Homebased Business – Threading Salon.

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.

Ms. Thakkar stated that she is seeking approval for a home-based threading salon. She explained that the business will only operate in a 150 square foot space in the basement of the home. Clients will be by appointment only, with no walk-ins. She stated that there will be no more than three clients per day, one client at a time. She has her cosmetology license, and will be the only employee.

Mr. Salzman stated that this property is zoned R6-C single-family. In this zoning, special use approval is required for home-based businesses that involve the treatment or care of humans in the home. The main service is threading, and other beauty services such as hair styling, facial treatments, and beauty consultations. There will be no permanent makeup, body art, or massage services offered at the property. Mr. Salzman stated that Ms. Thakkar received her Illinois Cosmetologist License earlier this year. The hours of operation will be 10am – 6pm Monday through Friday, and 10am – 4pm on Saturdays, and no hours of operation on Sundays. There will be no more than three clients per day, with an estimated 15 clients per week. Appointments will be spaced out so areas of operation can be cleaned, and to reduce parking buildup. The equipment will include a styling chair, a facial and treatment chair, and a waiting chair. This waiting chair is not for walk-in use, only for the client before or after the appointment, or for any individuals that accompany the client to the appointment. There are also storage cabinets and a wall mirror.

Mr. Salzman stated that staff received several calls regarding parking congestion and traffic, as the property is right off Schaumburg Road. Staff noted that there is a fire hydrant between the driveway at the property and Schaumburg Road, so parking is prohibited. The driveway is large enough to legally fit two cars, so street parking can be avoided. The petitioner stated that no personal cars will be parked on the driveway during appointments. Mr. Salzman stated that there are three requirements that home-based businesses must meet. The first is that the business must be necessary or desirable to provide a service for the general welfare of the community. The second states that the business must not be detrimental to the health or safety of people working in the vicinity or surrounding properties. The final requirement states that the special use must comply with regulations set by staff and members of the Village. Staff recommends approval for this use, as the request is similar to previous approvals.

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

Ms. Vora asked how the Village will monitor the parking situation if a complaint comes through. Mr. Salzman stated that code and health inspectors will regularly inspect the property both on a complaint-basis, as well as an annual health inspection.

Mr. Barot asked if there are any additional street parking restrictions based on school hours or hourly parking limitations. Mr. Salzman stated that he did not see any street parking signs while he visited the property. Mr. Barot asked how the Village will handle overflow clients. Mr. Salzman reaffirmed that the maximum number of clients per day shall be no more than three. If neighbors notice more than three appointments per day, then they can contact the Village. More than three appointments per day would violate the license.

Mr. Barot asked the petitioner how many vehicles they own at the property. Ms. Thakkar stated the family owns two vehicles that are parked in the driveway, but are gone during working hours on weekdays.

Mr. Piecuch stated that the parking questions felt redundant, as parking in front of a fire hydrant is illegal.

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

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

MOTION CARRIED: Vote 8-0 with one member absent.

A motion was made by Mr. Barot to recommend approval of a Special Use for a Homebased Business – Threading Salon for the property 3 N. Staffire Drive, Archee Global LLC, case number P2605-02, seconded by Mr. Ropiak.

MOTION CARRIED: Vote 8-0 with one member absent.

A poll was taken: Mr. David Piecuch – Yes

Mr. Charles Nordstrom	– Yes
Mr. Dale Litney	– Yes
Mr. Don Watson	– Yes
Mr. Steve Robles	– Yes
Mr. Kenneth Ropiak	– Yes
Mr. Anil Barot	– Yes
Ms. Tanvi Vora	– Yes
Mr. Rich Gerber	– Absent

The hearing was adjourned at 7:19 p.m.

Ian Salzman, AICP, Associate Planner

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

Taylor Storm, Recording Secretary

Plan Commission

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.

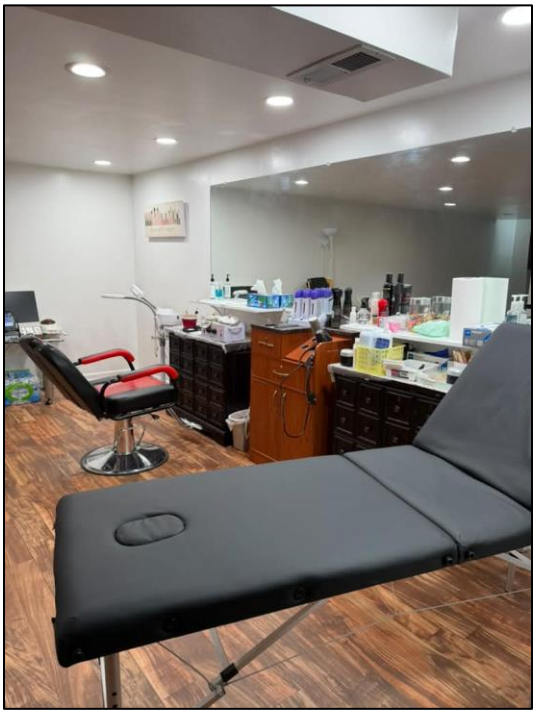


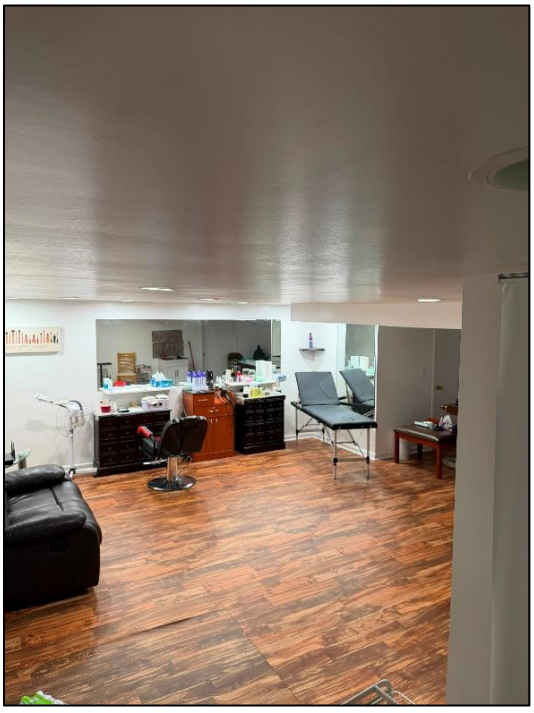
Historically, the Zoning Board of Appeals reviewed special use requests for home-based businesses. In March 2022, the Village Board approved a code amendment redistributing the duties and responsibilities of the Zoning Board of Appeals and Plan Commission. As a result of the approved code change, the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

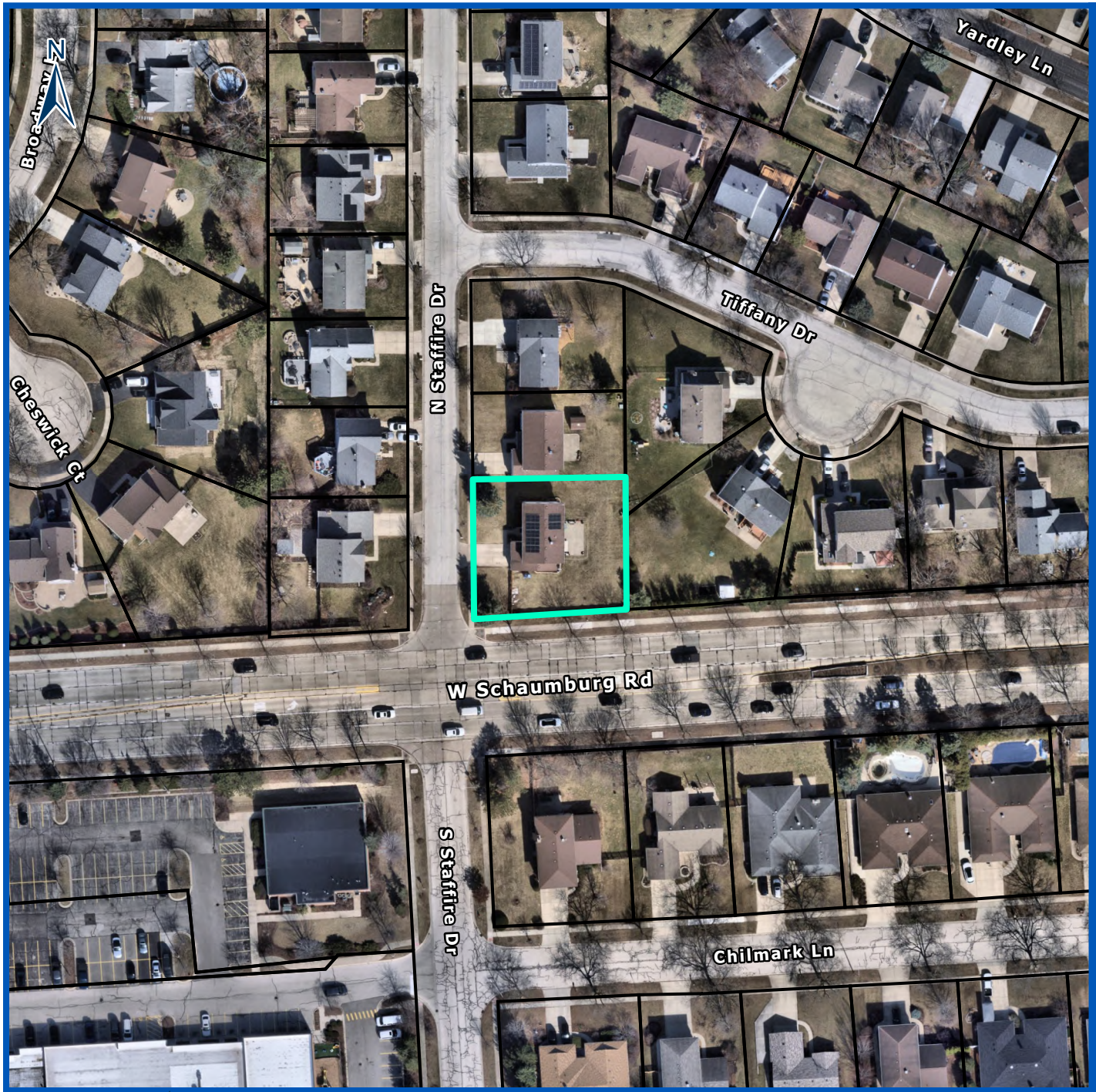
RECOMMENDATION

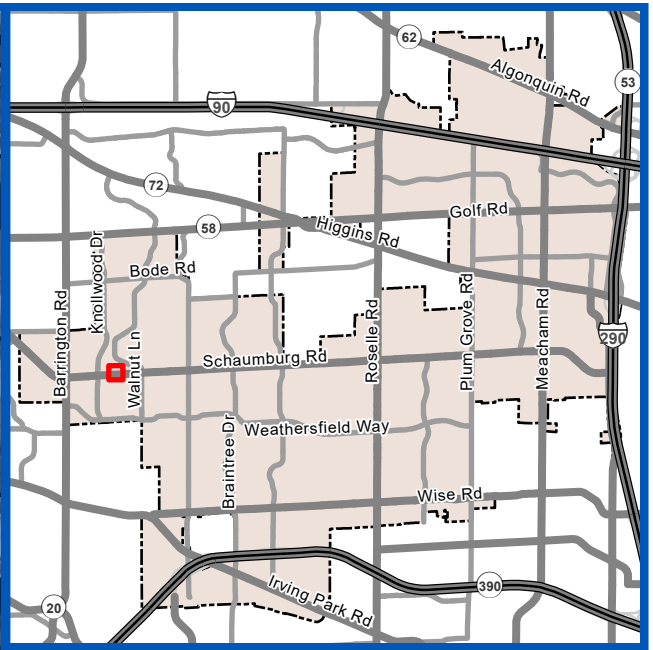
Staff feels that the proposed business does not differ fundamentally from previously approved Special Use home-based businesses requesting client visits. Staff has reviewed the proposed plan and recommends **approval** of a Special Use for a Home-Based Business – Threading Salon for Archee Global LLC, 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

VILLAGE OF SCHAUMBURG

3 N. Staffire Drive

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

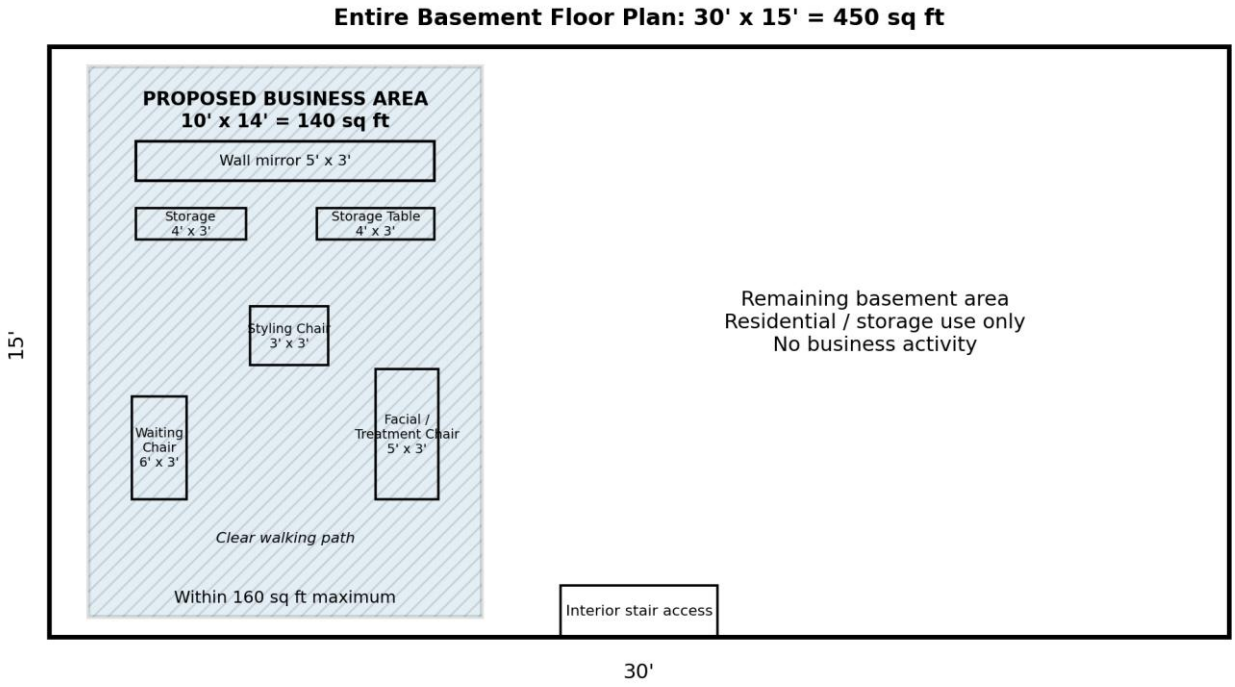
Business activity, salon equipment, client service, and product storage will be limited to the designated 10 ft by 14 ft business area shown on the floor plan. No business activity is proposed outside the shaded business area.

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.

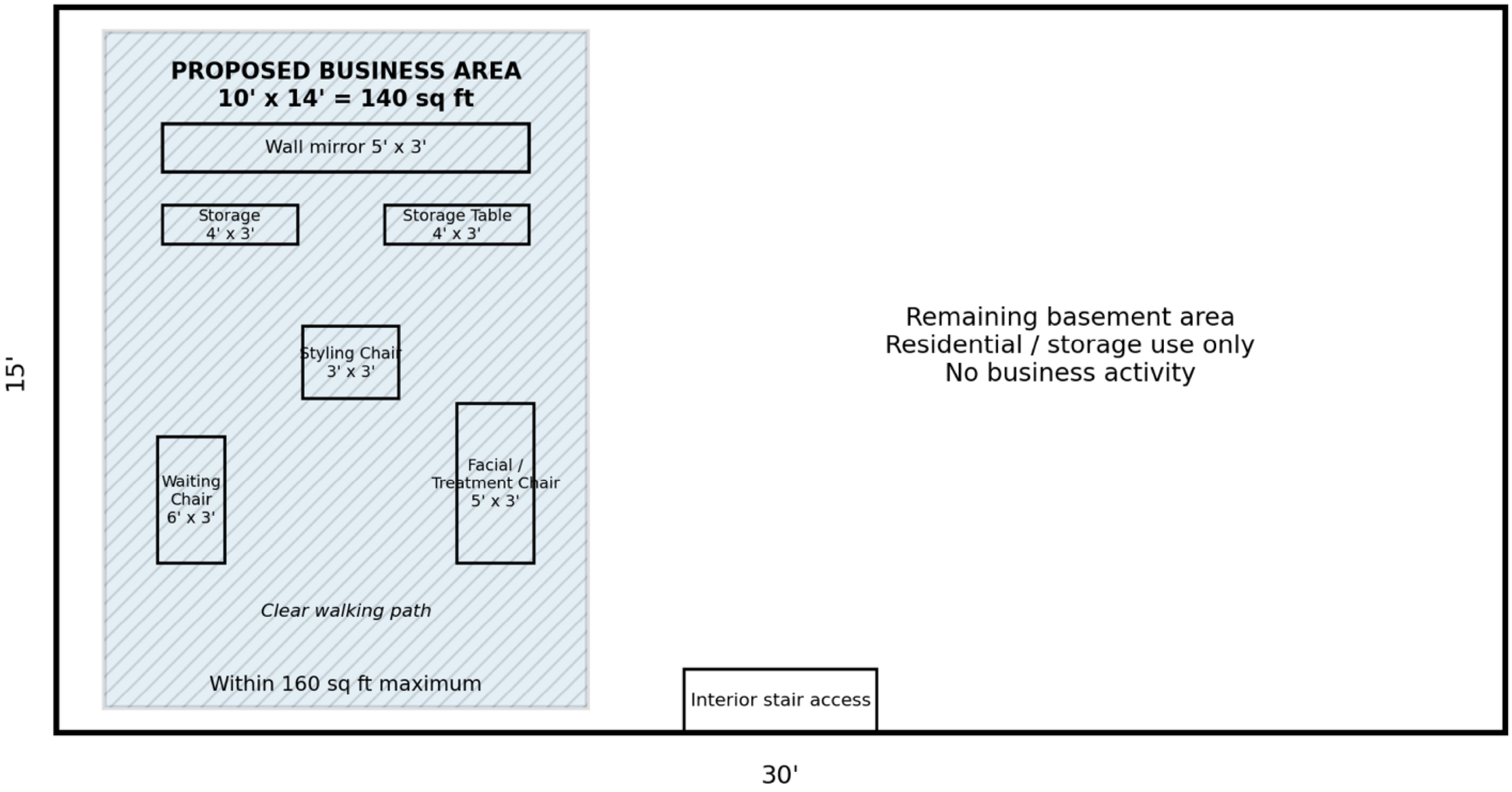
8. Floor Plan Reference

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

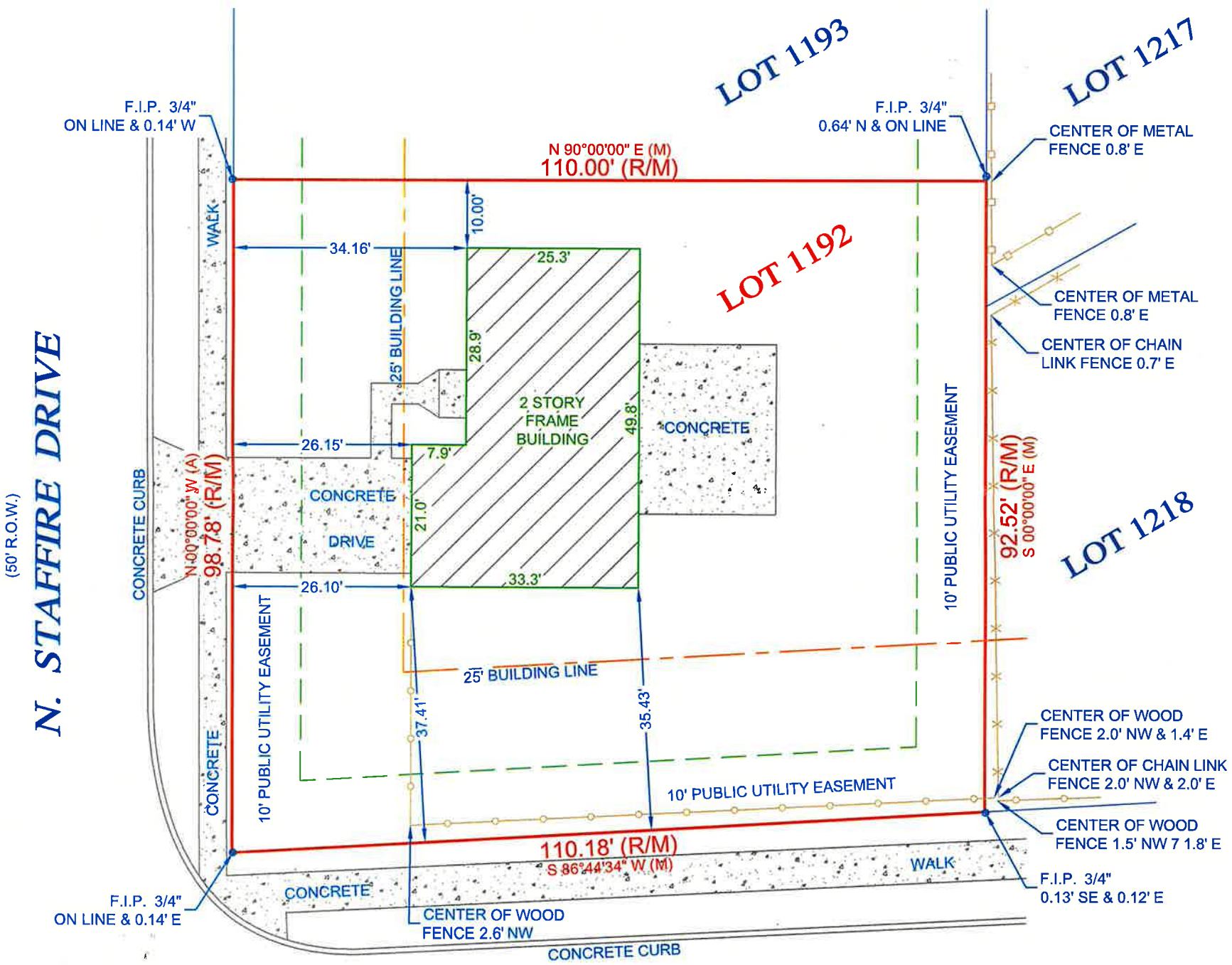
LOT 1192 IN STRATHMORE, SCHAUMBURG, UNIT 14, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY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

AREA OF SURVEY:

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

20' 10' 0 20'

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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for a Banquet Hall for Vanam Indian Vegetarian / 331 W. Golf Road
07/14/26
Village Board

Presenter:
Lead Department: Community Development

Executive Summary:

Case Title
Z2603-02 / Vanam Indian Vegetarian / 331 W. Golf Road / Special Use for a Banquet Hall

Hearing Date
June 24, 2026

Summary
The petitioner requests approval of a Special Use for a Banquet Hall for Vanam Indian Vegetarian to be located at 331 W. Golf Road.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
9 - 0 with no member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should approve the request as presented.

ATTACHMENTS:
- PRG Report
- Location Map
- Project Narrative
- Floor Plan
- Plat of Survey
- Redacted Z2603-02 Vanam Application.pdf
- FINAL Z2603-02 Vanam Indian Veg Mts 6-24-26.docx

PROJECT REVIEW GROUP REPORT

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

HEARING DATE: June 24, 2026

DATE PREPARED: June 1, 2026 CASE NUMBER: Z2603-02

TITLE: VANAM INDIAN VEGETARIAN / 331 W. Golf Road / Special Use for a Banquet Hall

BACKGROUND INFORMATION

Petitioner:	Sambasiva Movva
Address of Petitioner:	2571 Retreat Circle Lisle, IL 60532
Status of Petitioner:	Manager
Owner of Parcel:	RMS Properties LLC
Address of Owner:	1111 N. Plaza Drive, Suite 200 Schaumburg, IL 60173
Existing Zoning:	B-2 General Business District Golf Road Corridor Subdistrict D
Existing Land Use:	General Commercial

Requested Actions:

- Special Use for a Banquet Hall [Title 15, Chapter 154, Section 154.198(E) of the Zoning Ordinance]

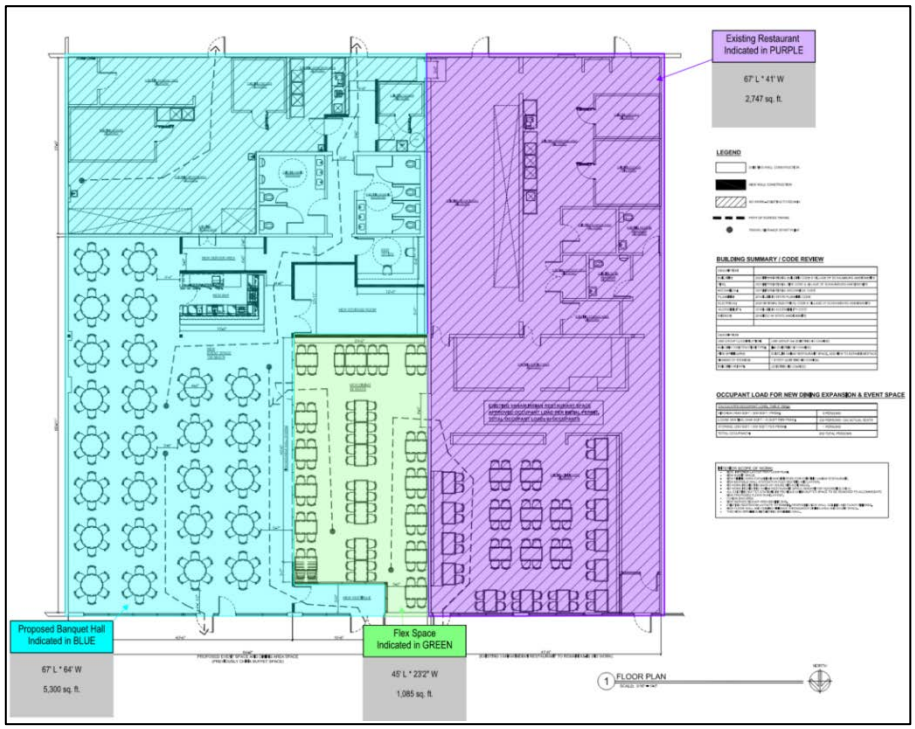
ANALYSIS

Staff Discussion:



The petitioner requests approval of a special use for a banquet hall for Vanam Indian Vegetarian restaurant at 331 W. Golf Road within Golf Point Plaza Shopping Center. The petitioner proposes a banquet hall space to rent out for various types of banquets and events. The existing restaurant at 337 W. Golf Road is connected to 331 W. Golf Road and received a business license to expand their restaurant operations into the subject property in April. Now they wish to convert a portion of it into a banquet hall as an accessory use to their restaurant operations. Vanam proposes to use approximately 1,085 square feet of the subject property as a restaurant overflow dining area and 5,300 square feet as a reservation-based banquet hall.

The 6,400 sq. ft. space includes the main 2,890 sq. ft. banquet hall, a 1,630 sq. ft. food preparation area for catering, a 1,085 sq. ft. restaurant overflow dining area, a 110 sq. ft. office room, a 250 sq. ft. storage room, and two bathrooms totaling approximately 375 square feet. The 1,085 sq. ft. restaurant overflow dining area will serve as a flex space for the banquet hall and the restaurant, in the case that one use is significantly busier than the other. Vanam will install a movable wall on the eastern side of the flex space to accomplish this function. The banquet hall's food preparation area is an existing full-size kitchen for the former Super China Buffet restaurant. It will primarily support banquet and event operations and will occasionally assist the main Vanam kitchen during peak overflow periods. Vanam will manage the banquet hall operations themselves. They will assign approximately 10-15 staff members to manage banquet hall events, depending on the event size, with no significant increase in their permanent staff. There will be no valet services or off-site parking.



Access to the event space will be provided either through the restaurant side at 337 W. Golf Road or through the two entrance doors at 331 W. Golf Road facing the parking lot.

The petitioner proposes to rent the banquet hall between 10:00 AM and 11:30 PM. The flex space will operate during restaurant hours, from 11:00 AM to 10:00 PM on weekdays and 11:00 AM to 10:30 PM on weekends.

Zoning History:

In February 1984, the Village Board approved the Site Plan for the Golf Point Plaza Shopping Center (Case No. SP8311-03). Approval was granted for the comprehensive remodeling of the retail center, razing the original building and reconstructing the center with the present orientation to Golf Road. All Seasons Yogurt, a Type "C" restaurant, was granted a Special Use and parking variation in October 1988 with the adoption of Ordinance No. 3071 (Case No. Z8808-02). In March 1991, the Village Board approved a Special Use for a Type "C" restaurant and a 37-space parking variation for Robinson's No. 1 Ribs Restaurant in Ordinance No. 91-027 (Case

No. Z9101-01). The Village Board adopted Ordinance No. 98-031 (Case No. Z9802-01), granting Special Use for a 4,800 sq. ft. Type "C" restaurant for the Great China Buffet Restaurant; however, the restaurant never opened.

In June 1998, the Village Board adopted a Statement of Agreement and Conditions for the subject property, which granted approval of a 4,925 sq. ft. expansion of the center and a new elevation program. The Village adopted Ordinance No. 98-125 in October 1998, granting Special Use approval for a 6,400 sq. ft. Type "C" restaurant for the Super China Buffet. On May 25, 1999, the Village Board adopted Ordinance No. 99-036 (Case No. Z9903-08) granting a Special Use for a 700 sq. ft. Type "C" restaurant for O'Brien's Irish Sandwich Bar. In July 1999, the shopping center received a sign variation for one additional ground sign with the adoption of Ordinance No. 99-057 (Case No. Z9905-05).

On April 25, 2000, the Village Board approved Ordinance No. 00-052 (Case No. Z0003-05), granting a Special Use amendment for O'Brien's Irish Sandwich Bar for a 190 sq. ft. outdoor seating area. The Village Board adopted Ordinance No. 01-006, approving a Special Use for the Playful Paws Doggie Day Care in January 2001, and Ordinance No. 02-008 for U-Save Auto Rental in January 2002. In September 2003, the Village Board granted approval for the relocation of Playful Paws (later known as Ruff N Ready) and U-Save, along with a 64-space parking variation for U-Save (Ordinance Nos. 03-125 and 03-126, respectively). In May 2005, the Village Board approved Ordinance No. 05-062 (Case No. Z0503-02), granting approval of a Site Plan Amendment, along with a 109-space parking variation for the addition of the Alexian Brothers Occupational Health Clinic within the shopping center.

In August 2005, the Village Board approved Ordinance 05-125 (Case No. Z0506-12) for a Special Use approval and a 13-space parking variation case for Fumare Lounge Restaurant which permitted a smoking establishment to occupy a tenant space in the Golf Point Plaza. Fumare Lounge was originally approved as a Type "C" restaurant. However due to the Illinois Clean Indoor Air Act, it is now strictly a hookah-smoking establishment. The Village Board approved a Special Use for a Tattoo Establishment for Atmosphere Tattoo Gallery at 301 W. Golf Road through Ordinance No. 17-077 (Case No. Z1707-01) in August 2017. In September 2018, a Special Use was granted to Global Brew Tap House for a Type "C" restaurant under Ordinance No. 18-111 (Case No. Z1808-02). The most recent case was in August 2023, in which the Village Board approved a Special Use Amendment for Retail Tobacco Sales for Fumare Lounge, since the lounge no longer met the criteria of a Type "C" restaurant (Ordinance No. 23-068, Case No. Z2306-04).

Surrounding Zoning and Land Uses:

North:	B-2 General Business District and B-4 Retail, Service and Motor Vehicle District / Commercial and Automobile Dealership (Heartland Bank and Trust, Ahlgrim Funeral Home, and Tesla Chicago Schaumburg)
South:	Village of Hoffman Estates (Commercial and Office/Aldi, First American Bank, multi-tenant office)
East:	B-2 General Business District / Commercial (Schaumburg Marketplace Shopping Center)
West:	B-2 General Business District / Commercial (Discount Tire, Physicians Immediate Care)

Compatibility with Surrounding Land Uses:
The petitioner proposes to host gatherings and corporate events and to partner with local businesses to provide various event hosting services. This use is compatible with other surrounding uses in the area including restaurant, office, and service uses.

Comprehensive Plan Designation:
The subject property is designated as general commercial according to the Village Comprehensive Plan. The general commercial area designation is intended for large shopping centers and developments including franchise restaurants and national retailers. Staff does not believe the proposed use will have negative effects on the surrounding area if the special use is approved.

Parking:
The proposed Banquet Hall has a parking requirement of 76 spaces. This calculation provides 15 sq. ft. per person in the banquet hall and flex space, 200 sq. ft. per person in the kitchen, and 290 sq. ft. per person in storage, based on 2021 International Building Code Table 1004.5. The total required parking for Golf Point Plaza Shopping Center is 428 spaces. The property has 450 parking spaces provided onsite and a parking variation allowance for an additional 186 spaces, thus meeting the parking requirement by a surplus of 208 spaces. The parking calculation for the proposed and existing businesses is as follows:

USE	PARKING RATE	Required parking
Proposed Vanam Indian Banquet Hall 6,400 sq. ft. GFA 5,760 sq. ft. NFA	30% capacity Capacity = 252 occupants	76 spaces
Atmosphere Tattoo Gallery 2,400 sq. ft. GFA 2,160 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	9 spaces
Fumare Existing Hookah Lounge 1,800 sq. ft. GFA 1,620 sq. ft. NFA	4 spaces per 1,000 sq. ft. NFA	6 spaces
VR Oasis LLC 2,400 sq. ft. GFA 2,160 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	9 spaces
Brilliant Nails Lounge 1,200 sq. ft. GFA 1,080 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	4 spaces

Binny's Beverage Depot 24,700 sq. ft. GFA 22,230 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	89 spaces
Vanam Indian Vegetarian Restaurant 3,900 sq. ft. GFA 3,510 sq. ft. NFA	12 spaces per 1,000 sq ft NFA Type "C" Restaurant	42 spaces
Global Brew 3,500 sq. ft. GFA 3,150 sq. ft. NFA	12 spaces per 1,000 sq ft NFA Type "C" Restaurant	38 spaces
Ascension Illinois 23,600 sq. ft. GFA 21,240 sq. ft. NFA	5 spaces per 1,000 sq ft NFA Medical Office	106 spaces
Auto Zone L273 10,070 sq. ft. GFA 9,063 sq. ft. NFA	3.5 spaces per 1,000 sq ft NFA Auto Repair	32 spaces
Vacant 4,600 sq. ft. GFA 4,140 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	17 spaces
Parking Required		**428 spaces**
Parking Provided		450 spaces
Previous Variations Granted		186 spaces Ord. No. 03-125 (64) Ord. No. 05-062 (109) Ord. No. 05-125 (13)
Net Parking Surplus		**208 spaces**

Given other restaurant and services uses operating during similar times, staff requested parking counts from the petitioner at varying times of the day to evaluate parking impacts/capacity. The petitioner has provided parking counts for the property. For this case, we requested counts on the restaurant's busiest nights, between Friday and Sunday. The provided parking counts indicate the following:

- Friday, May 22, 2026
  - 12 PM – 48 parked cars
  - 5 PM – 62 parked cars
  - 10 PM – 32 parked cars
- Saturday, May 23, 2026
  - 10 AM – 28 parked cars

  - 5 PM – 32 parked cars
  - 10 PM – 26 parked cars
- Sunday, May 24, 2026
  - 10 AM – 29 parked cars
  - 5 PM – 29 parked cars
  - 10 PM – 36 parked cars

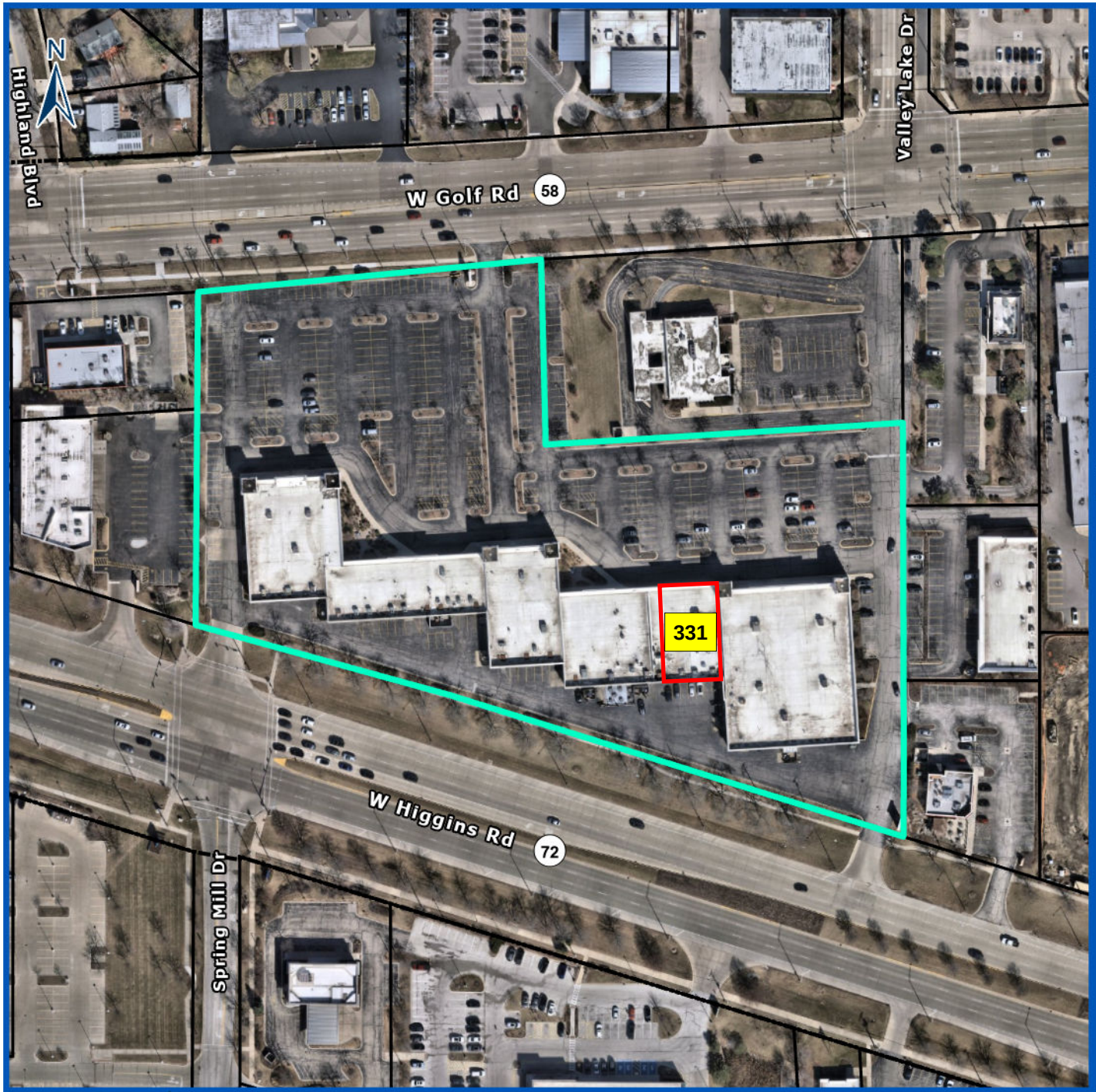
As indicated in the parking counts above, the maximum number of parked cars on the property at any given time was sixty-two (62) parked cars. The pictures provided by the applicant show a considerable number of open parking spaces, even during peak hours. Staff believes that the Golf Point Plaza Shopping Center's parking lot provides adequate parking for all uses at the subject property.

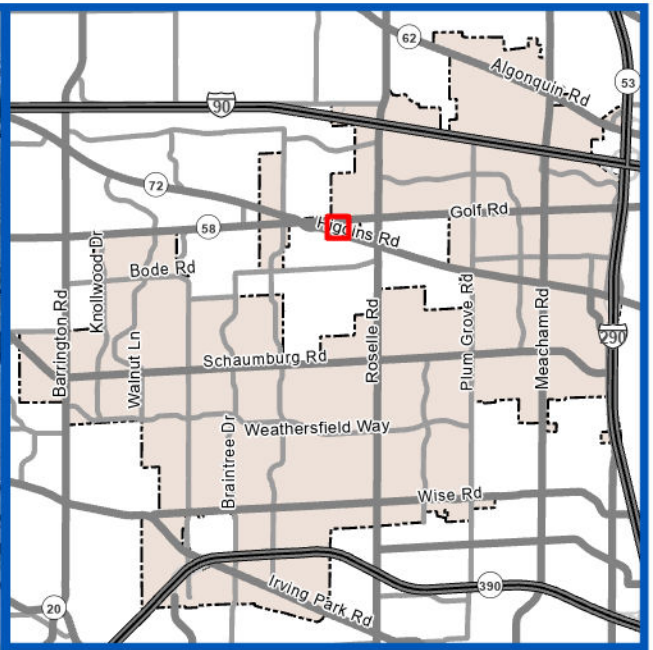
RECOMMENDATION

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 banquet hall for Vanam Indian Vegetarian, Case No. Z2603-02, 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.
2. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
3. No additional wall sign permits shall be permitted on the property without approval from the Village Board.
4. A liquor license shall be obtained prior to serving alcohol at the proposed Banquet Hall.
5. A state-certified food manager shall be onsite at all times while food is being prepared.
6. The following plans/exhibits, shall be adopted as part of the governing ordinance:
   a. Business Narrative; received by the Community Development Department on March 25, 2026.
   b. Floor Plan, prepared by Studio Carney Architecture, dated December 18, 2025, and received by the Community Development Department on February 9, 2026.

pc: Petitioner





Subject Property

Z2603-02

VANAM INDIAN VEGETARIAN

Special Use for a Banquet Hall

0 80 160
Feet

VILLAGE OF SCHAUMBURG

331 W. Golf Road

Prepared By:
Village of Schaumburg
Community Development Department

Revised Project Narrative – Vanam Banquets

Description of the Project

The proposed project consists of utilizing the adjacent tenant space (former Super China Buffet) as an extension of the existing Vanam Indian Vegetarian Restaurant, with dual functionality:
1. Restaurant Overflow Dining Area
2. Reservation-Based Banquet/Event Space

This space is not a separate standalone business. It operates as a supporting and complementary extension of Vanam Indian Vegetarian Restaurant, allowing flexibility based on operational needs.

Clarification of Use

The second space will be used as follows:
- Primary Use: Overflow dining area during peak hours
- Secondary Use: Reservation-only banquet/event space

The space will not operate simultaneously as both overflow and event space. When booked for events, it will be dedicated exclusively to that event.

Kitchen Usage

The existing kitchen in the former Super China Buffet space will primarily support banquet/event operations and may assist the main Vanam kitchen during peak overflow periods. All food preparation remains under the Vanam restaurant operation.

Description of Business Operations

Vanam Banquets will function as a controlled, reservation-based extension of the restaurant. It will operate indoors only, with no outdoor activities or amplified exterior sound, and is not a nightclub or bar-focused venue.

Hours of Operation

Restaurant Overflow Use:
- Weekdays: 11:00 AM – 10:00 PM
- Weekends: 11:00 AM – 10:30 PM

Banquet/Event Use:
- By reservation only
- Typically between 10:00 AM – 11:30 PM

The space will transition between uses based on schedule.

Number of Employees

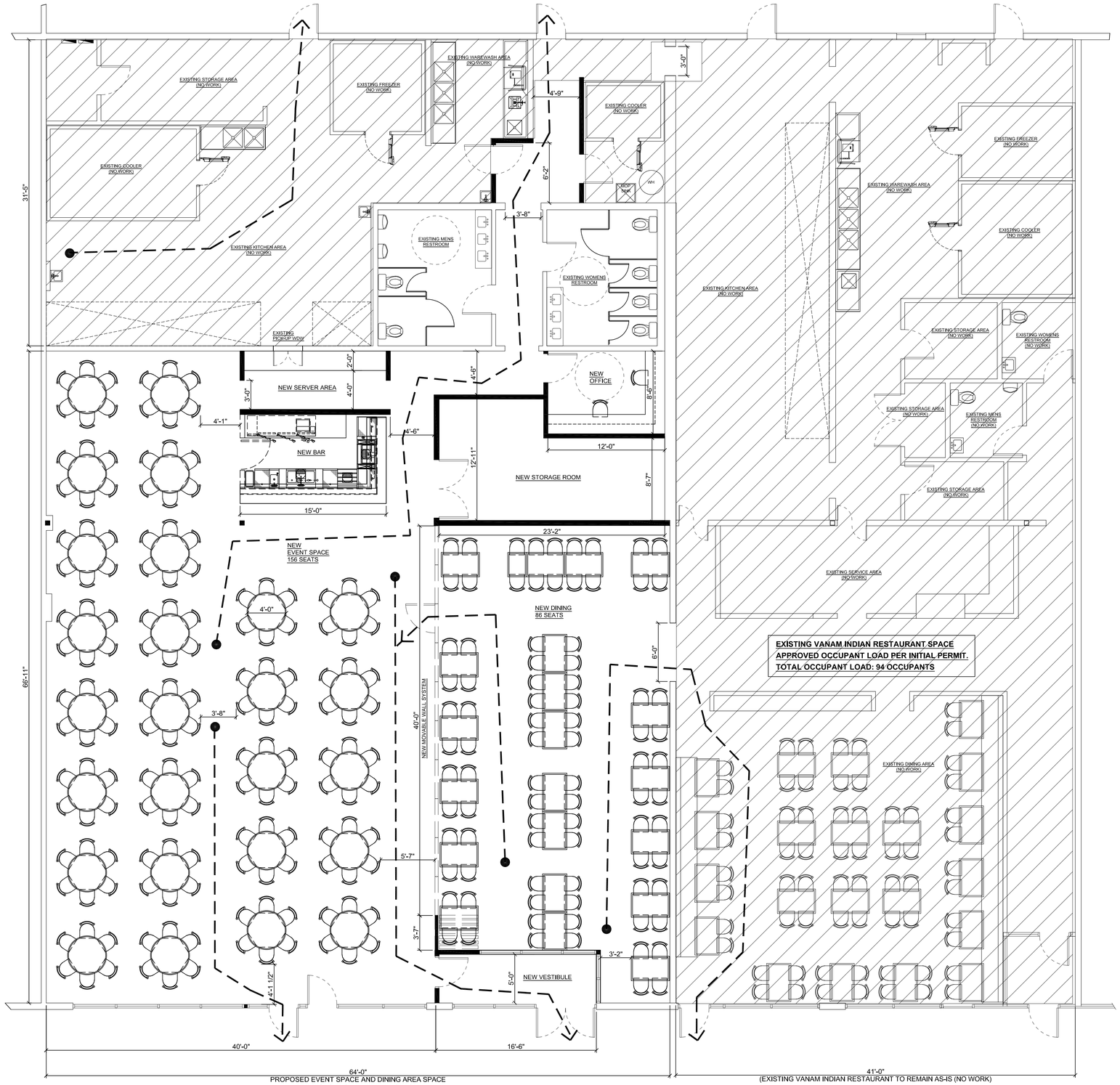
Approximately 10–15 employees during events. Staffing levels vary based on event size, with no significant increase in permanent staff.

Additional Operational Details

All activities are indoors. Existing parking is sufficient, with no valet or off-site parking. Noise is controlled within the building, and scheduled events ensure controlled traffic flow.

Summary

The proposed space is a flexible extension of Vanam restaurant operations, designed to accommodate overflow dining and private events in a controlled manner, ensuring compliance with Village requirements.



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

NORTH

LEGEND

- EXISTING WALL CONSTRUCTION
- NEW WALL CONSTRUCTION
- NO WORK - EXISTING TO REMAIN
- PATH OF EGRESS TRAVEL
- TRAVEL DISTANCE START POINT

BUILDING SUMMARY / CODE REVIEW

DESCRIPTION	
BUILDING:	2021 INTERNATIONAL BUILDING CODE & VILLAGE OF SCHAUMBURG AMENDMENTS
FIRE:	2021 INTERNATIONAL FIRE CODE & VILLAGE OF SCHAUMBURG AMENDMENTS
MECHANICAL:	2021 INTERNATIONAL MECHANICAL CODE
PLUMBING:	2014 ILLINOIS STATE PLUMBING CODE
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE & VILLAGE OF SCHAUMBURG AMENDMENTS
ACCESSIBILITY:	2018 ILLINOIS ACCESSIBILITY CODE
ENERGY:	2018 IECC W/ STATE AMENDMENTS
DESCRIPTION	
USE GROUP CLASSIFICATION:	USE GROUP A-2 (EXISTING NO CHANGE)
BUILDING CONSTRUCTION TYPE:	II-B (EXISTING NO CHANGE)
FIRE SPRINKLERS:	EXIST. IN VANAM RESTAURANT SPACE. ADD NEW TO EXPANSION SPACE
NUMBER OF STORIES:	1 STORY (EXISTING NO CHANGE)
BUILDING HEIGHT:	(EXISTING NO CHANGE)

OCCUPANT LOAD FOR NEW DINING EXPANSION & EVENT SPACE

CALCULATED OCCUPANT LOAD: TABLE 1004.5	
KITCHEN (1640 SQFT / 200 SQFT / PRSN):	9 PERSONS
LOOSE SEATING (3446 SQFT / 15 SQFT PER PRSN):	230 PERSONS / 242 ACTUAL SEATS
STORAGE (290 SQFT / 300 SQFT PER PRSN):	1 PERSONS
TOTAL OCCUPANCY:	252 TOTAL PERSONS

INTERIOR SCOPE OF WORK:
- NEW INTERIOR LAYOUT PER FLOOR PLAN.
- NEW EVENT SPACE
- NEW DINING AREA EXPANSION WHEN NEEDED FOR EXISTING VANAM RESTAURANT.
- NEW MOVABLE WALL SYSTEM FOR FLEX SEATING AND LAYOUT.
- NO WORK IN EXISTING BACK OF HOUSE KITCHEN AREAS.
- NO WORK IN EXISTING VANAM RESTAURANT SPACE (SHOWN FOR REFERENCE ONLY)
- ALL EXISTING BUFFET STATIONS IN PREVIOUS CHINA BUFFET SPACE TO BE REMOVED TO ACCOMMODATE NEW PROPOSED FLOOR PLAN LAYOUT.
- (1) NEW BAR AREA.
- NEW SERVER PICK-UP AREA BEHIND BAR.
- EXISTING RESTROOM LAYOUTS TO REMAIN. PROPOSING NEW WALL, CEILING AND FLOOR FINISHES.
- NEW FLOOR WALL AND CEILING FINISHES THROUGHOUT DINING AREA AND EVENT SPACE.
- TWO NEW OPENINGS IN EXISTING DEMISING WALL.

studio carney architecture
Design Firm Number: 184.0070740
2000 center drive, hoffman estates, il
suite east d219
O: (847)-701-4138
E: info@studiocarney.com

Issue Date: 12/18/25
License Expiration Date:

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © STUDIO CARNEY ARCHITECTURE, INC. MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

Rev.	Discription	Date

VANAM RESTAURANT - DINING EXPANSION & EVENT SPACE

331 W. GOLF ROAD SCHAUMBURG, IL

Project Number:	25-113
Drawn by:	AD
Checked by:	MC
Sheet Issue Date:	12/18/25

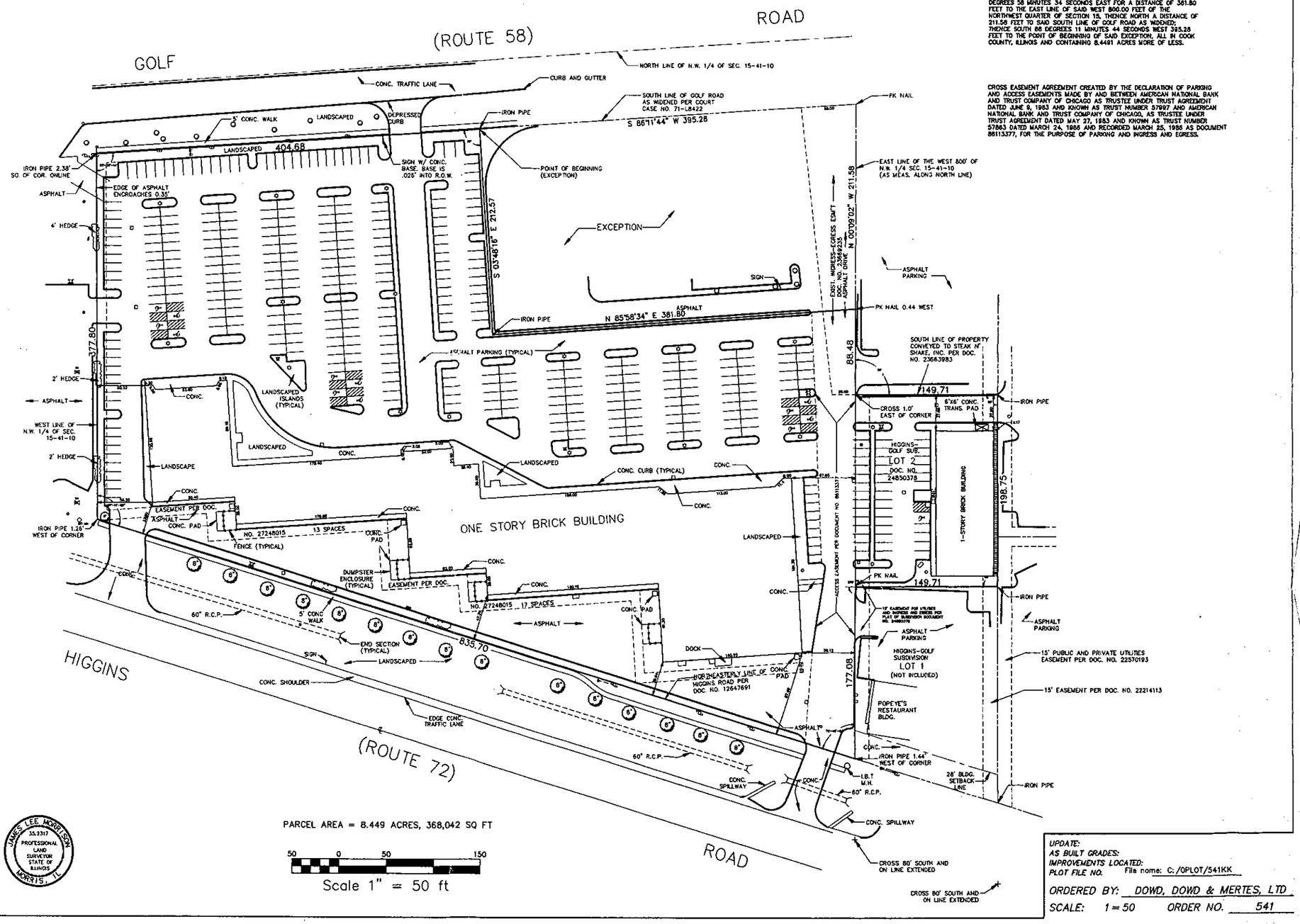
ALTA/ACSM LAND TITLE SURVEY

MORRISON SURVEYING CO., INC.
620 Michael Drive, Morris, Illinois 60450-3000
Phone (815) 942-2620 FAX (815) 941-2620

of

THAT PART OF THE WEST 800.00 FEET OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION) WHICH LIES SOUTH OF THE SOUTH LINE OF GOLF ROAD AS WIDENED BY COURT CASE 71 L 8442 AND NORTH OF THE NORTHERLY LINE OF HIGGINS ROAD AS WIDENED UNDER STATE BOND ISSUE 72, ALL IN COOK COUNTY ILLINOIS. ALSO LOT 2 OF HIGGINS GOLF SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER WITH THE SOUTH LINE OF SAID GOLF ROAD AS WIDENED; THENCE NORTH 86 DEGREES 11 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF SAID GOLF ROAD A DISTANCE OF 404.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 48 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 212.57 FEET; THENCE NORTH 85 DEGREES 58 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 381.80 FEET TO THE EAST LINE OF SAID WEST 800.00 FEET OF THE NORTHWEST QUARTER OF SECTION 15, THENCE NORTH A DISTANCE OF 211.58 FEET TO SAID SOUTH LINE OF GOLF ROAD AS WIDENED; THENCE SOUTH 86 DEGREES 11 MINUTES 44 SECONDS WEST 395.28 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION, ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 8.4491 ACRES MORE OR LESS.

CROSS EASEMENT AGREEMENT CREATED BY THE DECLARATION OF PARKING AND ACCESS EASEMENTS MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1983 AND KNOWN AS TRUST NUMBER 57997 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 27, 1883 AND KNOWN AS TRUST NUMBER 57843 DATED MARCH 24, 1886 AND RECORDED MARCH 25, 1986 AS DOCUMENT 86113377, FOR THE PURPOSE OF PARKING AND INGRESS AND EGRESS.



LEGEND

EASEMENT LINE	
MANHOLE	
VALVE AND VAULT	
HYDRANT	
STORM INLET	
LIGHT POLE	
POWER POLE W/GUY	
EXIST TREE	Evergreen
BUSH	
B-BOX	

Said described property is located within an area having a Zone Designation C by the Secretary of Housing and Urban Development, an Flood Insurance Rate Map No. 0005 with a date of identification of 9/3/82, for Community 170158, in Cook County, State of Illinois, which is the current Flood Insurance Rate map for the community in w said premises is situated.

PARCEL AREA = 8.449 ACRES, 368,042 SQ FT

50 0 50 150

Scale 1" = 50 ft

State of Illinois)
County of Grundy) SS

To:
Chicago Title Insurance Co.
Parkway Bank and Trust Company
Ron Schottel

This to certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1,1,2,3,3,14, and 15 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Suburban" Survey.

Dated this 2 day of NOV A.D. 19 97

James C Morrison
Illinois Professional Land Surveyor No. 35-2317

JAMES LEE MORRISON 35.2317 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MORRIS, IL

UPDATE:
AS BUILT GRADES:
IMPROVEMENTS LOCATED:
PLOT FILE NO. File name: C:/OPLOT/541KK

ORDERED BY: DOWD, DOWD & MERTES, LTD
SCALE: 1=50 ORDER NO. 541

Record No: DEVR-25-76

Development Review Application

Status: Active

Submitted On: 12/29/2025

Primary Location

331 W GOLF RD
Schaumburg, IL 60195

Owner

RMS PROPERTIES LLC
[redacted]

Applicant

Sambasiva Movva
[redacted]

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

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Ian Salzman

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Leased space

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name*

RMS PROPERTIES LLC

Property Owner Street Address*

[redacted]

Property Owner City*

Schaumburg

Property Owner State*

IL

Property Owner Zip Code*

60573

Property Owner Phone Number*

[redacted]

Property Owner Email

[redacted]

Site Information

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

Commercial

PIN Number*

NA

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*

We are combing Vanam Indian Vegeterian restaurant and Super china Buffet locations into single location. Both combined into single location which covers bigger dining and accomdate separate party room for the same.

Project Staff

Type

Architect

If Other, Describe

Company Name

AD3 Studio

Staff Name*

[redacted]

Staff Mailing Address*

[redacted]

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

Sambasiva Movva
Dec 29, 2025

Village of Schaumburg
Zoning Board of Appeals
June 24, 2026

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:29pm.

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

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Ian Salzman Associate Planner	Basavaiah Paleru 337 W. Golf Road Schaumburg

Mr. Basavaiah Paleru, representing the Petitioner, stated that they would like to add a banquet hall to their existing restaurant.

Mr. Ian Salzman stated that the proposed will occupy the former Super China Buffet tenant space in the Golf Point Plaza Shopping Center. That space is currently being used as overflow for the restaurant, and they would like to convert the 6,400 square-foot space to a banquet hall. The subject property is located in the B2 General Business District and the Golf Road Corridor. Approximately 1,085 square feet will be used as flex space for the restaurant and banquet hall. They anticipate having 10-15 employees working in the banquet hall, most of whom will come from the existing Vanam restaurant. The banquet hall hours are proposed daily from 10am – 11:30pm. The flex space will operate during the restaurant hours which are weekdays 11am – 10pm and on weekends from 11am – 10:30pm. The available parking in this shopping center far exceeds the number of required parking spaces. Staff asked the Petitioner to do parking counts on a Friday, a Saturday and a Sunday at three different times to show the actual parking uses. The results indicated that there will be no parking issues. He added that they will not be allowing a wall sign for the banquet hall since it is part of the same Vanam Indian Restaurant. Mr. Salzman said that Staff is supportive of the request and recommends approval.

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

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

Chairman Raimondi asked the Board for their comments.

Ms. Errera, Mr. Dolbeare, Ms. Veatch and Mr. Morreale had no questions.

Mr. Mytych asked if it's correct that the capacity for the banquet hall is 252 people and Mr. Salzman said, yes and added that they included the flex space as part of the banquet hall in the calculations.

Mr. Bhagwakar stated that it's nice to see that their business is growing and wished the Petitioner good luck.

Mr. Riley stated that he is pleased that there is a surplus of parking spaces.

Mr. Szurgot had no questions and wished the Petitioner good luck.

Chairman Raimondi asked for a description of how the flex space will work. Mr. Salzman said that there will be a removable wall on the east side of the flex space. They will be able to remove that to create restaurant overflow space. The Petitioner plans for the flex space to be mainly used for the restaurant. When larger events need more space, they will close off the flex space to the restaurant and use it for the banquet hall. He asked if the cuisine will be vegetarian only, and Mr. Paleru said yes.

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

Ms. Errera made a motion, seconded by Mr. Riley, to recommend approval of a Special Use for a Banquet Hall for Vanam Indian Vegetarian located at 331 W. Golf Road, Case No. Z2603-02 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.
2. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
3. No additional wall sign permits shall be permitted on the property without approval from the Village Board.
4. A liquor license shall be obtained prior to serving alcohol at the proposed Banquet Hall.
5. A state-certified food manager shall be onsite at all times while food is being prepared.
6. The following plans/exhibits, shall be adopted as part of the governing ordinance:
    a. Business Narrative; received by the Community Development Department on March 25, 2026.
    b. Floor Plan, prepared by Studio Carney Architecture, dated December 18, 2025, and received by the Community Development Department on February 9, 2026.

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

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

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 7/14/26.

ADJOURNMENT
The meeting was adjourned at 7:40pm.

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

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for a Banquet Hall and Valet Parking Plan for Swadeshi Banquet Hall / 1209 E. Golf Road
07/14/26
Village Board

Presenter: Chidochashe Baker, AICP, Community Planner
Lead Department: Community Development

Executive Summary:

Case Title
Z2604-01 / Swadeshi Banquet Hall / 1209 E. Golf Road / Special Use for a Banquet Hall and Valet Parking Plan

Hearing Date
June 24, 2026

Summary
The petitioner requests approval of a valet parking plan and special use for a banquet hall for Swadeshi Banquet Hall at 1209 E Golf Road in the Woodfield Commons East shopping center. The banquet hall is proposed to occupy approximately 9,500 square feet of the 23,500 square-foot existing vacant tenant space.

Recommended Action:

Staff Recommendation
Recommending Approval

Vote
9 - 0 with no member(s) absent

If the Village Board concurs with the Zoning Board of Appeals' recommendation, they should **approve** the request as presented.

ATTACHMENTS:
- Staff Report
- Location Map
- Application
- Site Plan
- Plat of Survey
- Floor Plan and Elevations
- Valet Parking Plan
- FINAL Z2604-01 Swadeshi Banquet Mts 6-24-26.docx

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS PREPARED BY: Chidochashe Baker, AICP Community Planner

HEARING DATE: June 24, 2026

DATE PREPARED: June 15, 2026 CASE NUMBER: Z2604 -01

TITLE: Z2604 -01/ SWADESHI BANQUET HALL / 1209 E. Golf Road / Special Use for a Banquet Hall and Valet Parking Plan

BACKGROUND INFORMATION

Petitioner:	Naga Kakarala
Address of Petitioner:	1441 E Katie Ln Palatine, Il 60074
Status of Petitioner:	Lease Holder
Owner of Parcel:	NECG WOODFIELD BH LLC
Address of Owner:	1 Hillcrest Center Suite 310 Spring Valley, NY 10977
Existing Zoning:	B-4 Retail, Service, And Automobile Business District, Golf Road Corridor Overlay District – Subdistrict-B
Existing Land Use:	Retail and Service

Requested Actions:

- Special Use for a Banquet Hall [Title 15, Chapter 154, Section 154.174 (B) of the Zoning Ordinance]
- Valet Parking Plan [Title 11, Chapter 129, Section 129.06]

ANALYSIS

Staff Discussion:



The petitioner requests approval of a valet parking plan and special use for a banquet hall for Swadeshi Banquet Hall at 1209 E Golf Road in the Woodfield Commons East shopping center. The banquet hall is proposed to occupy approximately 9,500 square feet of the 23,500

square-foot existing vacant tenant space. The banquet hall facility is proposed to host various types of events including but not limited to weddings, receptions, corporate events, cultural gatherings, and private celebrations.

The proposed floor plan shows a 4,500 square foot banquet hall, 1,900 square foot lobby area with bathrooms, office and a bar located on either side of the lobby. Plans also show a 1,885 square feet full-service kitchen that will allow for both outside catering and food preparation on site. There is a large hallway and two exit doors in the rear of the banquet hall that are proposed to be used for loading, deliveries and storage.

The petitioner proposes some façade modifications to accommodate a new entrance and a secondary exit door for fire access to the banquet space. The kitchen and event operation space is proposed to have a separate entrance from the front façade. The petitioner also submitted conceptual renderings of the proposed building facade. The proposed conceptual rendering does not accurately show the existing tenant spaces to the north of the subject tenant space or surrounding buildings. A condition has been added regarding the submittal of scaled and detailed elevation drawings of the proposed façade modifications. The façade modifications will be reviewed for approval administratively.

The proposed days and hours of operation for the banquet space are weekdays on Thursdays and Fridays from 5pm – 11pm and weekends on Saturdays and Sundays from 8am to 12am. The banquet space is proposed to be closed Mondays through Wednesdays, except for special occasions and private bookings. The petitioner also proposes to have 15 to 20 employees for the operation of the banquet hall services.

Staff believes the proposed banquet hall will not negatively impact surrounding uses. The banquet hall is proposed to be located two tenant spaces away from the Schaumburg Department of Moter Vehicles (DMV). The DMV is currently the busiest use within the shopping center. The DMV hours of operation are Monday through Friday from 7:30 am to 4:30pm and Saturday from 7:30pm to 12pm. The petitioner proposes to operate the banquet hall during off-peak hours for DMV to lessen traffic conflicts at the shopping center. Most of the other uses in the shopping center are various retail, and service uses that have similar hours of operation as the proposed banquet hall use. Staff is supportive of this special use request.

Parking Variation
Information about parking for the use is provided in the parking information section below.

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:
The proposed use at this particular location is desirable to provide another banquet space in the village as well as occupy a portion of the large existing vacant tenant space. In addition to the banquet space the petitioner is proposing to occupy the remaining 14,000 sq. ft. space at 1209 E Golf Rd with a new grocery store, a food court, and a fine dining restaurant.

(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 use is proposed to be operated during off-peak hours of the busiest use in the shopping center. The shopping center property is surrounded by uses that are complementary to the banquet hall use, including 2 hotels just south of the subject property. Staff believes the proposed use will not be detrimental to the health, safety, morals or general welfare of people 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:
The proposed use will comply with the regulations and conditions specified in this chapter for such use.

Valet Parking Plan
Valet services are proposed to be available on the banquet space's busiest days. The proposed valet service operation hours are proposed to be Friday nights (6 pm to 11 pm) Saturdays (5pm to 12 am) and Sundays (10 am to 2 PM and 5 Pm to 11 PM). The petitioner proposes to offer valet parking services at a dedicated drop-off area in front of the Banquet hall's new entrance. The valet parking services are proposed to be provided through a third party company,Five Star Valet Corp. The valet service company will provide all equipment including key podium and portable valet parking devices. The subject property has a total of 410 parking spaces and 21 of those parking spaces are proposed to be designated for valet parking. The valet parking spaces are proposed along the north property line facing Golf Rd and farthest away from the shopping center buildings. Staff does not anticipate that the designated spaces for valet parking will create conflicts with operations of other businesses in the Woodfield commons East shopping center.

Staff believes that valet services for this use will aid in the flow of traffic around the site as well as divert banquet parking further away from the main parking for existing uses at the property. The property has adequate parking to support valet parking operations for the banquet. Staff also believes that the proposed valet parking plan complies with the requirements of the Village valet parking ordinance. Staff is supportive of the proposed valet parking plan.

Zoning History:
According to Village records, the existing commercial shopping center received development approvals in 1975. Following construction of the center in 1976, the Village Board approved a special use for the Type B Frisco Floyd's Sourdough Heaven Restaurant (Case No. Z0387) and parking plan review for the State Auto Testing Facility (Case No. Z0354). In 1978 a special use for a Type A restaurant was approved for the Venture Store (Case No. Z7807-08). In 1983 the Village Board approved a special use for a Type A restaurant and 150 space parking variation for Boogie Nights (Case No. Z8306-05). In 2007 the village approved a site plan amendment, façade modifications and parking variation for Recreational Equipment Inc. (Case No, Z0706-06).

Surrounding Zoning and Land Uses:
North: B-4 Retail, Service, and Automobile Business District, GRC Sub-B/ Car Dealerships (Lincoln and Chevrolet)
South: B-3 Planned Office Business District / Hotels (Extended Stay and Homes 2 Suites by Hilton)
East: B-4 Retail, Service, And Automobile Business District, GRC Sub-B / Retail, Recreation, and Amusement (Multitenant buildings 1301 – 1321 E Golf Rd)
West: B-4 Retail, Service, and Automobile Business District, GRC Sub-B / Grocery Store (Joong Boo Market)

Compatibility with Surrounding Land Uses:
The petitioner proposes a banquet hall that will host various events and gatherings that are complementary with surrounding uses such as hotels, retail, restaurants and entertainment uses. This use is compatible with various surrounding uses in the area.

Comprehensive Plan Designation:
The subject property is designated as general commercial according to the Village Comprehensive Plan. The general commercial area designation is intended for large shopping centers and developments including franchise restaurants and national retailers. Staff does not believe the proposed use will have negative effects on the surrounding area if the special use is approved.

Parking:
Majority of the uses at the property are retail and service uses. The petitioner proposes to also provide some retail, and restaurant uses to the property. For the purposes of calculating required parking, staff

assumed the petitioner's proposed conceptual plan to provide a grocery store, a food court and a restaurant in addition to the proposed banquet hall. A total of 436 parking spaces are required for all existing and proposed uses at the property. The property has 410 parking spaces provided onsite

USE	PARKING RATE	Required parking
Proposed Swadeshi Banquet Hall (9,515 sq. ft. GFA) 350 Occupant load	30% of Capacity	95 spaces
Type A restaurant (proposed Fine dining restaurant) (2,100 sq. ft. NFA)	16 spaces per 1,000 sq. ft.	34 spaces
Type B restaurant (proposed Food Court) (3,644 sq. ft. NFA)	12 spaces per 1,000 sq. ft.	44 spaces
Retail and Service Uses (63,402 sq. ft. NFA)	4 spaces per 1,000 sq. ft.	253 spaces
Total Required		**436 spaces**
Total Provided		**410 spaces**
Deficit		**26 spaces**

With the proposed use, the property will have a parking deficit of 26 spaces, which is 6.34 % of the required parking spaces. In 2021 the Village approved a parking code amendment regarding off-street requirements (Case No. Z2005-05, Ordinance No. 21-004). This parking amendment authorizes village staff to approve parking reductions of up to 10% of the required parking spaces via an administrative approval process. Since the parking deficit of 26 spaces is under 10% of the required parking, staff will process the parking variation administratively, pending administrative review of parking counts for the property.

§129.05 VALET PARKING OPERATIONS

The valet parking operator and his employees shall, when conducting a valet parking operation, wear a clearly legible patch, insignia, or badge on the clothing stating the name of the valet operation.
The valet parking operators will wear clothing or other items indicating that they are part of the valet operation.

Valet parking spaces may be designated with a portable device, no taller than four feet (cones, for instance) with no markings, letters, words, numbers or lights on them. These devices may only be

placed no earlier than one hour before valeting begins, and must be removed within one hour of the cessation of valet parking operations.
The petitioner will be utilizing a portable traffic device to designate valet parking spaces. The device will be removed once valet operations end.

No permanent signs for valet or other signs or devices designating valet parking spaces may be used other than the portable devices defined above.
No permanent signs will be utilized. The temporary sign and portable kiosk will be removed once valet operations end. The photo in the submitted valet documents shows what appears to be a temporary valet kiosk sign and portable valet parking device.

Circulation in a parking lot shall not be impeded by valet parking operations.
Regular parking lot circulation will not be impeded by valet parking operations. Circulation for valet parking operations is proposed to adhere to current traffic flow at the site.

"Stadium parking", double or triple parking may be approved if circulation is not impeded and is part of an approved valet parking plan.
The petitioner is not proposing stadium parking.

If off-site property is used for valet parking, as shown on an approved valet parking plan, and the owner of the off-site property revokes or otherwise abrogates the use of the off-site property for valet parking, said valet parking operation which utilized said off-site parking shall cease to use that property for valet parking. The sponsor must submit a new valet parking plan within 30 days of such loss of off-site parking.
The petitioner understands these requirements. No off-site valet parking is requested at this time.

Valet parking operations may only be conducted in areas shown on an approved valet parking plan.
The petitioner has committed to conduct valet parking in areas illustrated on the proposed valet parking plan. If approved, the petitioner will be required to follow the approved plan.

Vehicles in staging area used for valet drop-off as shown on an approved valet parking plan, may be stored or parked for no longer than five minutes per vehicle.
The petitioner will be utilizing the drop-off area spaces located near the entrance of the banquet hall. These areas will be used temporarily until the vehicles can be relocated to the designated valet parking stalls. Per code, these areas cannot be parked.

All structures used in a valet parking operation, other than permanent structures approved by the Village and shown on a site plan in accordance with Chapter 154 of this code, shall be portable and placed in operation and in view of the public no earlier than one hour before valet parking

operations commence and must be moved from the view of the public no later than one hour after the cessation of valet parking operations. These structures may not impede pedestrian circulation nor create a driver view obstruction. All devices used for valet operations will be portable. All portable valet devices will be removed once valet operations end.

Fire lanes may not be used to "hold", park, or store vehicles and may not be blocked or impeded by any valet parking operation activity.
The vehicle pick-up and drop-off area for the valet operations is proposed in the fire lane. The entire drive isle in front of the proposed tenant space is designated as a fire lane. Staff evaluated the proposed valet plan with the Fire Marshal and determined that a maximum of 3-cars length (60ft) can be designated for the valet parking use. Staff recommends revising the site plan and relocating some of the existing fire lane signage in front of the banquet hall to exclude an area no larger than 3 cars length (60ft max.) for valet pick- up and drop-off. A condition has been added for revision to the site plan to accommodate the proposed valet pick-up and drop-off area.

It shall be a violation of this chapter for a valet to drive a vehicle or park a vehicle that violates any law related to moving vehicles or parking.
The petitioner shall abide by all requirements of the Village Valet Parking Ordinance and all laws related to moving vehicles.

Dashboard ticket: Every valet parking operator shall place or cause the operator's agent to place on the dashboard of each patron's vehicle a ticket stating the valet company and its phone number in such a manner so as to be conspicuously visible through the windshield of the patron's vehicle.
The petitioner has submitted a sample valet ticket/receipt which will be placed on the dashboard or rear-view mirror of every vehicle.

Valet parking receipt: All valet parking attendants must, upon taking custody of a patron's vehicle, issue a numbered receipt to each customer, containing the name, address, and telephone number of the company providing the valet service, a statement that the company has liability insurance as required by this chapter, and the charge for the valet service.
Valet parking will be complimentary. The petitioner has submitted a sample valet ticket/receipt which will be given to each valet patron.

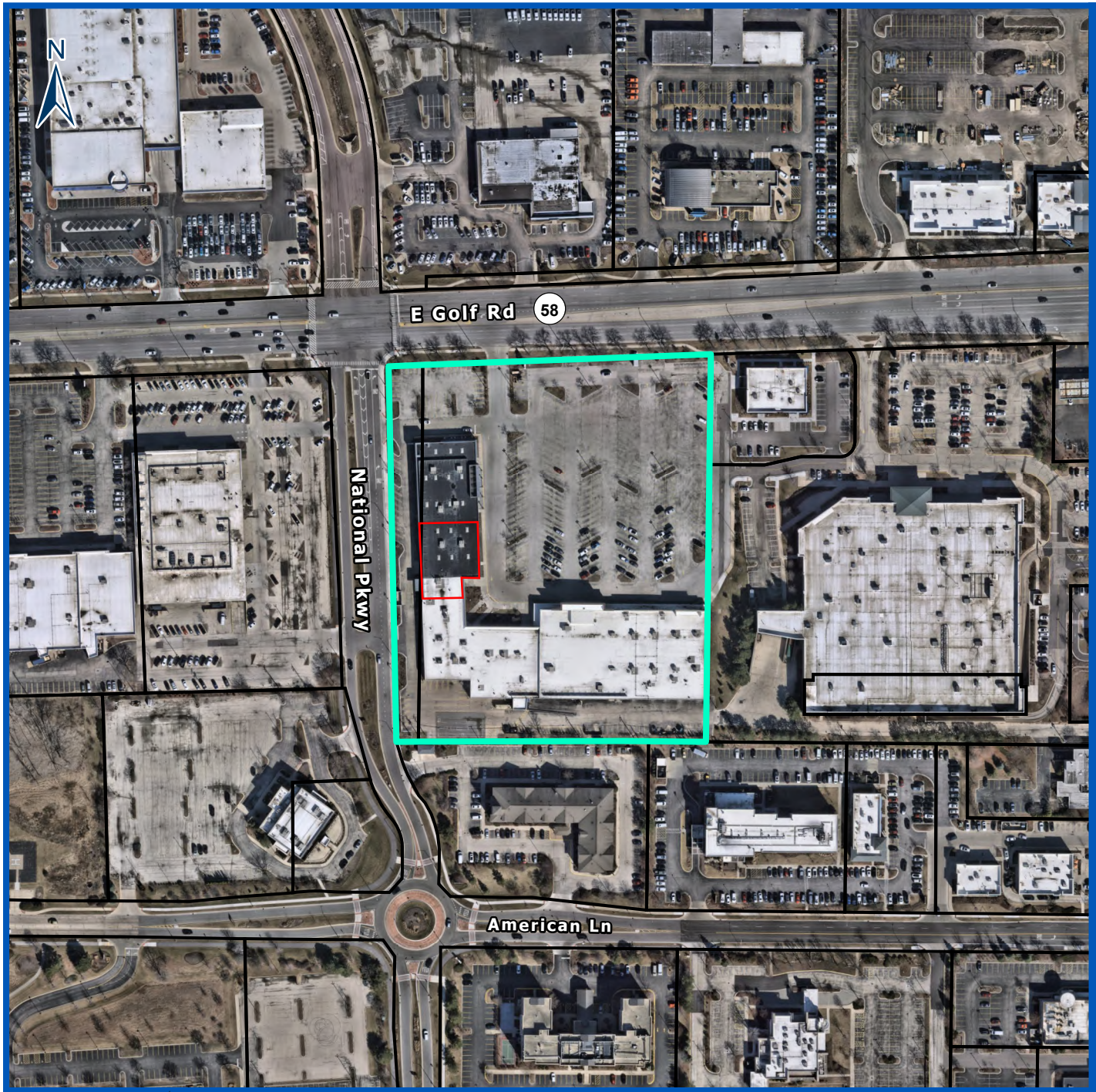
No business or person in the Village of Schaumburg shall provide a valet parking service nor shall any valet parking operation be conducted unless a valet parking plan for that business or person has been approved, and a valet parking permit has been issued in accordance with this chapter.
Based on the above analysis, the petitioner shall abide by the requirements of the Village valet parking ordinance.

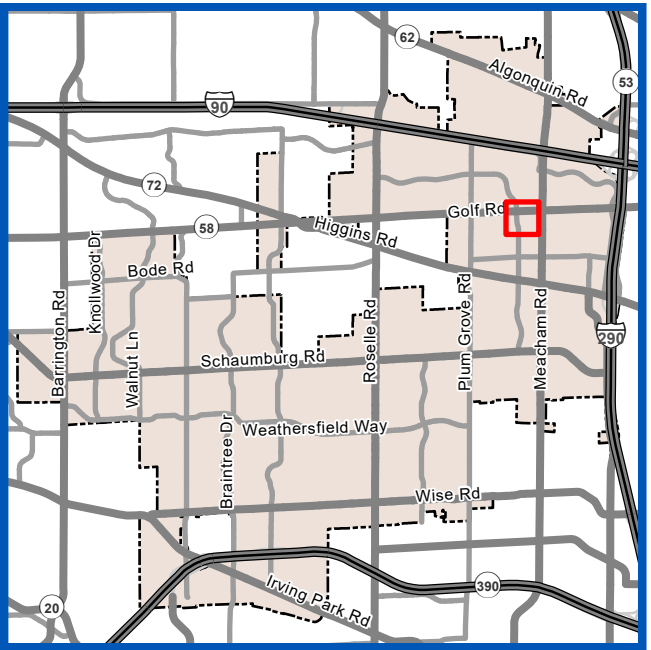
RECOMMENDATION

Staff has reviewed the requested special use and Valet parking plan and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a special use for a banquet hall and valet parking plan for Swadeshi Banquet Hall, Case No. Z2604-01, 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.
2. The floor plan has been accepted as preliminary by the Building and Health Divisions. The plans will receive a much more detailed review during building permit review.
3. A liquor license shall be obtained prior to serving alcohol at the proposed Banquet Hall.
4. A state-certified food manager shall be onsite at all times while food is being prepared.
5. Prior to issuance of building permits the petitioner shall submit revised building floor plans as follows:
   a. All bathrooms shall meet current accessibility codes.
   b. Provide 2 added toilets, 1 lavatory to the Woman's restroom, and 1 added toilet, 2 urinals, 1 added lavatory to the Men's restroom.
   c. Provide an additional service sink.
   d. Provide 2 lobby exits of 43.2" clear.
   e. Resize 3 comp sink.
6. Prior to issuance of building permit the petitioner shall submit scaled building elevations detailing the proposed modifications to the building façade and a revised site plan that accurately represents the site layout.
7. Prior to issuance of building permit the site plan shall be revised to:
   a. Provide a dumpster enclosure constructed per the requirements of Code section 96.06.
   b. Show a 60ft (3-cars length) valet pick-up and drop-off area.
8. The designated valet pick-up and drop off area shall be located 20ft away from any pedestrian crossings.
9. Some of the existing fire lane signage in front of the banquet hall shall be relocated to exclude an area no larger than 3 cars length (60ft max.) for valet pick- up and drop-off
10. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Business Narrative, received by the Community Development Department on April 15, 2026.
    b. Valet Parking Plan, received by the Community Development Department on January 22, 2026.
    c. Revised Banquet Hall Floor Plans; Sheets A-02; received by the Community Development Department on May 29, 2026.
    d. Revised Site Plan; Sheet A-01; received by the Community Development Department on May 29, 2026.

pc: Petitioner





Subject Property

Z2604-01

SWADESHI BANQUET HALL

Special Use for a Banquet Hall and Valet Parking Plan

0 120 240

Feet

VILLAGE OF SCHAUMBURG

1209 E Golf Rd

Prepared By:
Village of Schaumburg
Community Development Department

Record No: DEVR-25-75

Development Review Application

Status: Active

Submitted On: 12/23/2025

Primary Location

1209 E GOLF RD
Schaumburg, IL 60173

Owner

INRETAIL FUND WOODFIELD COMMONS LLC
814 COMMERCE DR STE 300 OAK BROOK, IL 60523

Applicant

NAGA KAKARALA
[redacted]
[redacted]
1441 e katie ln
palatine , il 60074

Z2604-01 / SWADESHI BANQUET HALL / 1209 E. Golf Road / Special Use for a Banquet Hall and Valet Parking Plan

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Chido Baker

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

LEASE HOLDER

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name*

NECG WOODFIELD BH LLC

Property Owner Street Address*

1 HILLCREST CENTER SUITE 310

Property Owner City*

SPRING VALLY

Property Owner State*

NY

Property Owner Zip Code*

10977

Property Owner Phone Number*

[redacted]

Property Owner Email

alex.corno@cbre.com

Site Information

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

Commercial

PIN Number*

07-14-200-014-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

☐

Parking Variation

☐

Landscape Variation

☐

Setback Variation

☐

Shopping Center Signage Plan Approval / Amendment

☐

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

☐

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

☐

Rezoning

☐

Special Use - Commercial

☑

Site Plan Amendment

☐

Plat of Easment

☐

Plat of Vacation

☐

Plat of Subdivision

☐

Plat of Dedication

☐

Plat of Consolidation

☐

PUD Site Plan Approval

☐

PUD Amendment

☐

Valet - Regular

☑

Valet - Special Event

☑

PUD Special Use Amendment

☐

PUD Administrative Amendment

☐

Fence Variation

☐

Variation - Other

☐

Brief description of the request*

Swadeshi plaza looking for SPecial use permit for Banquet Hall and Valet Parking Plan at exciting building at 1209 Golf Rd
Actaully Our Swadeshi Plaza at Schaumburg is planing to start retail grocery and Cafe , Viggi fine dininh Restuarent and SPU for Banquet hall facilty

Valet Parking Operator(s)

Valet Parking Service

SWADESHI BANQUTE HALL

Valet Parking Service Street Address

1209 GOLF RD

Valet Parking Service City

Schaumburg

Valet Parking Service State

IL

Valet Parking Service Zip Code

60173

Valet Parking Phone Number

8479425274

Valet Parking Service Email

nagkakarala@gmail.com

Project Staff

Type

Other

If Other, Describe

Business Partner and Lease holder

Company Name

Swadeshi Plaza

Staff Name*

[redacted]

Staff Mailing Address*

1441 E Katie LN

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

NAGA KAKARALA
Dec 15, 2025

10 VALET PARKING

5 VALET PARKING

6 VALET PARKING

1209 GOLF RD

VALET PARKING DROP-OFF PICK-UP

PODIUM

carts

STALL EXHIBITS DIPLOMAND

STALL 1 | STALL 2 | STALL 3 | STALL 4 | STALL 5 | STALL 6

SWADESHI BAZAR

FRESH MEAT COUNTER | REACH IN FREEZER | REACH IN FREEZER

CAFE SELT SERVICE

CHECKOUTS

GROCERY SECTIM PRODUCE
RAW AME COOLERS MEAT

CANNED GOODS | CANNED GOODS | CANNED GOODS | CANNED GOODS | CANNED GOODS | CANNED GOODS | CEREALS

ORDER PICKUP

CAFE KITCHEN

FROZEN FOODS | FROZEN FOODS | DRINKS | DRINKS

kitchen raw grocer storage | veggi cooler | veggi freezer | meat cuting | meat cooler | meat freezer

BACK OPERATIONS

RECEPTION

VIGGI FINE DINNING

VEGGI KITCHEN OPERATIONS

STAFF DINNING AREA

UBER OR DOOR DASH

STAFF BAZARAN

DATA CAMERA RM

OFFICE RM

GREASE TRAP

COATS / OFF

OFF. RM

BANQUETE LOBBY

BATHROOM | BATHROOM | BATHROOM

BAR

BANQUETE / EVENTS HALL (capacity for 300~350 seats)

TABLE | TABLE | KITCHEN/BACK OPERATION | PREP TABLE

STAGE

MAIN RM

STORAGE ENTRY AND EXIT OF GOODS

ELECTRIC PANNELS AND UTILITY RM

KITCHEN/BACK OPERATION

1- HALF BATH ROOM
2- BANQUET HALL STUFF STAGE SELF BOTH SIDES WITH CENTRAL TABLE
3- PLATES AND CUTLERY ITEMS STORAGE SELF ON BOTH SIDES WITH CENTRAL TABLE
4- PLATES AND CUTLERY DISH WASHER AND EQUIPMENT AREA WITH CENTRAL TABLE
5- TWO TRASH BINS (BLUE AND GREEN)
6- KICHEN EQUIP. GRINDER / ICE MAKER ETE
7- FOOD COLD STORAGE SELFS
8- HOT FOID STORAGE SELFS
9- DOUBLE SIDE PREP TABLE FOR KICHEN
10- KICHEN HOOD AND UNDER STOVES AND FRYERS ETE
11-3 BASIN SINK SEPERATED 4 FT WALLS

GARBAGE CONTAINER

NATIONAL PKWY

LEGEND

- BLUE CONTAINER FOR CLEAN AND DRY PAPER AND CARDBOARD
- GREEN CONTAINER FOR 100% RECYCLABLE GLASS BOTTLES

1 SITE PLAN

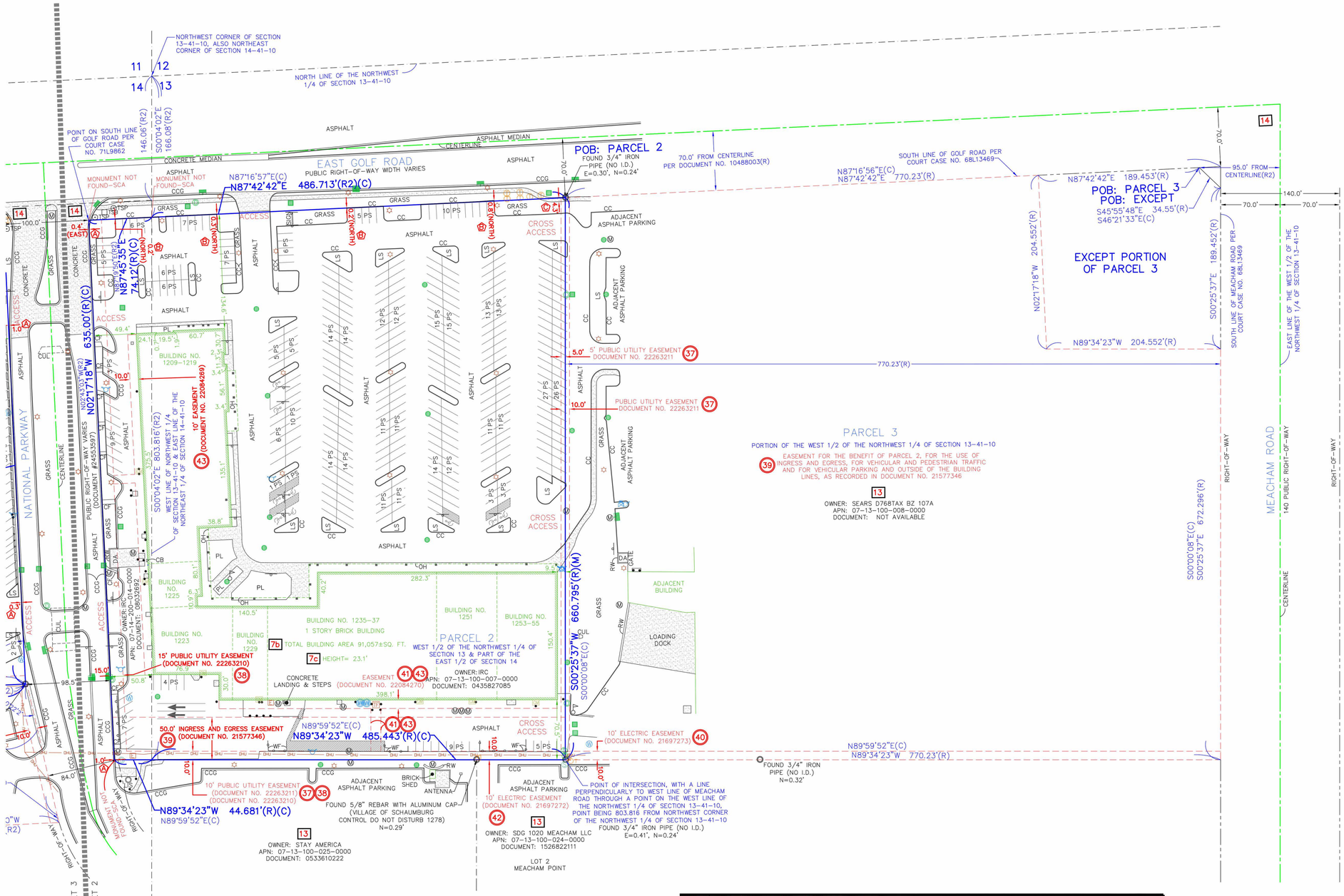
Scale: 1/16"=1'-0"

DESCRITION:		PROJECT:	SCALE:	SHEET:
SITE PLAN				A-01
DISTRICT:	CITY:	MAILING ADDR: 1209 GOLF RD SWADESKI PLAYER SPACE PLAN	DATE: 10-09-25	

6Dia NORTH ARROW & SCALE

1" = 60'
GRAPHIC SCALE
0 30' 60' 120'

SHEET 3 OF 3



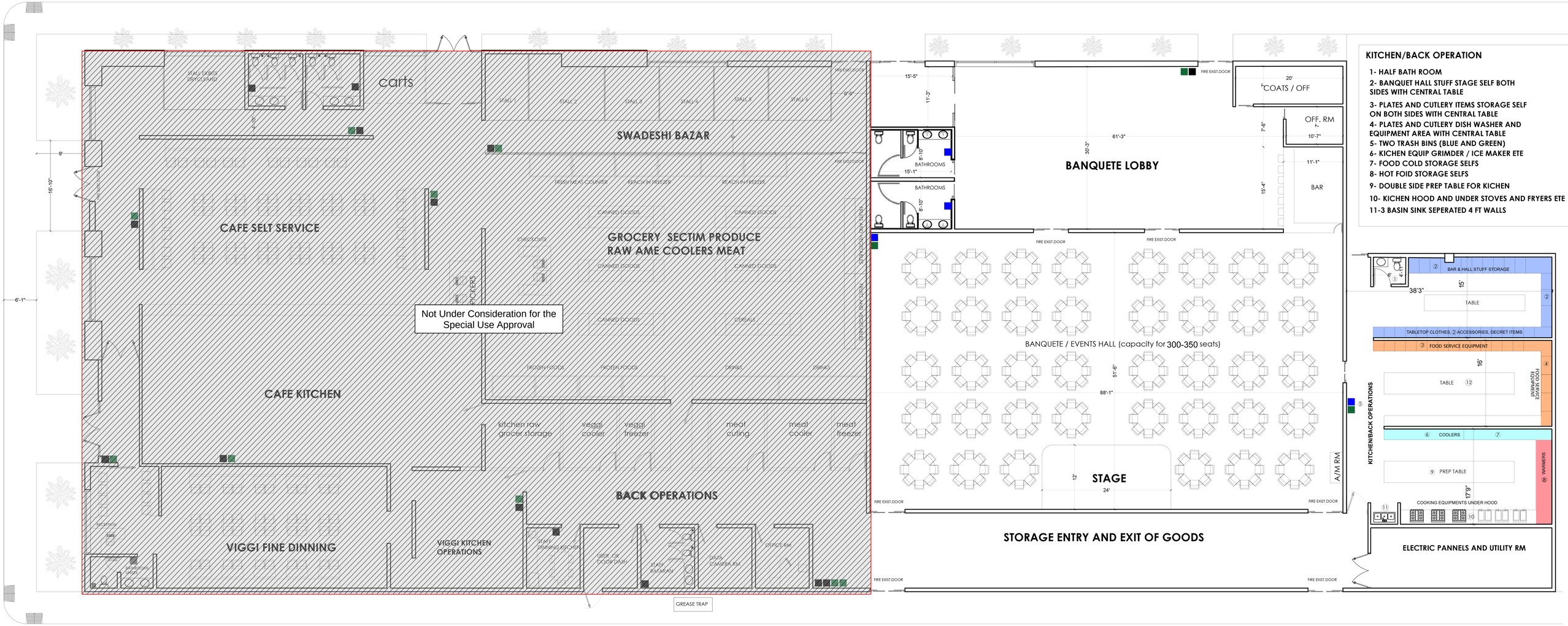
6Dib LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	GAS VALVE	MONUMENT AS NOTED	CUL	CULVERT
NO PARKING AREA	MONITORING WELL	UTILITY POLE	LD	LOADING DOCK
HANDICAP PARKING	MANHOLE (UNKNOWN)	GUY ANCHOR	LIS	LIFT STATION
CATCH BASIN	GAS METER	CHORD BEARING	LS	LANDSCAPED AREA
CURB STORM INLET	ELECTRIC BOX	CHORD LENGTH	NO.	NUMBER
LIGHT POLE	WATER MANHOLE	ARC LENGTH	OH	OVERHANG
SIGN	FIRE HYDRANT	RADIUS	POB	POINT OF BEGINNING
TSB TRAFFIC SIGNAL BOX	WATER VALVE	CENTRAL ANGLE	POC	POINT OF COMMENCEMENT
TSP TRAFFIC SIGNAL POST	SANITARY MANHOLE	CALCULATED DATA	PL	PLANTER
GRATE TOP STORM INLET	TELEPHONE PEDESTAL	FIELD MEASURED DATA	PS	PARKING SPACE(S)
STORM MANHOLE	TELEPHONE RISER	TITLE DESCRIPTION	RW	RETAINING WALL
FLAGPOLE	FLAGPOLE	DOCUMENT NO. 24553597	SQ.FT.	SQUARE FEET
COLUMN	TELEPHONE MANHOLE	CONTROL BOX	WF	WOOD FENCE
BOLLARD	ELECTRIC MANHOLE	CONCRETE CURB		
ELECTRIC TRANSFORMER	CAR STOP	CONCRETE CURB & GUTTER		
		CONCRETE FLUME		
				OHU OVERHEAD UTILITY LINE

6Dvi ALTA/ACSM LAND TITLE SURVEY
2
OF
WOODFIELD COMMONS EAST & WEST
1111-1255 EAST GOLF ROAD
SCHAUMBURG, ILLINOIS
COOK COUNTY

AMERICAN SURVEYING & MAPPING INC.
318 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM

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KITCHEN/BACK OPERATION

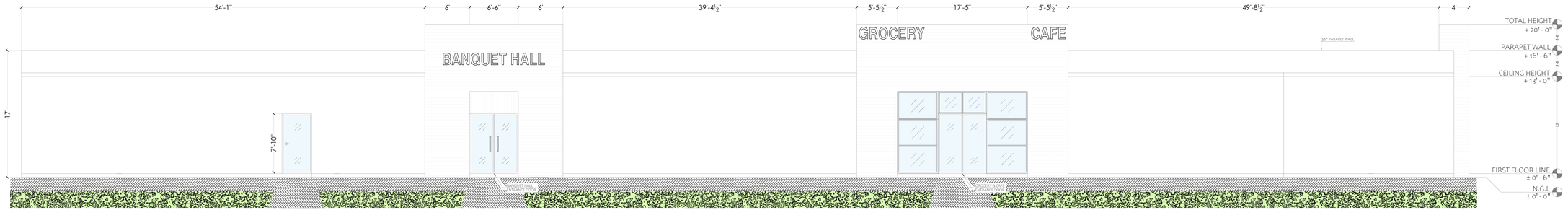
1- HALF BATH ROOM
2- BANQUET HALL STUFF STAGE SELF BOTH SIDES WITH CENTRAL TABLE
3- PLATES AND CUTLERY ITEMS STORAGE SELF ON BOTH SIDES WITH CENTRAL TABLE
4- PLATES AND CUTLERY DISH WASHER AND EQUIPMENT AREA WITH CENTRAL TABLE
5- TWO TRASH BINS (BLUE AND GREEN)
6- KICHEN EQUIP GRIMDER / ICE MAKER ETE
7- FOOD COLD STORAGE SELFS
8- HOT FOID STORAGE SELFS
9- DOUBLE SIDE PREP TABLE FOR KICHEN
10- KICHEN HOOD AND UNDER STOVES AND FRYERS ETE
11-3 BASIN SINK SEPERATED 4 FT WALLS

1

FLOOR PLAN

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

DESCRITION:		PROJECT:	SCALE:	SHEET:
FLOOR PLAN				A-02
DISTRICT:	CITY:	MAILING ADDR: 1209 GOLF RD SWADESHI PLAZA SPACE PLAN	DATE:	



1 A1.1

PROPOSED EAST ELEVATION

SCALE: NTS.



Proposals: we are going to keep the Same Exciting building material like metal frames and glass doors for Entry sections and Also keeping the same stucco building material for Exterior entire walls of building

NORTH

STAMP:

CLIENT:

CLIENT ADDRESS:

REVISION

No	DATE	DESCRIPTION

NAME SHEET:

PROPOSED EAST ELEVATION

PROPERTY ADDRESS:

PROJECT

NEW CONSTRUCTION

SCALE:	SHEET:
NTS.	A1.1

THESE PLANS ARE INDENTED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS BUILDING PROJECT. IF THIS SHEET THE LICENSED STAMP IS NOT PROVIDED, THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND

Proposed times for valet parking operations

We provide valet Parking service for our Banquet Hall operations

We using Star Valet service company and they handle professional valet service since couple of years in Chicago land and proposing 21 Valet Parking slots on the north and East side of banquet Hall (we can see on our new updated site Plan drawings which are uploaded)

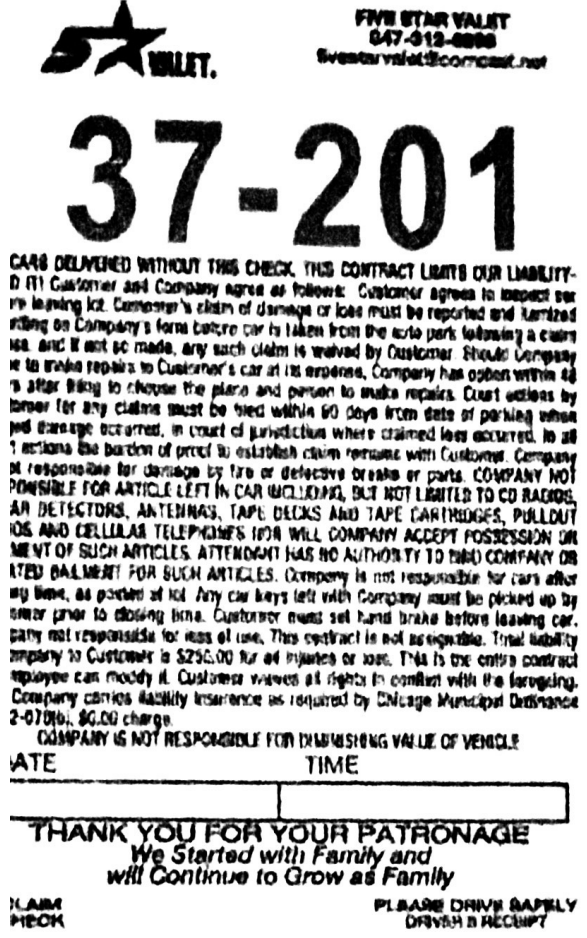
our Valet pick up and drop of service after Banquet Hall entrance which is Ezy and convenient for our Gusts

Actually, our Banquet Hall Valet Parking service Available on Friday night (6 PM to 11 PM) Saturday (5 PM to 12 AM) and Sunday Morning (10 am to 2 PM and 5 Pm to 11 PM)


405


VALET
PARKING
STOP
HERE
5 VALET
(847)312-6898


VALET
PARKING
STOP
HERE
5 VALET
(847)312-6898
VALET
PARKING
STOP
HERE
5 VALET
(847)312-6898



FIVE STAR VALET
647-312-6666
fivestarvalet@comcast.net

37-201

CARS DELIVERED WITHOUT THIS CHECK. THIS CONTRACT LIMITS OUR LIABILITY-
D IT! Customer and Company agree as follows: Customer agrees to inspect car
re leaving lot. Customer's claim of damage or loss must be reported and itemized
riting on Company's form before car is taken from the auto park following a claim
ss, and if not so made, any such claim is waived by Customer. Should Company
e to make repairs to Customer's car at its expense, Company has option within 48
s after filing to choose the place and person to make repairs. Court actions by
tomer for any claims must be filed within 90 days from date of parking when
ged damage occurred, in court of jurisdiction where claimed loss occurred. In all
r actions the burden of proof to establish claim remains with Customer. Company
ot responsible for damage to tire or defective brake or parts. COMPANY NOT
PONSIBLE FOR ARTICLE LEFT IN CAR INCLUDING, BUT NOT LIMITED TO CD RACKS,
AR DETECTORS, ANTENNAS, TAPE DECKS AND TAPE CARTRIDGES, PULLOUT
IOS AND CELLULAR TELEPHONES UNLESS WILL COMPANY ACCEPT POSSESSION OR
MENT OF SUCH ARTICLES. ATTENDANT HAS NO AUTHORITY TO BIND COMPANY OR
ATED BAILMENT FOR SUCH ARTICLES. Company is not responsible for cars after
ay time, as posted at lot. Any car keys left with Company must be picked up by
ower prior to closing time. Customer must set hand brake before leaving car.
pany not responsible for loss of use. This contract is not assignable. Total liability
ompany to Customer is $250.00 for all injuries or loss. This is the entire contract
employee can modify it. Customer waives all rights in conflict with the foregoing.
Company carries liability insurance as required by Chicago Municipal Ordinance
2-070(b). $6.00 charge.

COMPANY IS NOT RESPONSIBLE FOR UNMISSING VALUE OF VEHICLE

ATE TIME

THANK YOU FOR YOUR PATRONAGE
We Started with Family and
will Continue to Grow as Family

LAIM
HECK

PLEASE DRIVE SAFELY
DRIVER'S RECEIPT

37-201



FIVE STAR VALET
647-312-6666
fivestarvalet@comcast.net

37-201

VALET.

FIVE STAR VALET
647-312-6666
estarvalet@comcast.net

37-201

MFG: VALET PARKING TICKETS

CITY OF CHICAGO

DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION

BUSINESS LICENSE

BY THE AUTHORITY OF THE **CITY OF CHICAGO**, THE FOLLOWING BUSINESS LICENSE IS HEREBY GRANTED TO:

LEGAL NAME/LICENSEE: **FIVE STAR VALET CORP.**
DBA NAME: **FIVE STAR VALET CORP.**
BUSINESS ADDRESS: **81 E. VAN BUREN ST.**
CHICAGO, IL 60605

(SBC- CHICAGO CLUB)

ACCOUNT NO: **346522** SITE NO: **7** LICENSE NO.: **2464126** LICENSE FEE: **$600.00**

LICENSE TYPE: **VALET PARKING OPERATOR**
LICENSE CODE: **2101**

THIS BUSINESS LICENSE IS ISSUED AND ACCEPTED SUBJECT TO THE REPRESENTATION MADE ON THE APPLICATION THEREFOR, AND MAY BE SUSPENDED OR REVOKED FOR CAUSE AS PROVIDED BY LAW. LICENSEE SHALL OBSERVE AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE UNITED STATES GOVERNMENT, STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO AND ALL AGENCIES THEREOF.

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE LICENSED PREMISES

ISSUED ON: **JULY 17, 2025**
EXPIRATION DATE: **JUNE 30, 2026**

MAYOR

Anna M. Valencia
CITY CLERK

VOID

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

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

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Chidochashe Baker Community Planner	Naga Kakarala 1209 E. Golf Road Schaumburg

Mr. Naga Kakarala, Petitioner, stated that he would like to operate a banquet hall, restaurant, café and grocery store. They are planning to use a valet parking service.

Ms. Chidochashe Baker stated the proposed is located in the Woodfield Commons East Shopping Center. The Petitioner is requesting approval for a valet parking plan and special use for a 9,000 square-foot banquet hall. The Petitioner also proposes a few other uses, which are permitted by right. The subject property is in the Golf Road Corridor, Sub-District B. The tenant space is currently vacant and was formerly occupied by a toy store. The Petitioner proposes to have 15-20 employees. The proposed days and hours of operation for the banquet space are weekdays on Thursdays and Fridays from 5pm – 11pm and weekends on Saturdays and Sundays from 8am to 12am. The banquet space is proposed to be closed Mondays through Wednesdays, except for special occasions and private bookings.

Parking
Staff conducted a parking analysis. The property is currently developed with some retail stores. The DMV is also located in this shopping center. In the parking analysis, Staff incorporated other uses proposed by the Petitioner including a grocery store, two food establishments, a Type "A" restaurant and a food court similar to the one at H-Mart. The number of parking spaces for all of the uses at the property, including the aforementioned uses, is 436. Four hundred and ten spaces are provided, resulting in a 26-space parking deficit. Since the parking variation is less than 10% of the required parking, it can be approved administratively. The Petitioner has provided Staff with some parking counts for the Minor Amendment. The Petitioner is proposing some other changes that also qualify as Minor Amendments.

Valet Parking Plan
The Petitioner proposes to have a dedicated drop-off and pick-up service in front of the proposed banquet hall. The service is expected to be provided by 5-Star Valet Corp. They will provide valet services on the busier nights when the banquet hall is having large events. Twenty-one out of 410 parking spaces are proposed to be designated for valet parking. The Petitioner proposes to use the 21 parking spaces that are the furthest away from all of the retail and existing uses, directly facing Golf Road. The valet parking

entrance will be from Golf Road entrance. Staff learned that the valet parking was proposed near the fire lane. Ms. Baker discussed with the Fire Marshall. The conditions on the Staff Report state that the valet drop-off and pick-up of 3 cars' length would be dedicated and signage would be removed for the fire lane because the Fire Marshall determined that there was enough space for the fire lane to still be functional. Staff included a condition whereby the Petitioner will show a valet pick-up and drop-off area which should be no more than 60' on their site plan once they apply for permits.

Ms. Baker stated that Staff is supportive of the request and recommends approval.

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

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

Chairman Raimondi asked the Board for their comments.

Mr. Riley stated that there are more than enough parking spaces provided and sees no negative affect to the other businesses in the shopping center.

Mr. Morreale stated that he is happy that the vacant space will be occupied.

Mr. Szurgot asked if it's correct that the south end of the property will be the banquet facility and the proposed restaurants will be located on the north end. The Petitioner said, yes. Mr. Szurgot said he was concerned about the entrance to the banquet facility because it will be very close to the DMV (Department of Motor Vehicles). He believes the DMV is open on Saturdays. Mr. Kakarala said that 90% of his business is expected to take place on Friday nights – Sunday afternoon. He added that there may be some parties starting at 2pm on Saturdays. Mr. Szurgot noted that Page 2 of the PRG Report has a typo in the last paragraph before "Parking Variation." The hours of operation on Saturday should read "7:30am – 12pm."

Ms. Errera and Mr. Mytych had no questions.

Mr. Bhagwakar asked if the valet parking will be complimentary. Mr. Kakarala said that currently, they anticipate that it will be free. He asked if the banquet hall portion of the facility will offer both vegetarian and non-vegetarian cuisine and Mr. Kakarala said, yes. Mr. Bhagwakar said that when he visited the site, he noticed that the direction of the angled parking stalls did not match what is shown on the site plan. Ms. Baker said that Staff included a condition stating that the site plan will have to be revised to accurately show some of the things that are on the site because it was not necessarily accurate in some areas. It was accurate as far as showing how the traffic will flow, especially for the valet parking. Staff will be reviewing the site plan along with permit drawings.

Mr. Dolbeare said it will be nice to have that tenant space occupied. He said there will be some parking conflicts with the Secretary of State's office. He asked if they will be preparing meals onsite, and the Petitioner said, yes.

Ms. Veatch said that she agrees with the previous comments about the challenging parking situation in the daytime because of the DMV's office but since the proposed will be busy later in the day into the evening, she believes that will be fine.

Chairman Raimondi stated that the valet parking attendants will be busy in the early evening. He is concerned about the future uses which the Petitioner is proposing and how that will work.

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

Mr. Morreale made a motion, seconded by Mr. Mytych, to recommend approval of a Special Use for a Banquet Hall and Valet Parking Plan for Swadeshi Banquet Hall located at 1209 E. Golf Road, Case No. Z2604-01 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.
2. The floor plan has been accepted as preliminary by the Building and Health Divisions. The plans will receive a much more detailed review during building permit review.
3. A liquor license shall be obtained prior to serving alcohol at the proposed Banquet Hall.
4. A state-certified food manager shall be onsite at all times while food is being prepared.
5. Prior to issuance of building permits the petitioner shall submit revised building floor plans as follows:
    a. All bathrooms shall meet current accessibility codes.
    b. Provide 2 added toilets, 1 lavatory to the Woman's restroom, and 1 added toilet, 2 urinals, 1 added lavatory to the Men's restroom.
    c. Provide an additional service sink.
    d. Provide 2 lobby exits of 43.2" clear.
    e. Resize 3 comp sink.
6. Prior to issuance of building permit the petitioner shall submit scaled building elevations detailing the proposed modifications to the building façade and a revised site plan that accurately represents the site layout.
7. Prior to issuance of building permit the site plan shall be revised to:
    a. Provide a dumpster enclosure constructed per the requirements of Code section 96.06.
    b. Show a 60ft (3-cars length) valet pick-up and drop-off area.
8. The designated valet pick-up and drop off area shall be located 20ft away from any pedestrian crossings.

9. Some of the existing fire lane signage in front of the banquet hall shall be relocated to exclude an area no larger than 3 cars length (60ft max.) for valet pick- up and drop-off
10. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Business Narrative, received by the Community Development Department on April 15, 2026.
    b. Valet Parking Plan, received by the Community Development Department on January 22, 2026.
    c. Revised Banquet Hall Floor Plans; Sheets A-02; received by the Community Development Department on May 29, 2026.
    d. Revised Site Plan; Sheet A-01; received by the Community Development Department on May 29, 2026.

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

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

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 7/14/26.

ADJOURNMENT

The meeting was adjourned at 7:28pm.

_____
Chidochashe Baker, AICP,
Community Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Site Plan Approval for Building and Parking Lot Development for Napleton Schaumburg Subaru / 200 W. Higgins Road
07/14/26
Village Board

Presenter: Monica Richart, Sustainability Planner
Lead Department: Community Development

Executive Summary:

Case Title
SP2605-02 / Napleton Schaumburg Subaru / 200 W. Higgins Road / Site Plan Approval for Building and Parking Lot Development

Hearing Date
July 14, 2026

Summary
The petitioner requests a site plan amendment for a new motor vehicle dealership to be located at 200 W. Higgins Road. The dealership previously received site plan approval in June 2023 under Ordinance No. 23-059 (Case No. Z2303-05). Since their approval Subaru has updated their branding resulting in a revised design for the building and adjacent parking. The desired changes require approval due to the extent of the modifications.

Recommended Action:

Staff Recommendation
Recommending Approval

If the Village Board concurs with the Project Review Group's recommendation, they should approve the request as presented.

ATTACHMENTS:
- Staff Report
- Location Map
- REDACTED SP2605-02 Napleton Subaru Application.pdf
- Architecture Plans
- Landscape Plans
- Project Narrative

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

M E M O R A N D U M

DATE: July 01, 2026

TO: Village Manager

FROM: Director of Community Development

SUBJECT: SP2605-02 / NAPLETON SCHAUMBURG SUBARU / 200 W Higgins Road / Site Plan Approval for Building and Parking Lot Development

FOR: Village President and Board of Trustees

APPLICANT INFORMATION

NAME: Erin Moore

CORPORATION: Simon Design Group

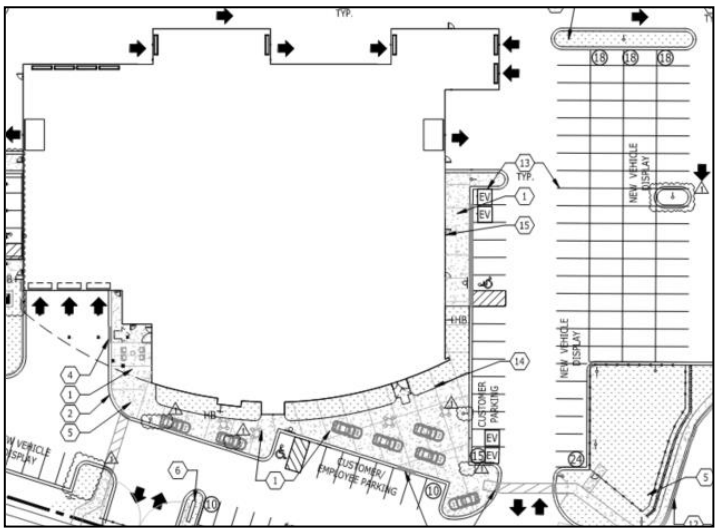
ADDRESS: 807 Waukegan Rd Suite 150
Deerfield, IL 60015

PROJECT DATA

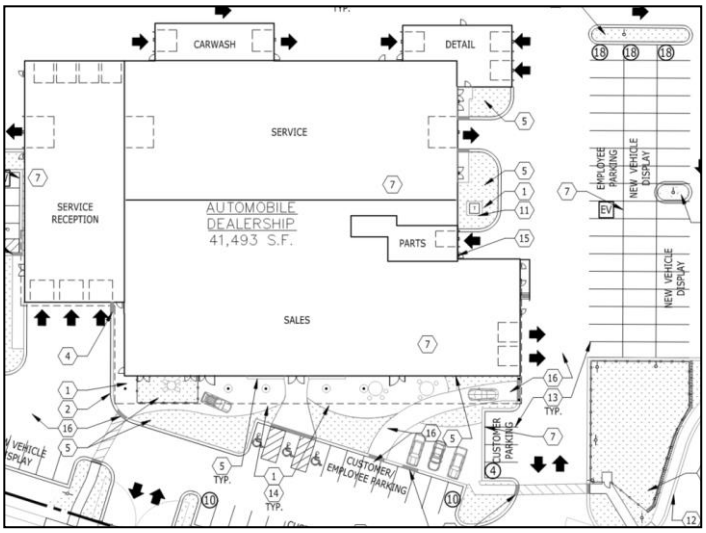
Existing Zoning:	Retail, Service and Motor Vehicle (B-4)
Existing Land Use:	Vacant
Comprehensive Plan Designation:	General Commercial

PROJECT SUMMARY

The petitioner requests site plan amendment for a new motor vehicle dealership (Napleton Subaru) to be located at 200 W. Higgins Road. The dealership previously received site plan approval along with Rezoning from B-2 to B-4, Foundation Landscape Variation, Bufferyard Variations, Parking End Island Tree Variation, and Preliminary & Final Plat of Subdivision in June 2023 under Ordinance No. 23-059 (Case No. Z2303-05). Since their approval Subaru has updated their branding resulting in a revised design for the building and adjacent parking. The revised design is substantially similar to the previously approved plans in site layout and use with modifications primarily impacting the front building shape and façade and building materials. The submitted plans align with building designs being rolled out for Subaru dealerships nationwide and feature a glass storefront and pavilion style entry. During the land development permit process, staff was made aware of the desired changes which require new approval due to the extent of the modifications.



2023 approved plan.



Proposed plan

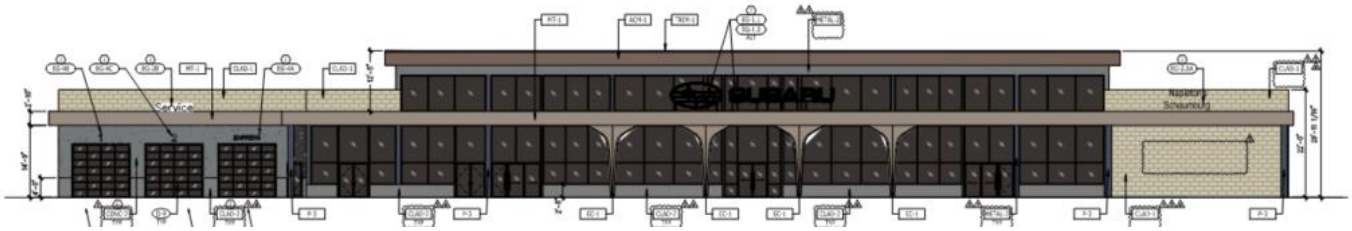
The petitioner is proposing to construct a 41,493 square foot building that will serve as the new Napleton's Schaumburg dealership. The size of the building will be decreased from 49,176 square feet in the original approved plan. The proposed front façade design replaces the curved building front with a straight pavilion style entry with structural metal columns opening onto the landscaped area in front of the building that also serves as an outdoor vehicle display showroom. The east building façade is modified to include an additional loading door, and a landscaped electrical transformer is being added along the east side. The revised design increases landscaping at the building front and reconfigures the outdoor showroom into vignette style vehicle displays. The parking next to the building is also reconfigured with parking spaces reduced on the east side by 11 spaces and slightly increased in front by 2 spaces, maintaining a total of 15 customer and employee parking stalls in front of the building. One row of stadium parking used to display vehicles is being removed from the parking bay east of the building, reducing it from four rows to three rows.

In addition to the redesigned entry, the proposed building features a different material palette that emphasizes warm, natural looking materials. The previous approved building materials included a combination of composite metal panels (silver metallic), corrugated metal siding (charcoal grey), concrete panels (charcoal grey) and glazing. The front elevation included a "slate" icon tower feature constructed of thin veneer as shown in the image below.



2023 Approved Elevation/Rendering

The proposed design will include faux stone cladding (beige), pre-cast concrete panels with a faux stone pattern (charcoal grey) and metal panels with a wood print finish. Metal columns supporting the pavilion style overhang emulate the shape of the Subaru logo.



Proposed section (above).



Proposed rendering (above). Rendering is for façade illustration purposes and does not reflect the proposed site layout or signage.

The proposed building materials comply with the Golf Road Corridor overlay design standards. The proposed modifications meet the intent of the original ordinance and therefore staff is recommending approval of the proposed modifications to the building façade and site changes.

Parking:

As indicated below, parking for the dealership will remain is excess of minimum parking requirements. The parking calculation for the proposed dealership is as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed Subaru Dealership	1 space per 500 square feet of enclosed showroom	7 spaces

Building Floor Area – 41,493 square feet	1 space per 2,500 square feet of outdoor showroom 2 spaces per service bay 1 space per employee	1 space 54 spaces 70 spaces
Parking Required		132 spaces
Parking Provided		289 spaces
Parking Surplus		157 spaces

If the Village Board concurs with the Project Review Group's recommendation, they should approve an ordinance granting a Site Plan Amendment for Napleton Schaumburg Subaru located at 200 W Higgins Road, subject to the following conditions:

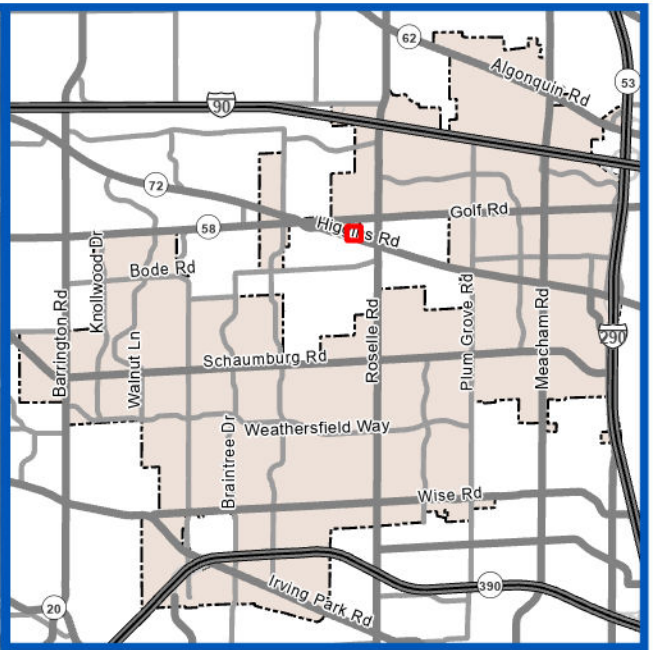
1. The terms and conditions of Ordinance No. 23-059 or other ordinances not specifically revised herein are hereby reaffirmed by reference.
2. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, which including landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.
3. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
4. Any change to the approved plans listed below must be brought to the attention of the Director of Community Development before any construction can begin. Ad-hoc field changes are considered a violation of approved plans and could result in the revocation of development permits.
5. No signage is being approved as part of this Site Plan Approval, a separate sign permit is required for any signage.
6. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Architecture and Engineering Plans to the Community Development Department which include the following:
    a. Fire department access shall be provided at security gates with a Knox Box or Knox Padlock. (Engineering Plans GM)
    b. Front drive aisle shall be designated as a fire lane. Signage shall be provided and the curb shall be painted yellow. (Engineering Plans GM)
    c. Valves and hydrants shall be Mueller and Clow Only
    d. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area. All DIP shall be encased; Encasement of piping shall be V-Bio Enhance.

e. Provide CA-6 backfill only. no CA-7, no sand.
f. Connection shall be provided via dry connection and cut in a TEE for 8" loop, valve and valve vault to be adjacent. Schedule shut downs with VOS. Valve Vaults to be 5'.
g. Provide continental crosswalks over both commercial driveways.
h. Provide hatched design for all crosswalks internal to the site.
i. For the pedestrian crossing on the south end of the north-south drive aisle adjacent to the east side of the proposed building, provide detectable warnings for this pedestrian access route.
j. For the pedestrian crossing north of the traffic signal, provide R1-6A Pedestrian Crossing sign for both directions of vehicular travel.
k. Per code section 151.08, ensure clear sight distances are maintained entering and exiting the development from Higgins Road (Illinois Route 72) by 350 feet.
l. Provide a truck turning template for service and emergency vehicles expected to service the site. Ensure turning maneuvers do not cross into opposing traffic or additional traffic lanes.
m. Where electric vehicle (EV) charging stations are provided for public use, at least one accessible EV charging station shall be provided and designed to be usable by individuals with disabilities. Accessible EV charging stations shall be located on an accessible route and shall provide the required accessible vehicle space, access aisle, reach ranges, and operable parts necessary for accessibility. Submit revised site and architectural plans demonstrating compliance with applicable accessibility requirements and current accessibility standards for EV charging facilities.

7. Prior to the issuance of a Building Permit, the petitioner shall submit a revised copy of the Building Plans to the Community Development Department which include the following:
   a. A Knox Box shall be provided at the main entrance and at the sprinkler room. (Architectural Plans A00.50)
8. The following plans shall be adopted as part of the governing ordinance:
   a. Project Narrative, prepared by Simon Design Group and received by the Community Development Department on April 20, 2026.
   b. Site Plan AA00.50, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   c. Site Lighting Photometric Plan PH1, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   d. Floor Plan - L1 A02.01, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   e. Floor Plan - L2 + Basement A02.02, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   f. Ext. Elevation A04.01, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.

g. Ext. Elevation A04.02, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
h. Ext. Materials A04.03, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
i. Ext. Materials A04.04, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
j. Ext. Materials A04.05, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
k. Overall Tree Preservation Plan TP1.0, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026
l. Tree Preservation Plan North TP1.1, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026
m. Tree Preservation Plan South TP1.2, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026
n. Overall Landscape Plan L1.1, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026
o. Landscape Plan North L1.1, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026
p. Landscape Plan South L1.2, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026





Subject Property

SP2605-02

NAPLETON SCHAUMBURG SUBARU

Site Plan Approval for Building and Parking Lot Development

0 50 100
Feet

VILLAGE OF SCHAUMBURG

200 W Higgins Road

Prepared By:
Village of Schaumburg
Community Development Department

Development Review Application

DEVR-26-23

Submitted On: Apr 20, 2026

Applicant

Erin Moore
[redacted]

Primary Location

200 W HIGGINS RD
Schaumburg, IL 60195

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Monica Richart

SP2605-02 / NAPLETON SCHAUMBURG SUBARU / 200 W Higgins Road / Site Plan Approval for Building and Parking Lot Development

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Architect

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

110 W Golf LLC

Property Owner Street Address

110 W Golf Rd

Property Owner City

Schaumburg

Property Owner State

IL

Property Owner Zip Code

60195

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-15-100-044-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

--

Landscape Variation

Setback Variation

--

--

Shopping Center Signage Plan Approval / Amendment

--

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

--

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

--

Rezoning

--

Special Use - Commercial

--

-

-

Site Plan Amendment

true

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

New Ground Up Car Dealership including, Site Development for Subaru and Construction of a New Subaru Automotive Dealership Building. Site Plan Amendment with changes to building footprint, exterior materials, site utilities and other Civil scope items, and Landscaping.

Project Staff

Type

Architect

If Other, Describe

--

Company Name

Simon Design Group

Staff Name

Simon Yu

Staff Mailing Address

807 Waukegan Road, Suite 150, Deerfield, IL 60015

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

Other

If Other, Describe

Project Manager

Company Name

Simon Design Group

Staff Name

Erin Moore

Staff Mailing Address

807 Waukegan Rd, Suite 150, Deerfield, IL 60015

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

Engineer

If Other, Describe

Civil Engineer

Company Name

Spaceco, Inc.

Staff Name

Michael Mondus

Staff Mailing Address

9575 W Higgins Rd, Suite 700, Rosemont, IL 60018

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

General Contractor

If Other, Describe

--

Company Name

Osman Construction Corp.

Staff Name

Mike Wallis

Staff Mailing Address

70 W Seegers Rd, Arlington Heights, Il 60005

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.

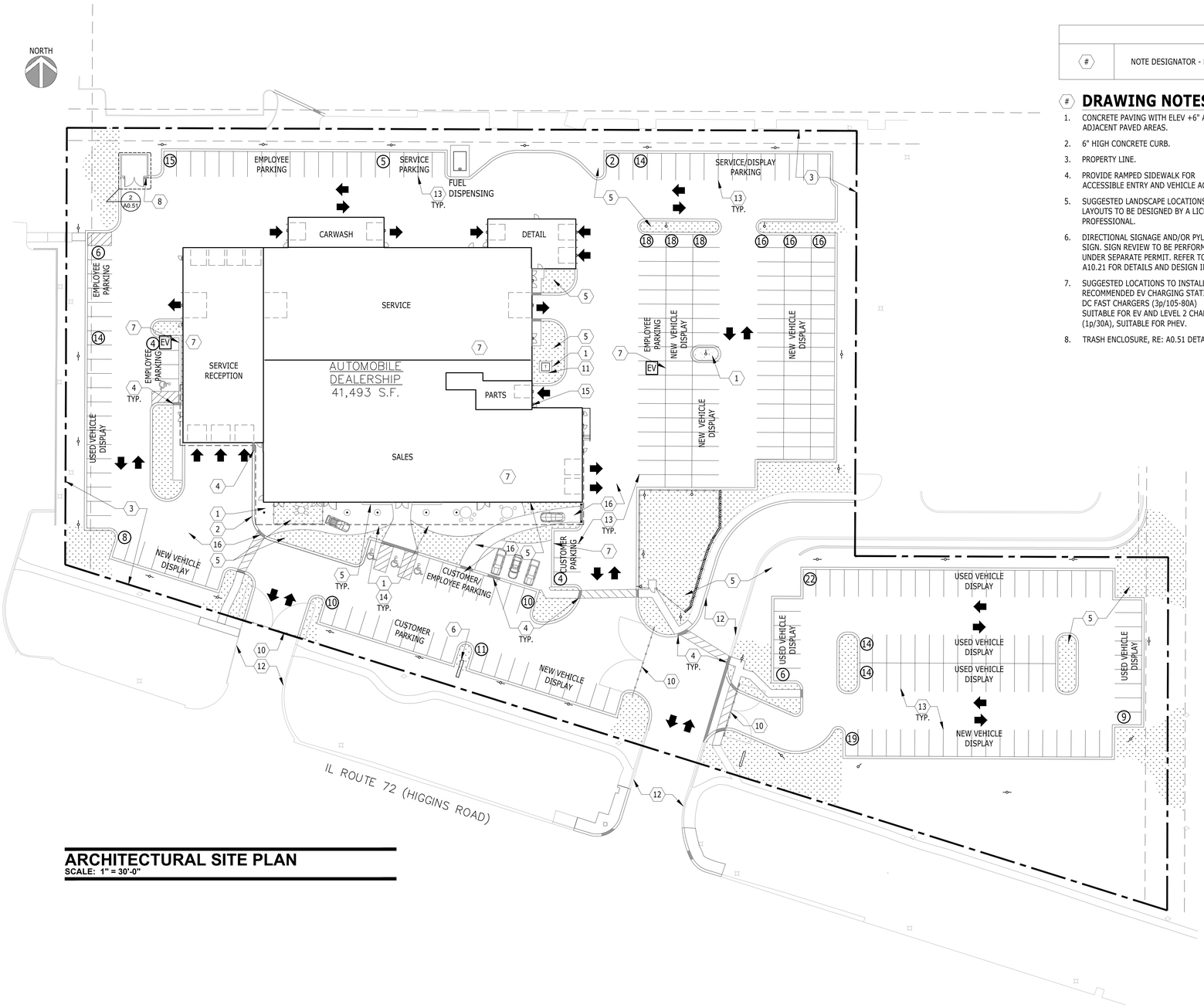
In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

PARKING ANALYSIS

	REQUIRED	PROVIDED
LOT (VEHICLE STORAGE)	0	201
EMPLOYEE – SALES/STAFF	43	44
CUSTOMER – SALES/SERVICE	44	44
ADA (UP TO 100)	4	4
TOTAL	87	289



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

LEGEND

#	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET

DRAWING NOTES

1. CONCRETE PAVING WITH ELEV +6" ABOVE ADJACENT PAVED AREAS.
2. 6" HIGH CONCRETE CURB.
3. PROPERTY LINE.
4. PROVIDE RAMPED SIDEWALK FOR ACCESSIBLE ENTRY AND VEHICLE ACCESS.
5. SUGGESTED LANDSCAPE LOCATIONS. ALL LAYOUTS TO BE DESIGNED BY A LICENSED PROFESSIONAL.
6. DIRECTIONAL SIGNAGE AND/OR PYLON SIGN. SIGN REVIEW TO BE PERFORMED UNDER SEPARATE PERMIT. REFER TO A10.21 FOR DETAILS AND DESIGN INTENT.
7. SUGGESTED LOCATIONS TO INSTALL RECOMMENDED EV CHARGING STATIONS DC FAST CHARGERS (3p/105-80A) SUITABLE FOR EV AND LEVEL 2 CHARGERS (1p/30A), SUITABLE FOR PHEV.
8. TRASH ENCLOSURE, RE: A0.51 DETAILS
9. FENCE.
10. SECURITY GATE, RE: DETAIL 1/A0.51.
11. ELECTRICAL TRANSFORMER.
12. EXISTING CONCRETE CURB
13. PARKING STALL STRIPING.
14. CONTROL JOINT PATTERN, 1'-0" GRID, TYP.
15. EXTERIOR LIGHTING TYP. AT EACH DOOR
16. PAVED SURFACE AT SAME ELEVATION

PROJECT:

Napleton SCHAUMBURG SUBARU

NAPLETON SUBARU
Schaumburg, IL 60462

ARCHITECT:

SIMON DESIGN GROUP, LLC
ARCHITECTURE DESIGN
planning - retail - automotive

500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

Spaceco, Inc
9575 W Higgins Rd, Suite 700
Rosemont, IL 60018

Tel: 847-696-4060
Attn: Michael Mondus

STRUCTURAL ENGIN:

Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047

Tel: 847-550.8411
www.virgilioassoc.com

Attn: Paul Virgilio

ELEC ENGIN:

MGH Engineering
409 S Highland Ave
Arlington Heights, IL 60005

Tel: 773-314-7819
Attn: Manuel Hernandez

PLUMBING ENGIN:

MECHANICAL ENGIN:

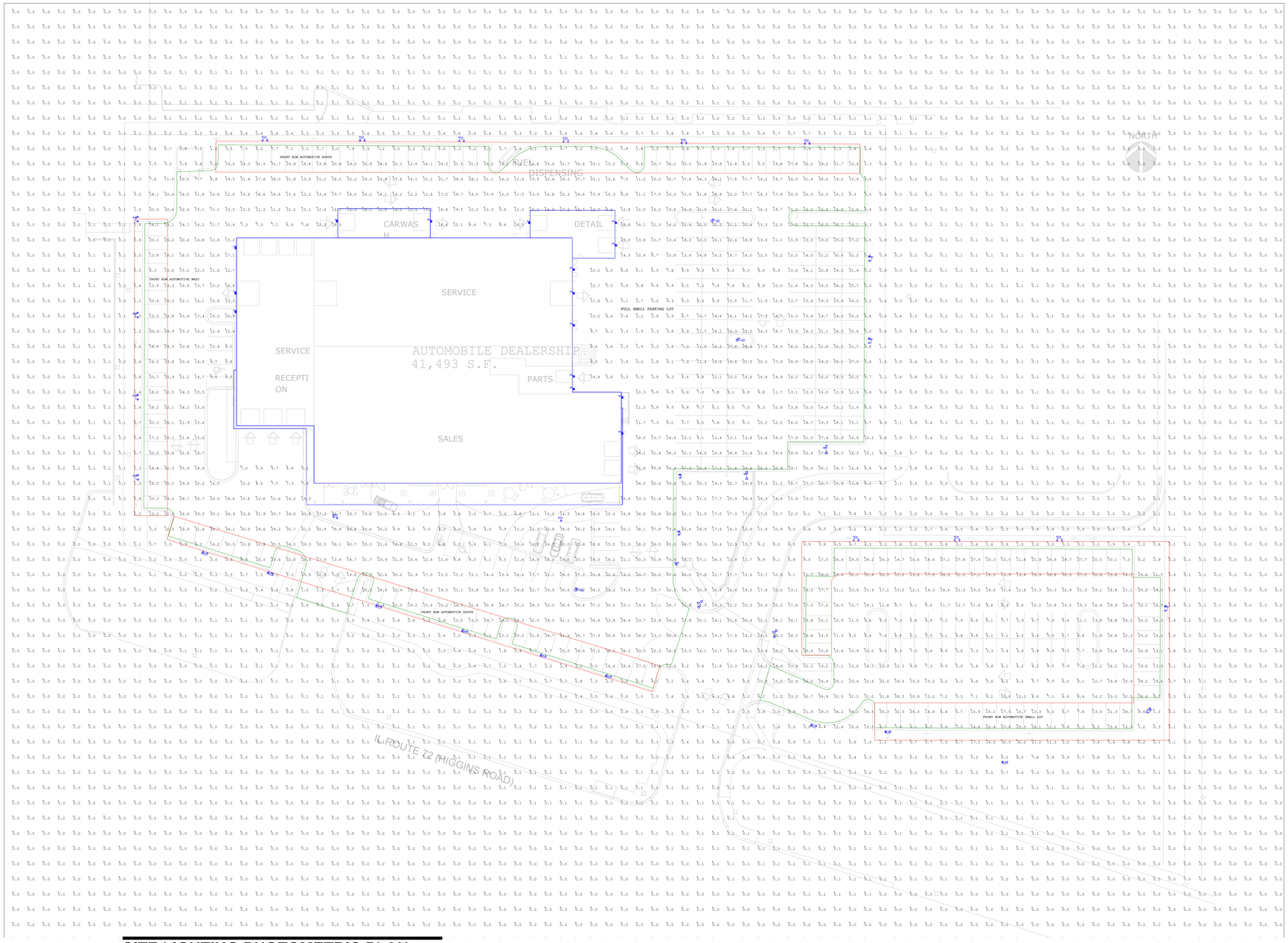
FEB, 18 2026 – PER NEW SUBARU IMAGE
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SITE PLAN

A00.50

LICENSED ARCHITECT
EXPIRES
NOV 2026
SIMON M YU
001-021348
STATE OF ILLINOIS

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SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FULL AREA CALC	Illuminance	Fc	4.60	85.0	0.0	N.A.	N.A.
FULL SMALL PARKING LOT	Illuminance	Fc	18.39	85.0	0.5	36.78	170.00
FULL LARGE PARKING LOT	Illuminance	Fc	14.87	35.3	2.8	5.31	12.61
FRONT ROW AUTOMOTIVE WEST	Illuminance	Fc	15.08	35.1	0.5	30.16	70.20
FRONT ROW AUTOMOTIVE SOUTH	Illuminance	Fc	17.41	39.7	1.2	14.51	33.08
FRONT ROW AUTOMOTIVE SMALL LOT	Illuminance	Fc	13.10	35.3	0.1	131.00	353.00
FRONT ROW AUTOMOTIVE NORTH	Illuminance	Fc	12.98	33.2	0.8	16.23	41.50

Luminaire Schedule									
Symbol	Qty	Tag	Manufacturer	Arrangement	Description	Luminaire Lumens	Luminaire Watts	Total Watts	LLF
	26	A1x	LSI	Twin	MRM-LED-55L-SIL-AM-50-80CRI-IL	31694	438	22776	0.900
	1	A2x	LSI	Twin	MRM-LED-55L-SIL-FTA-50-80CRI	48437	438	876	0.900
	2	A3x	LSI	Single	MRM-LED-55L-SIL-FTA-50-80CRI	48437	438	876	0.900
	7	Bx	LSI	Back-Back	MRM-LED-55L-SIL-FT-50-80CRI	48726	438	6132	0.900
	2	Cx	LSI	Twin	MRM-LED-55L-SIL-AM-50-80CRI	49778	436	1744	0.900
	15	Dx	LSI	Single	GST-08L-FT-50	7609	66	990	0.900

PROJECT:

Napleton
SCHAUMBURG SUBARU

NAPLETON SUBARU
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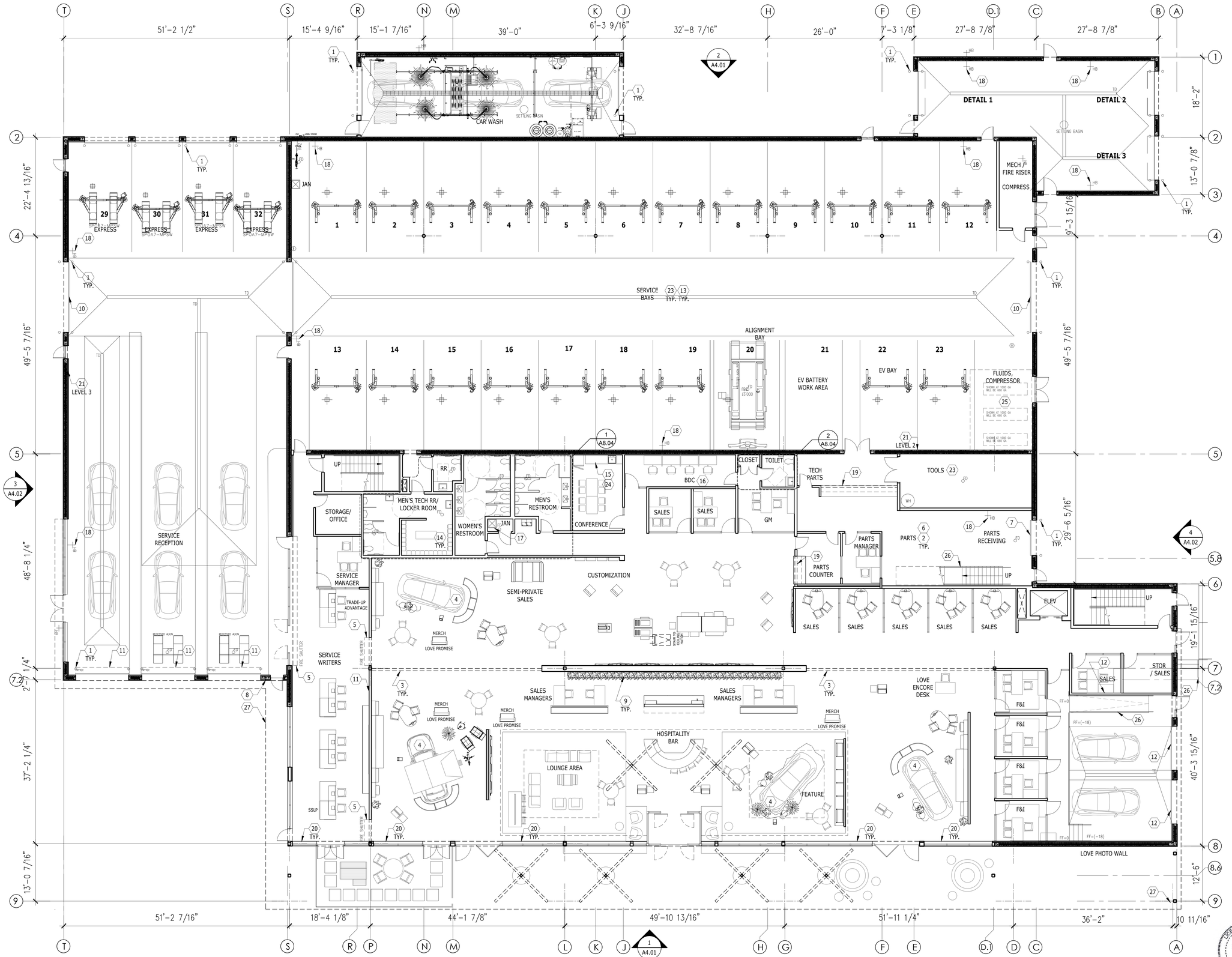
MECHANICAL ENGIN:

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SITE LIGHTING PHOTOMETRIC PLAN

PH1

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FLOOR PLAN - LEVEL 1 1
SCALE: 1/8"

PROJECT:

Napleton
SCHAUMBURG SUBARU

NAPLETON SUBARU
Schaumburg, IL 60462

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SIMON M YU
001-021348
STATE OF ILLINOIS

FLOOR PLAN - L1

A02.01

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GENERAL NOTES

1. REF A00.01 FOR GENERAL NOTES.
2. FOR DIMENSIONS, REFER TO A02.03–04.
3. FOR RESTROOM AND LOCKER ROOM DETAILS, REFER TO A08.04–05
4. FOR FURNITURE PLAN REFER TO A A02.11–12.
5. FOR CEILING PLAN AND LIGHTING SCHEDULE REFER TO A03.01–03.
6. FOR FINISH PLAN AND SCHEDULE REFER TO A02.21–02.26.
7. FOR GRAPHICS INFORMATION AND DETAILS REFER TO A02.41, A10.21, A10.22.
8. FOR DOOR INFORMATION, REFER TO 01/A00.20, A09.01–02.

KEY NOTES

1. 6" CONCRETE FILLED, EMBEDDED STEEL BOLLARDS
2. STORAGE UNITS LAYOUT AND QUANTITY BY OWNER
3. LINE OF SOFFIT ABOVE
4. VEHICLE LOCATION. PROVIDE FLOOR OUTLET UNDER EACH VEHICLE, CAR SERVICE LIFTS BY OWNER, LEVEL FLOOR AT MACHINE, REF TO ENG DWG FOR CONNECTION. GC TO COORD W/ EQUIP MFR
5. FIRE RESISTANCE RATED WALL, FOR OPENING PROTECTION, REFER TO DOOR SCHEDULE ON A09.01.
6. FENCE WITH DOOR IN PARTS AREA, GC PROVIDED/INSTALLED
7. PARTS OVERHEAD DOOR
8. OPTIONAL NIGHT DROP INTEGRATED INTO FACADE
9. SHOWROOM PLANTERS, REFER TO FURNITURE PLAN FOR DETAILS.
10. STEEL OVERHEAD DOOR WITH JACK–SHAFT LIFT. HIGH CYCLE SPRING. PAINT PRECAST WALL JAMB. BREAK–METAL AT HEAD
11. FULL VISION SECTIONAL DOOR WITH HIGH CYCLE SPRING, GROUND SENSORS AT ENTRY. 2 LOCATIONS OF CONTROLS –AT DOOR, AT SERVICE WRITERS
12. HIGH SPEED FULL VISION OVERHEAD DOORS, GROUND SENSORS AT ENTRY. OVERRIDE CONTROLS IN 2 LOCATIONS (1) AT DOOR AND (1) AT SALES OFFICE
13. SERVICE BAY LIFT AND ALIGNMENT RACK LAYOUT BY OWNER.
14. LOCKERS BY OWNER
15. KITCHENETTE
16. OFFICE FURNISHING LAYOUT BY OWNER. ITEMS CAN BE SELECTED FROM SPECIFIED FURNITURE SYSTEM, REFER TO FURNITURE PLAN FOR DETAILS.
17. MOP SINK WITH SHELF ABOVE
18. HOSE BIB LOCATION
19. AT SOFFIT ABOVE, PROVIDE SECURITY GRILLE.
20. 32" HIGH KNEE WALL AT STOREFRONT GLAZING.
21. EV CHARGING STATION LOCATION
22. ROOF ACCESS LADDER, STEEL ACCESS LADDER TO UNDERSIDE OF ROOF DECK, W/ 90" RUNG UNDER DOOR, INSULATED ROOF HATCH, REFER TO A2.06 FOR DETAILS
23. WORK BENCH, BY OWNER, REF ENG DWG FOR CONNECTION
24. WORK BY CONTRACTOR, REF INTERIOR ELEV SHEET
25. STEEL PLATFORM ABOVE, FOR COMPRESSOR, BY CONTRACTOR
26. 42" HIGH TUBE STEEL GUARDRAIL
27. 6" HIGH CONCRETE CURB, RE: CIVIL DWGS.
28. MILLWORK BY CONTRACTOR
29. SOFFITS ABOVE OFFICES, FRAMING TO DECK

FLOOR PLAN NOTES
SCALE: 3/32"

PROJECT:

Napleton SCHAUMBURG SUBARU

NAPLETON SUBARU
Schaumburg, IL 60462

ARCHITECT:

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planning – retail – automotive

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PLUMBING ENGIN:

MECHANICAL ENGIN:

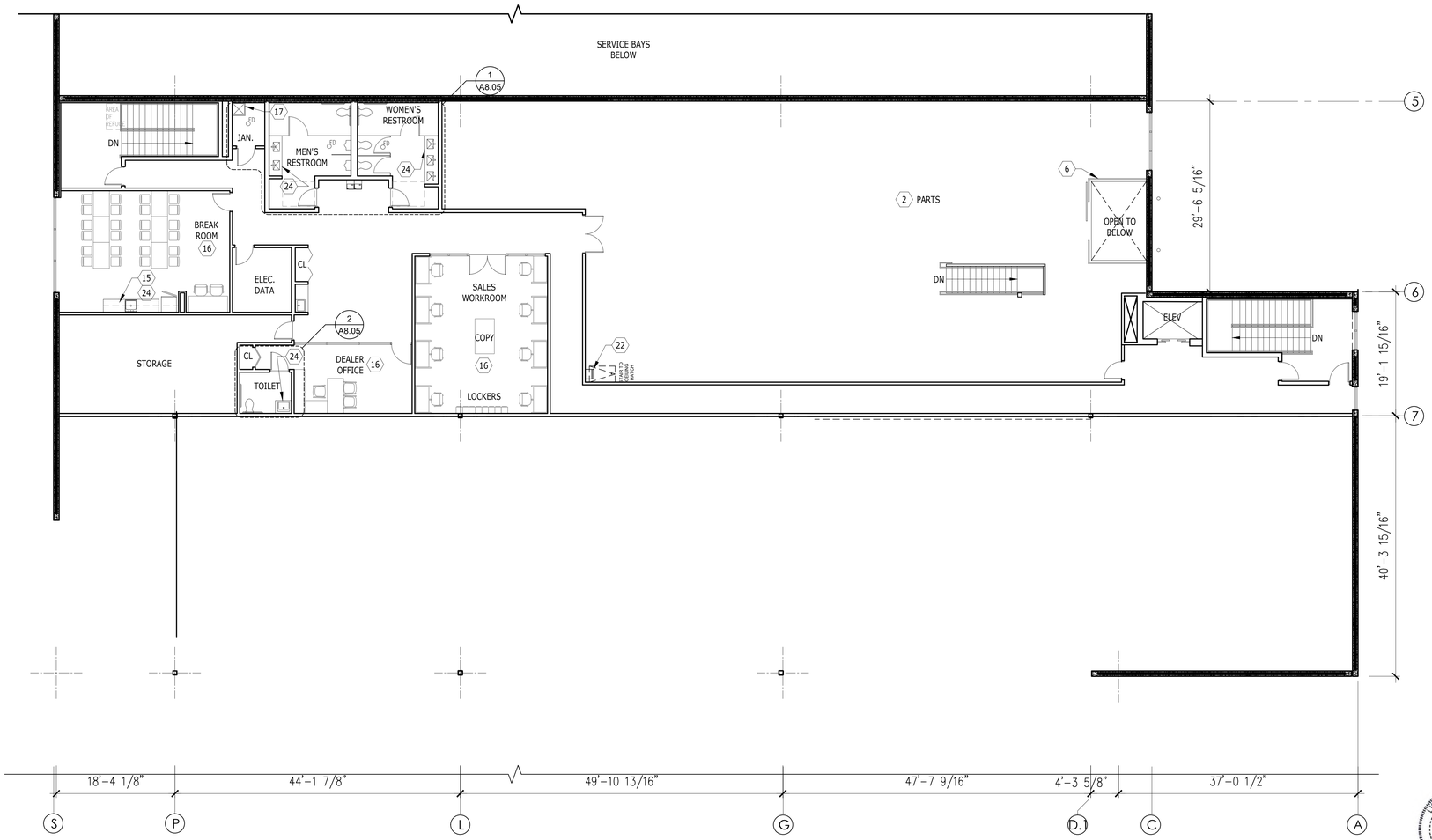
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SIMON M YU
001-021348
STATE OF ILLINOIS

FLOOR PLAN - L1

A2.01N

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FLOOR PLAN - LEVEL 2 2
SCALE: 1/8"

PROJECT:

NAPLETON SUBARU
Schaumburg, IL 60462

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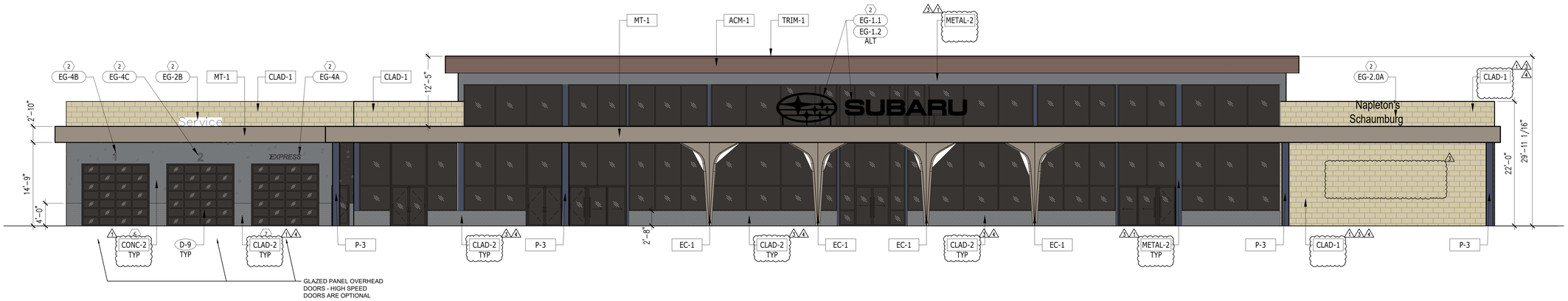
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FLOOR PLAN
- L2 + BASEMENT

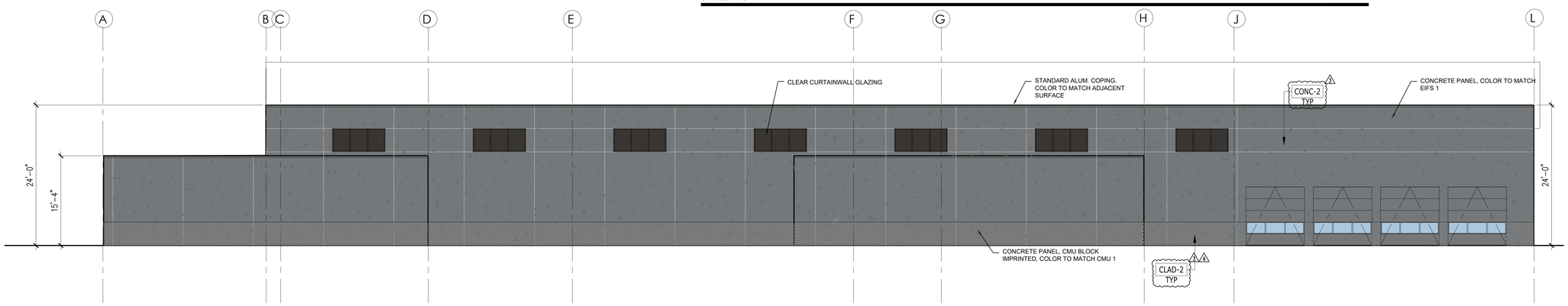
A02.02

LICENSED ARCHITECT
EXPIRES
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SIMON M YU
001-021348
STATE OF ILLINOIS

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FRONT ELEVATION 1
SCALE: 1/8"



REAR ELEVATION 2
SCALE: 1/8"

GENERAL NOTES

A. FOR CEILING HEIGHTS, REFER TO CEILING PLANS ON SHEETS A03.01–02.
B. FOR EXTERIOR FINISH MATERIALS, REFER TO A04.03–05.
C. FOR DOOR INFORMATION, REFER TO SHEETS A02.01–02, A09.01–02.

KEY NOTES

1. EXTERIOR LIGHTING FIXTURE. FINISH TO MATCH ADJACENT WALL FINISH.
2. BUILDING SIGNAGE FURNISHED/INSTALLED BY PATTISON ID. SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE REVIEWED UNDER SEPARATE PERMIT. SEE GRAPHICS SHEETS.
3. CENTERLINE OF MULLIONS CURTAIN WALL SYSTEM SHALL BE EQUAL FRAME SPACING AS ALLOWABLE.
4. NOT USED
5. RE: SITE DETAILS FOR TRASH ENCLOSURE INFORMATION.
6. PRECAST WALL, WITH COLOR TO MATCH EIFS
7. PRECAST WALL, WITH FAUX STONE CLADDING FINISH
8. ACM PANEL JOINT, TYP.
9. SIGNAGE PROVIDED BY PATTISON SIGN GROUP. CONTACT BELOW FOR COORDINATION AND REQUIREMENTS.
   CONTACT: STEVIE WEBB swebb@pattisonsign.com

LICENSED ARCHITECT
EXPIRES NOV 2026
SIMON M YU
001-021348
STATE OF ILLINOIS

PROJECT:

Napleton SCHAUMBURG SUBARU

NAPLETON SUBARU
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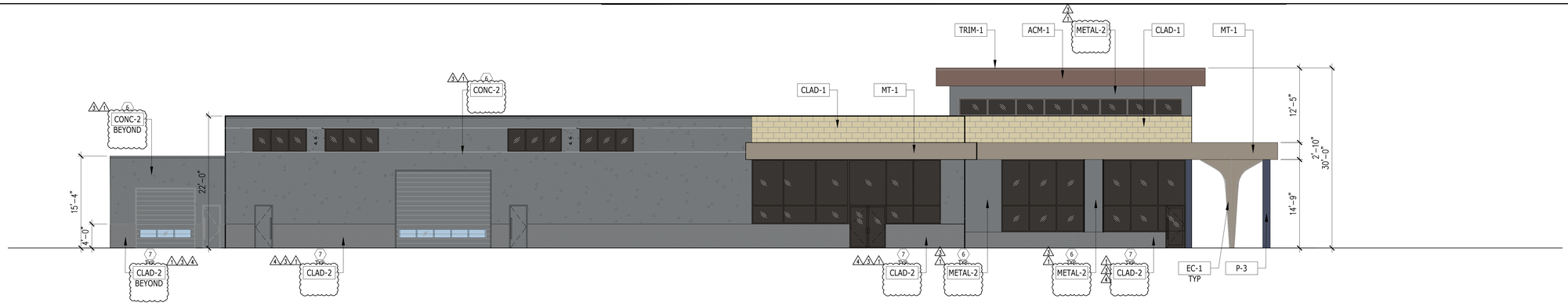
MECHANICAL ENGIN:

FEB, 18 2026 – PER NEW SUBARU IMAGE
APR, 20 2026 – ZONING REVIEW
1 APR, 28 2026 – SHELL PERMIT
2 MAY, 01 2026 – PER ZONING COMMENTS
3 MAY, 07 2026 – PER ZONING COMMENTS
4 MAY, 15 2026 – PER ZONING COMMENTS
5 MAY, 21 2026 – PER ZONING COMMENTS

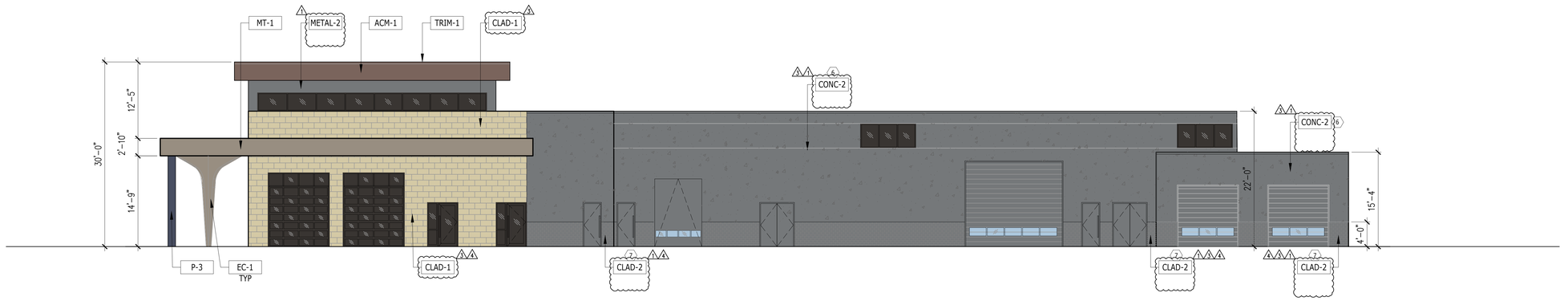
EXT. ELEVATION

A04.01

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LEFT ELEVATION
SCALE: 1/8" **3**



RIGHT ELEVATION
SCALE: 1/8" **4**

PROJECT:

NAPLETON SUBARU
Schaumburg, IL 60462

ARCHITECT:

SIMON DESIGN GROUP, LLC
ARCHITECTURE DESIGN
planning - retail - automotive

500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
Attn: Simon Yu

CIVIL:

Spaceco, Inc
9575 W Higgins Rd, Suite 700
Rosemont, IL 60018

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STRUCTURAL ENGIN:

Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047

Tel: 847-550.8411
www.virgilioassoc.com

Attn: Paul Virgilio

ELEC ENGIN:

MGH Engineering
409 S Highland Ave
Arlington Heights, IL 60005

Tel: 773-314-7819
Attn: Manuel Hernandez

PLUMBING ENGIN:

MECHANICAL ENGIN:

FEB, 18 2026 – PER NEW SUBARU IMAGE
APR, 20 2026 – ZONING REVIEW
1 APR, 28 2026 – SHELL PERMIT
2 MAY, 01 2026 – PER ZONING COMMENTS
3 MAY, 07 2026 – PER ZONING COMMENTS
4 MAY, 15 2026 – PER ZONING COMMENTS
MAY, 21 2026 – PER ZONING COMMENTS

LICENSED ARCHITECT
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STATE OF ILLINOIS

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EXTERIOR MATERIALS



ACT-1 ACOUSTIC
CEILING TILE



CMU-1 CONCRETE
MASONRY UNIT



CLAD-1 CLADDING



CW-1 CURTAIN WALL
FINISH



EC-1 EXTERIOR COLUMN
FINISH



EIFS-1 EXTERIOR
INSULATION FINISH SYS.



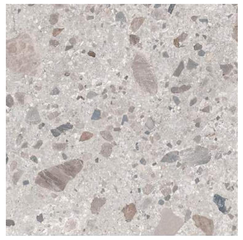
P-3 PAINT



SFS-1 STOREFRONT
SYSTEM FINISH



T-2/3 TILE



T-1 TILE



MT-1 EXTERIOR
METAL



TRIM-1
METAL COPING



EXTERIOR RENDERING
SCALE: -

PROJECT:

Napleton
SCHAUMBURG SUBARU

NAPLETON SUBARU
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SUBARU CONNECTION HUB - EXTERIOR MATERIALS SCHEDULE

DATE: 10/31/2026

CODE	MATERIAL	NOTES	MANUFACTURER	DESCRIPTION			WEBSITE	MANUFACTURER REPRESENTATIVE CONTACT INFORMATION
				PRODUCT	FINISH/COLOR	DIMENSION		
ACT-1	ACOUSTIC CEILING	WOOD-LOOK ACOUSTIC CEILING EXTERIOR APPLICATION CEILING DOES NOT COME PRE-ACCESSIBLE. ACCESS PANELS WILL NEED TO BE APPLIED ON SITE. REFER TO INSTALLATION DETAIL PER MANUFACTURERS WEBSITE	ARMSTRONG	PRODUCT: METALWORKS LINEAR - SYNCHRO EXTERIOR CEILING SMOOTH TEXTURE ITEM NO: 8223W04M1TBD PERFORATION: M1 - UNPERFORATED SUSPENSION SYSTEM: REFERENCE PROJECTWORKS DRAWINGS FOR LINE ITEM SUSPENSION COMPONENTS	COLOR: CUSTOM WOOD FINISH TO MATCH ARBORITE MOCHA MODERN CHERRY WOOD GRAIN LOOK MATERIAL PROVIDED BY ARMSTRONG PO# 4504559088	4.5" SLAT WIDTH REFERENCE DESIGN INTENT DOCUMENTS	https://www.armstrongceilings.com/content/dam/armstrongceilings/commercial/north-america/data-sheets/metalworks-linear-synchro-ceiling-planks-data-sheet.pdf	COMPANY: ARMSTRONG CEILINGS NAME: MAUREEN M. CONE M: 703-389-2701 E: MMCONE@ARMSTRONGCEILINGS.COM W: WWW.ARMSTRONGCEILINGS.COM
ACM-1	ALUMINUM COMPOSITE MATERIAL		ALPOLIC	PRODUCT: ALPOLIC / FR STYLE: 4MM THICK BONDED METAL PANEL JOINTS: TO BE 3/4" REVEALS, TESTED DRY OR RAIN SCREEN SYSTEM WITH EXTRUSIONS TO MATCH PANELS.	COLOR: JBR BRONZE STOCKED PRODUCT	WIDTHS AND LENGTHS TO BE DETERMINED BY CONTRACTOR TO ENSURE THE BEST YIELDS ARE OBTAINED. REFER TO CONSTRUCTION DRAWINGS FOR DESIGN INTENT. THICKNESS TO BE 4MM.	https://www.alpolic-americas.com/products/fire-resistant/	COMPANY:ALPOLIC NAME: OCTAVIO DIAZ P:800-422-7270 M: 281-541-4258 E:OCTAVIO.DIAZ@MCGC.COM W:WWW.ALPOLIC-AMERICAS.COM
CLAD-1	CLADDING	EXTERIOR FAUX-STONE CLADDING WHILE PRODUCT IS VIRTUALLY MAINTENANCE FREE, SEALING PRODUCT IS RECOMMENDED FOR INCREASED LONGEVITY AND DURABILITY WITH AN	CREATIVE MINES	PRODUCT: MANUFACTURED MASONRY VENEER PROFILE: CRAFT URBAN KINGS INCLUDE MATCHING CORNER PIECES	COLOR: SANDOLLAR	12" H X 24" L 1.125" AVG. THICKNESS	https://creativemines.us/product/craft-urban-kings?color=sandollar	COMPANY: CREATIVE MINES NAME: CHUCK BAER M: 717-262-3642 E: CHUCK.BAER@CREATIVEMINES.US W: WWW.CREATIVEMINES.US
CMU-1	3 NOT USED CONCRETE MASONRY UNIT	BLACK CMU BLOCK - EXTERIOR TO COORDINATE WITH EIFS-1	ECHELON MASONRY	PRODUCT: INTEGRAL COLOR CONCRETE MASONRY UNIT PRECISION BLOCK	COLOR: BLACK QT FINISH: PRECISION (SMOOTH-FACED)	8"D X 16"L X 8"H	https://www.echelonmasonry.com/product/smooth-face/	COMPANY: ECHELON MASONRY NAME: AMY GOBEILLE M: 401-258-5938 P: 800-366-7877 W: WWW.ECHELONMASONRY.COM
CLAD-2	CLADDING	EXTERIOR FAUX-STONE CLADDING WHILE PRODUCT IS VIRTUALLY MAINTENANCE FREE, SEALING PRODUCT IS RECOMMENDED FOR INCREASED LONGEVITY AND DURABILITY WITH AN EXTERIOR CONTRACT-GRADE SILANCE OR SILOXANE WATER-BASED SEALER FOR USE AS ALTERNATIVE TO CMU-1 PER LOCAL JURISDICTION REQUIREMENTS	CREATIVE MINES	PRODUCT: MANUFACTURED MASONRY VENEER PROFILE: CRAFT URBAN STRIP INCLUDE MATCHING CORNER PIECES	COLOR: SHADOWPLAY	4" H X 22" L 1.125" AVG. THICKNESS		COMPANY: CREATIVE MINES NAME: CHUCK BAER M: 717-262-3642 E: CHUCK.BAER@CREATIVEMINES.US W: WWW.CREATIVEMINES.US
CMU-2	CONCRETE MASONRY UNIT	NOT USED						
CO-1	CONCRETE	SERVICE DRIVE EXTERIOR APPLICATION	SIKA	CONCRETE TO BE FINISHED AS FOLLOWS: GRADE 1: LIGHT SAND EXPOSURE CLASS 2: MEDIUM REFLECTIVITY, 800 GRIT - MODERATE LEVEL OF SPECULAR REFLECTIVITY	TOP COAT FINISH: SIKACEM - 101 CURESEAL H20	N/A	https://usa.sika.com/dms/getdocument.get/a4dc57ca-2d6b-4045-a808-905d260b06a4/sikacem-101-cureseal-h2o.pdf	COMPANY: SIKA NAME: SCOTT REYES M: 586-292-1492 E: REYES.SCOTT@US.SIKA.COM W: WWW.USA.SIKA.COM
CW-1	STOREFRONT SYSTEM	EXTERIOR CURTAIN WALL SYSTEM	KAWNEER	FRAMING PRODUCT: 1620/1620 SSG CURTAIN WALL SYSTEM INTEGRATED ENTRANCE FRAMING	FRAMING COLOR/FINISH: #40 DARK BRONZE DOOR STILE COLOR/FINISH: #40 DARK BRONZE	2" SIGHTLINE 7-1/2" DEPTH REFERENCE DESIGN INTENT DRAWINGS	https://www.kawneer.us/products/curtain-wall/1620-1620-ssg-curtain-wall-system/	COMPANY: KAWNEER NAME: TOM SHEERAN P: 312-720-0494 E: THOMAS.SHEERAN@ARCONIC.COM W: WWW.KAWNEER.COM
EC-1	EXTERIOR COLUMN	ALL METAL EXTERIOR COLUMN OPTION	ARKTURA	PRODUCT: CUSTOM COLUMNS METAL PANELS WITH A POWDERCOAT AND WOOD PRINT FINISH, RIVETED TO A SUB-FRAME AND MOUNTED VIA BRACKETS TO THE MAIN INTERNAL STRUCTURE (BY OTHERS). EXPOSED COUNTERSUNK RIVETS WILL BE POWDERCOATED TO MATCH THE PANEL FINISH.	COLOR/FINISH: CUSTOM TO MATCH ARBORITE, MOCHA MODERN CHERRY PO# 4504559088	REFERENCE DESIGN INTENT DRAWINGS	N/A	COMPANY: ARKTURA NAME: CANDY COOPER OF KMA ASSOCIATES P: N/A M: 614-266-2252 E: CCOOPER@KMA.BZ W: WWW.ARKTURA.COM
EC-1 **ALTERNATE**	EXTERIOR COLUMN	ALL WOOD - GLULAM/CLT **ALTERNATE TO METAL VERSION WHEN DESIRED. NOTE THAT INCORPORATING A GLULAM/CLT STRUCTURE MAY REQUIRE ADDITIONAL ENGINEERING OR CONSIDERATIONS** SPECIFICATION SHOWS PREFERRED MANUFACTURER AND FINISH IN CASES WHERE OTHER MANUFACTURERS ARE USED WOOD GRAIN, TONE AND FINISH SHOULD MATCH DESIGN SPECIFICATION AS CLOSELY AS POSSIBLE.	TIMBERLAB (OR SIMILAR MANUFACTURER)	PRODUCT: CUSTOM GLULAM FABRICATED COLUMNS	WOOD SPECIES TO BE DETERMINED BY OWNER/GC/AOR COLOR AND FINISH TO CLOSELY MATCH THE PRIMARY WOOD TONE (ARBORITE, MOCHA MODERN CHERRY)	REFERENCE DESIGN INTENT DRAWINGS	N/A	TO BE DETERMINED
EIFS-1	3 NOT USED EXTERIOR INSULATION FINISHING SYSTEM		DRYVIT	EIFS SYSTEM: DRYVIT OUTSULATION PLUS MD EIFS TEXTURED FINISH: SANDPEBBLE FINE DPR COLOR: SUBA 01 1022 S WITH STRATOTONE HIGH PERFORMANCE COLORANT	COLOR: CUSTOM TO MATCH SHERWIN WILLIAMS 7069 IRON ORE	N/A	https://www.dryvit.com/products/outsulation-plus-md	COMPANY: TREMCO NAME: BOB DAZEL P: 734-790-6765 E: BDAZEL@TREMCOINC.COM W: WWW.DRYVIT.COM
METAL-2	ALUMINUM COLUMN COVER	FOR USE AS ALTERNATIVE TO EIFS-1 PER LOCAL JURISDICTION REQUIREMENTS	PAC-CLAD	PAC-2000 "F" SERIES COLUMN COVER 0.125 ALUMINUM FLUSH JOINT 90-DEGREE 2T BEND AT CORNERS PVDF FINISH	COLOR: GRAPHITE	VARIES PER PLAN		TO BE DETERMINED
CONC-2	PRECAST CONCRETE	SMOOTH TEXTURE PRECAST CONCRETE PANEL WITH "V" GROOVE CONTROL JOINT PATTERN FOR USE AS ALTERNATIVE TO EIFS-1 PER LOCAL JURISDICTION REQUIREMENTS	TBD	PRODUCT: PRECAST CONCRETE INSULATED REINFORCED STRUCTURAL PANEL	COLOR: STAINED TO MATCH SHERWIN WILLIAMS 7069 IRON ORE	12'-0"W X 22'-0"H VARIES PER PLAN		TO BE DETERMINED
EIFS-2	3 NOT USED EXTERIOR INSULATION FINISHING SYSTEM		DRYVIT	EIFS SYSTEM: DRYVIT OUTSULATION PLUS MD EIFS TEXTURED FINISH: SANDPEBBLE FINE DPR COLOR: SUBA 02 1022 S WITH STRATOTONE HIGH PERFORMANCE COLORANT	COLOR: CUSTOM TO MATCH SHERWIN WILLIAMS 7517 RIVERS EDGE	N/A	https://www.dryvit.com/products/outsulation-plus-md	COMPANY: TREMCO NAME: BOB DAZEL P: 734-790-6765 E: BDAZEL@TREMCOINC.COM W: WWW.DRYVIT.COM

EXTERIOR RENDERING
SCALE: -

PROJECT:

Napleton SCHAUMBURG SUBARU

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Schaumburg, IL 60462

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SUBARU CONNECTION HUB - EXTERIOR MATERIALS SCHEDULE

DATE: 10/31/2025

CODE	MATERIAL	NOTES	MANUFACTURER	DESCRIPTION			WEBSITE	MANUFACTURER REPRESENTATIVE CONTACT INFORMATION
				PRODUCT	FINISH/ COLOR	DIMENSION		
EQ-1	EQUIPMENT	EXTERIOR FENCING AND GATE	HDI RAILINGS	PRODUCT: VERSA SQUARE POST RAILING SYSTEM PICKET INFILL ADD VERSA SQUARE GATE WITH LATCH	COLOR: MATTE BLACK	REFERENCE DESIGN INTENT DRAWINGS	https://www.handrail-design.com/products/railing-systems/versa-square	COMPANY: HDI RAILING SYSTEMS NAME: SHAWN MAGUIRE P: 717-522-4003 M: 717-381-0830 E: SMAGUIRE@HDIRAILINGS.COM W: WWW.HDIRAILINGS.COM
GL-1	GLASS	EXTERIOR STOREFRONT GLAZING	VIRACON	PRODUCT: 1" VE-30-2M INSULATING HS/HS PERFORMANCE DATA: VLT (VISUAL LIGHT TRANSMITTANCE): 50% R OUT: 8% WINTER U: 0.25 SUMMER U: 0.21 SC: 0.33 SHGC: 0.29 LSG: 1.72	1/4" OPTIGRAY HS VE-2M #2 1/2" SPACER - BLACK - ARGON 1/4" CLEAR HS	REFERENCE DESIGN INTENT DRAWINGS	https://www.viracon.com/insulating-glass/	COMPANY: VIRACON NAME: JEFF SWEET P: 317-506-6632 E: JSWEET@VIRACON.COM W: WWW.VIRACON.COM
GL-2	GLASS	EXTERIOR SPANDREL GLASS CUSTOM BRANDED DESIGN	VIRACON	PRODUCT: DIGITAL DISTRINCTIONS CUSTOM LAMINATED GLASS	COLOR/PATTERN: CUSTOM TOPOGRAPHY	REFERENCE DESIGN INTENT DRAWINGS	https://viracon.com/products/printing/digitaldistinctions/	COMPANY: VIRACON NAME: JEFF SWEET P: 317-506-6632 E: JSWEET@VIRACON.COM W: WWW.VIRACON.COM
MT-1	METAL	WOOD-LOOK METAL SHEETS MATERIAL COMES AS AUNFORMED METAL SHEETS. IT IS THE RESPONSIBILITY OF THE APPLICABLE CONTRACTOR OR SIGNAGE FABRICATOR TO	ARKTURA	PRODUCT: CUSTOM METAL SHEETS	COLOR: CUSTOM TO MATCH ARBORITE, MOCHA MODERN CHERRY PO# 4504559088	REFERENCE DESIGN INTENT DRAWINGS	N/A	COMPANY: ARKTURA NAME: CANDY COOPER OF KMA ASSOCIATES P: N/A M: 614-266-2252 E: CCOOPER@KMA.BZ W: WWW.ARKTURA.COM
P-3	PAINT	EXTERIOR PAINT - DARK CHARCOAL EXTERIOR METAL COLUMNS METAL DOOR FRAMES HOLLOW METAL DOORS	SHERWIN WILLIAMS	**METAL APPLICATIONS: STRUCTURAL STEEL COLUMNS, JOISTS, TRUSSES, BEAMS, MISCELLANEOUS AND ORNAMENTAL IRON, STRUCTURAL IRON, AND FERROUS METAL.** 1. ALKYD SYSTEMS, WATERBASED: a. SEMI-GLOSS FINISH: DOOR FRAME OPTION 1) 1ST COAT: S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-1310 SERIES (5.0 MILS. WET, 2.0 MILS. DRY PER COAT). 2) 2ND COAT: S-W PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY, K45- SERIES. 3) 3RD COAT: S-W PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY, K45- SERIES (4 MILS. WET, 1.5 MILS. DRY PER COAT).	COLOR: 7069 IRON ORE FINISH: EGGSHELL	N/A	https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/sw7069-iron-ore	COMPANY: SHERWIN WILLIAMS CONTACT: KAREN MCILWAIN P: 317-714-5610 E: KAREN.MCILWAIN@SHERWIN.COM W: WWW.SHERWIN-WILLIAMS.COM
P-10	PAINT	EXTERIOR PAINT - WHITE VEHICLE TEST DRIVE	SHERWIN WILLIAMS	EXTERIOR GYPSUM BOARD APPLICATION PRIMER: (1 COAT) SW MULTI PURPOSE LATEX PRIMER FINISH: (2 COATS) SW DURATION EXTERIOR SATIN	COLOR: 7517 RIVERS EDGE FINISH: SATIN	N/A	https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/sw7517-rivers-edge	COMPANY: SHERWIN WILLIAMS CONTACT: KAREN MCILWAIN P: 317-714-5610 E: KAREN.MCILWAIN@SHERWIN.COM W: WWW.SHERWIN-WILLIAMS.COM
SFS-1	STOREFRONT SYSTEM	EXTERIOR STOREFRONT SYSTEM	KAWNEER	FRAMING PRODUCT: TRIFAB VERSAGLAZE 451 FRAMING SYSTEM DOOR PRODUCT: 350 MEDIUM STILE ENTRANCE	FRAMING COLOR/FINISH: #40 DARK BRONZE DOOR STILE COLOR/FINISH: #40 DARK BRONZE	2" SIGHTLINE 4-1/2" DEPTH REFERENCE DESIGN INTENT DRAWINGS	https://www.kawneer.us/products/storefront-framing/trifab-versaglaze-451-451t-framing-system/ https://www.kawneer.us/products/doors-and-entrances/190-350-500-standard-entrances/	COMPANY: KAWNEER NAME: TOM SHEERAN P: 312-720-0494 E: THOMAS.SHEERAN@ARCONIC.COM W: WWW.KAWNEER.COM
T-1	TILE	EXTERIOR STONE LOOK PAVERS - LIGHT EXTERIOR TILES WILL NEED TO BE DIRECT BONDED TO A 'PRE-SLOPED' CONCRETE SUBSTRATE WITH PREMIUM THINSET MORTAR AS RECOMMENDED BY TILE MANUFACTURER.	CREATIVE MATERIALS CORP.	PRODUCT COLLECTION: ISEO PORCELAIN TILE	COLOR: LIGHT BLUE GRAY FINISH: TEXTURED GROUT PRODUCT: MAPEI, KERAPOXY GROUT COLOR: 5009 GRAY	24" W X 24" L 20 MM THICKNESS RECTIFIED	https://www.creativematerialscorp.com/product/iseo/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 M: 518-281-8264 E: DSALATINO@CREATIVEMATERIALS.COM W: WWW.CREATIVEMATERIALSCORP.COM
T-2	TILE	EXTERIOR STONE LOOK PAVERS - DARK EXTERIOR TILES WILL NEED TO BE DIRECT BONDED TO A 'PRE-SLOPED' CONCRETE SUBSTRATE WITH PREMIUM THINSET MORTAR AS RECOMMENDED BY TILE MANUFACTURER.	CREATIVE MATERIALS CORP.	PRODUCT COLLECTION: ISEO PORCELAIN TILE	COLOR: BLUE GRAY FINISH: TEXTURED GROUT PRODUCT: MAPEI, KERAPOXY GROUT COLOR: 5009 GRAY	24" W X 24" L 20 MM THICKNESS RECTIFIED	https://www.creativematerialscorp.com/product/iseo/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 M: 518-281-8264 E: DSALATINO@CREATIVEMATERIALS.COM W: WWW.CREATIVEMATERIALSCORP.COM
T-3	TILE	EXTERIOR STONE LOOK LOOSE LAY PAVERS - DARK PARK AREA ONLY	CREATIVE MATERIALS CORP.	PRODUCT COLLECTION: ISEO PORCELAIN TILE	COLOR: BLUE GRAY FINISH: TEXTURED GROUT PRODUCT: MAPEI, KERAPOXY GROUT COLOR: 5009 GRAY	32" W X 32" L 20 MM THICKNESS RECTIFIED	https://www.creativematerialscorp.com/product/iseo/	COMPANY: CREATIVE MATERIALS CORPORATION NAME: DOUG SALATINO P: 518-713-5371 M: 518-281-8264 E: DSALATINO@CREATIVEMATERIALS.COM W: WWW.CREATIVEMATERIALSCORP.COM
TRIM-1	TRIM	EXTERIOR COPING ALPOLIC BRAKE METAL SHEETS ARE EXCELLENT FOR ROOF CAPS, FLASHING, FASCIA TRIM AND ACCENTS. PRODUCT COMES IN UNFORMED SHEETS, COPING WILL NEED TO BE FORMED BY AN EXPERIENCE SHEET METAL BRAKE OPERATOR	ALPOLIC	PRODUCT: ALPOLIC BRAKE METAL	COLOR: DBR DARK BRONZE ANODIZED LOT#071918 NON STOCK PRODUCT	48" X 120" STANDARD SHEET SIZE 0.032" THICKNESS REFERENCE DESIGN INTENT DRAWINGS	https://alpolic-americas.com/products/brake-metal-material/	COMPANY: ALPOLIC NAME: OCTAVIO DIAZ P: 800-422-7270 M: 281-541-4258 E: OCTAVIO.DIAZ@MCGC.COM W: WWW.ALPOLIC-AMERICAS.COM

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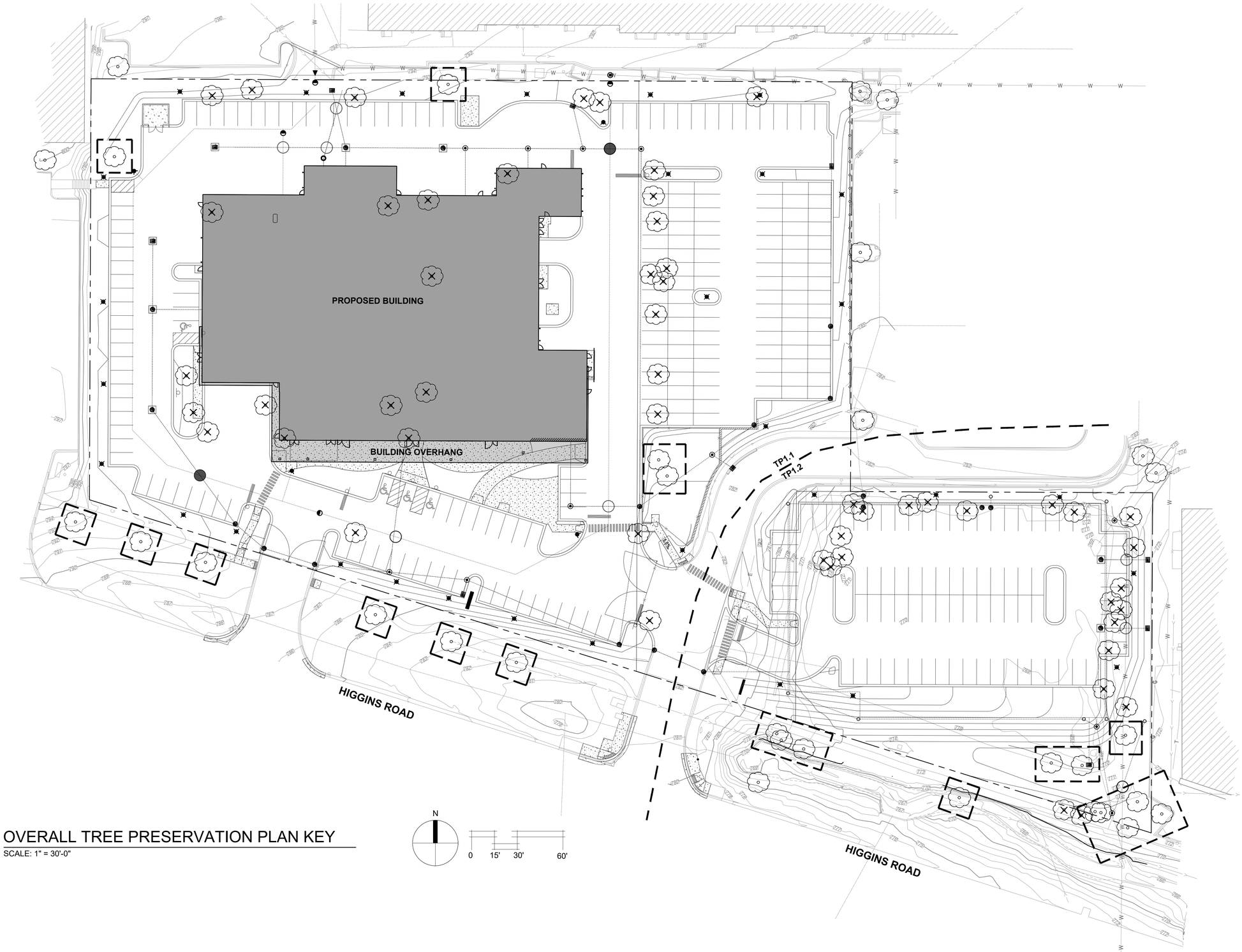
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OVERALL TREE PRESERVATION PLAN KEY

SCALE: 1" = 30'-0"

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001196
STATE OF ILLINOIS

no.	revision description	initial	date
	ISSUED FOR REVIEW	KMT	02-28-23
	PER VILLAGE COMMENTS	KMT	04-20-23
	PER VILLAGE COMMENTS	KMT	02-02-24
	SITE PLAN COORDINATION	KMT	05-28-24
	APPROVED LAND DEVELOPMENT PLANS	KMT	07-15-24

180/200 WEST HIGGINS RD.
SCHAUMBURG, ILLINOIS

OVERALL TREE PRESERVATION

date	drawn	checked
02-07-23	EN	KMT

job no. 23130

sheet no. TP1.0

1 2 3 4 5 6 7 8

#1 #2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12 #13 #14 #16 #17 #18 #19 #20 #21 #22 #23 #24 #25 #26 #27 #28 #29 #30 #31 #32 #33 #34 #35 #36 #37 #38 #39 #40 #41 #42 #43 #44 #45 #46 #47 #48 #49 #50 #51 #52 #78 #79 #81 #82 #83 #84

PROPOSED BUILDING

BUILDING OVERHANG

CONSTRUCTION FENCING TO PROTECT ALL OFF SITE TREES

TREE PROTECTION FENCING. SEE DETAILS SHEET TP1.2.

EX. TREE TO REMOVE (TYP)

EX. TREE TO REMAIN (TYP)

HIGGINS ROAD

TP1.1

TP1.2

5.0%

TREE PRESERVATION PLAN - NORTH

SCALE: 1" = 20'-0"

N

0 10' 20' 40'

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

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	PER VILLAGE COMMENTS	KMT	02-02-24
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	APPROVED LAND DEVELOPMENT PLANS	KMT	07-15-24

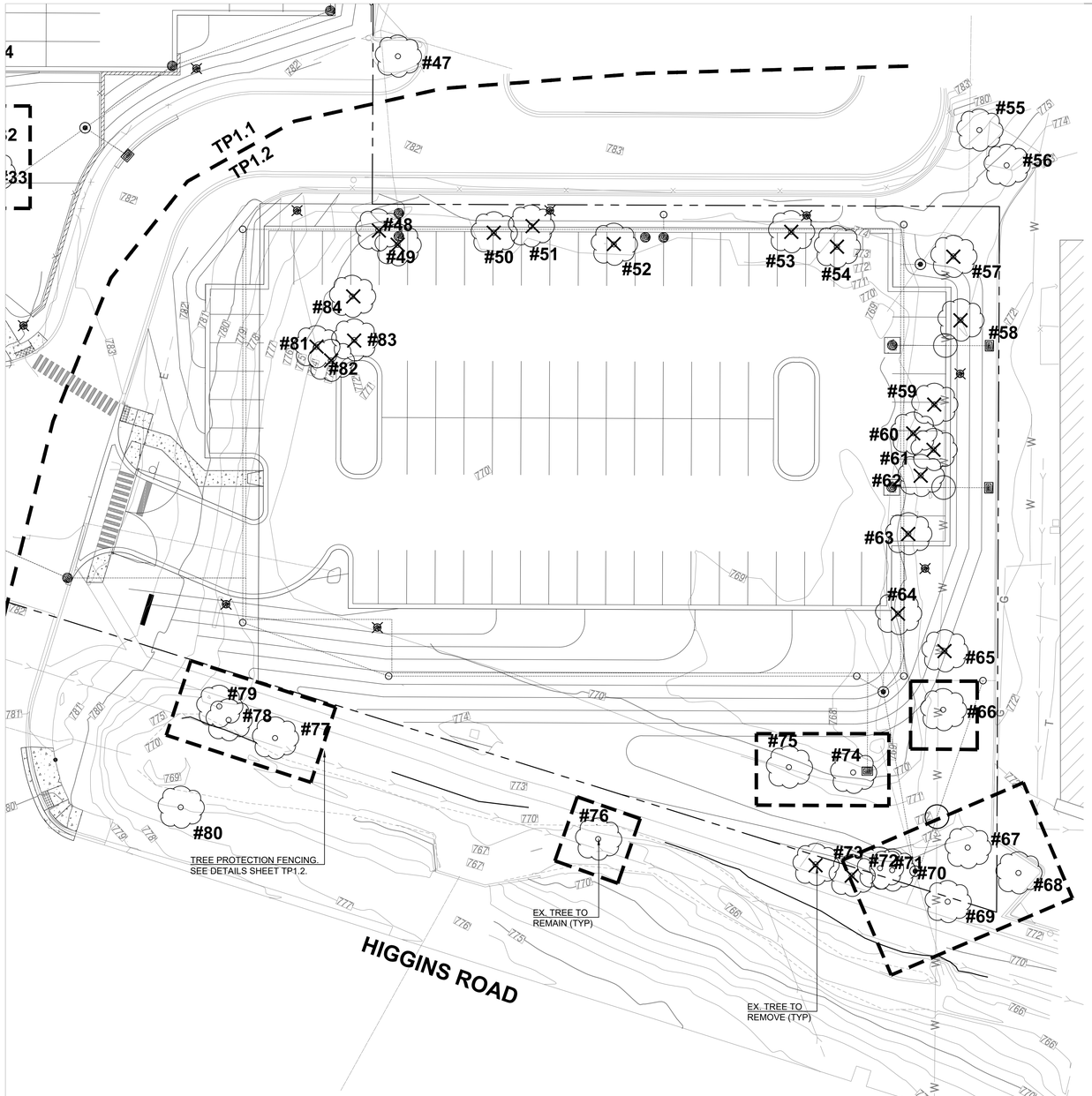
180/200 WEST HIGGINS RD.
SCHAUMBURG, ILLINOIS

TREE PRESERVATION PLAN
NORTH

date 02-07-23
drawn EN
checked KMT

job no. 23130

sheet no. TP1.1



TREE PRESERVATION PLAN SOUTH

SCALE: 1" = 20'-0"

N

0 10' 20' 40'

TREE #	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.	FORM	NOTES	DETERMINATION
1	NORWAY MAPLE	ACER PLATANOIDES	17	2	3	GIRDLING ROOTS, INCLUDED BARK	PRESERVE
2	HACKBERRY	CELTIS OCCIDENTALIS	6	1	1		PRESERVE
3	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16	1	1		PRESERVE
4	HONEYLOCUST	GLEDITSIA TRIACANTHOS	17	1	1		REMOVE
5	HONEYLOCUST	GLEDITSIA TRIACANTHOS	13	2	2		PRESERVE
6	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16	2	3	DIEBACK.	PRESERVE
7	SIBERIAN ELM	ULMUS PUMILA	20,16,11	3	3	TRUNK DECAY, DIEBACK.	PRESERVE
8	BUCKTHORN	RHAMNUS CATHARTICA	1" X 7	1	2		REMOVE - INVASIVE
9	BUCKTHORN	RHAMNUS CATHARTICA	2,2	1	2		REMOVE - INVASIVE
10	CRABAPPLE	MALUS SPP.	6	4	4	TRUNK DECAY, NEARLY DEAD.	REMOVE
11	FREEMAN MAPLE	ACER X FREEMANII	8	1	1	TRUNK SCAR	REMOVE
12	FREEMAN MAPLE	ACER X FREEMANII	8	1	2		REMOVE
13	CRABAPPLE	MALUS SPP.	7,8,3	3	2	TRUNK DECAY, DIEBACK.	REMOVE
14	HONEYLOCUST	GLEDITSIA TRIACANTHOS	15	1	1		REMOVE
15	MULBERRY	MORUS ALBA	8,8,7,7,7	4	4	TRUNK DECAY, DIEBACK.	REMOVE
16	MULBERRY	MORUS ALBA	10,13	4	4	TRUNK DECAY, DIEBACK.	REMOVE
17	WHITE ASH	FRAXINUS AMERICANA	14	2	1	EAB.	REMOVE
18	MULBERRY	MORUS ALBA	7,6,4,4,4,3	2	4	TOPPED.	REMOVE
19	FREEMAN MAPLE	ACER X FREEMANII	5	1	1		REMOVE
20	CRABAPPLE	MALUS SPP.	11	1	1		REMOVE
21	CRABAPPLE	MALUS SPP.	10	1	1		REMOVE
22	CRABAPPLE	MALUS SPP.	10	1	1		REMOVE
23	HONEYLOCUST	GLEDITSIA TRIACANTHOS	11	1	1	EXPOSED ROOTS.	PRESERVE
24	HONEYLOCUST	GLEDITSIA TRIACANTHOS	11	1	1		PRESERVE
25	HONEYLOCUST	GLEDITSIA TRIACANTHOS	10	1	1		PRESERVE
26	HONEYLOCUST	GLEDITSIA TRIACANTHOS	22	2	1	DIEBACK.	REMOVE
27	HONEYLOCUST	GLEDITSIA TRIACANTHOS	9	1	2	PRUNED FOR UTILITIES.	PRESERVE
28	HONEYLOCUST	GLEDITSIA TRIACANTHOS	11	1	3	PRUNED FOR UTILITIES.	PRESERVE
29	HONEYLOCUST	GLEDITSIA TRIACANTHOS	11	1	2	PRUNED FOR UTILITIES.	PRESERVE
30	HONEYLOCUST	GLEDITSIA TRIACANTHOS	21	2	1	DIEBACK.	REMOVE
31	HONEYLOCUST	GLEDITSIA TRIACANTHOS	24	3	2	BROKEN BRANCHES, DIEBACK.	REMOVE
32	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	1" X 8	1	1		PRESERVE
33	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	2,2,1,1,1,1,1	1	2		PRESERVE
34	CRABAPPLE	MALUS SPP.	4,4,3,3,1,1	1	2		REMOVE
35	CRABAPPLE	MALUS SPP.	2" X 6	1	2		REMOVE
36	CRABAPPLE	MALUS SPP.	4,3,3,2	1	2		REMOVE
37	CRABAPPLE	MALUS SPP.	3, 2" X 6	1	2		REMOVE
38	CRABAPPLE	MALUS SPP.	3,2,1,1	1	2		REMOVE
39	CRABAPPLE	MALUS SPP.	2" X 7	1	2		REMOVE
40	HONEYLOCUST	GLEDITSIA TRIACANTHOS	4,4,3	1	1		REMOVE
41	CRABAPPLE	MALUS SPP.	2,2,2,1,1,1	1	1		REMOVE
42	CRABAPPLE	MALUS SPP.	5,1,1	1	2		REMOVE
43	BUCKTHORN	RHAMNUS CATHARTICA	2,1,1,1	1	1		REMOVE - INVASIVE
44	COLORADO SPRUCE	PICEA PUNGENS	5	1	1		PRESERVE
45	COLORADO SPRUCE	PICEA PUNGENS	7	1	1		PRESERVE
46	HONEYLOCUST	GLEDITSIA TRIACANTHOS	5	2	2	DIEBACK.	PRESERVE
47	HONEYLOCUST	GLEDITSIA TRIACANTHOS	5	1	1		PRESERVE
48	LINDEN	TILIA CORDATA	4,4,3,3,1	1	2		REMOVE
49	BLACK WILLOW	SALIX NIGRA	7,5	4	4	HALF DEAD.	REMOVE
50	BLACK ALDER	ALNUS GLUTINOSA	3,3,1	1	1		REMOVE
51	BLACK ALDER	ALNUS GLUTINOSA	3,3,3,1,1,1,1	2	2	DIEBACK.	REMOVE
52	BALD CYPRESS	TAXODIUM DISTICHUM	3	2	2	DIEBACK.	REMOVE
53	BLACK ALDER	ALNUS GLUTINOSA	3,2,2,1,1	1	1		REMOVE
54	BLACK ALDER	ALNUS GLUTINOSA	4,2,1	1	1		REMOVE
55	SUGAR MAPLE	ACER SACCHARUM	5	1	1		PRESERVE
56	MULBERRY	MORUS ALBA	16,8,2,2	3	4	TRUNK DECAY, DAMAGED ROOTS.	PRESERVE
57	BALD CYPRESS	TAXODIUM DISTICHUM	2	5	5	DEAD.	REMOVE
58	BALD CYPRESS	TAXODIUM DISTICHUM	3	4	5	NEARLY DEAD.	REMOVE
59	SIBERIAN ELM	ULMUS PUMILA	9	4	3	DIEBACK.	REMOVE
60	BOXELDER	ACER NEGUNDO	9	4	3	DIEBACK, DECAY.	REMOVE
61	SIBERIAN ELM	ULMUS PUMILA	9	4	3	DIEBACK.	REMOVE
62	BOXELDER	ACER NEGUNDO	8,4,3	4	4	TRUNK DECAY, DIEBACK.	REMOVE
63	BOXELDER	ACER NEGUNDO	8,3	3	3	DIEBACK.	REMOVE
64	BOXELDER	ACER NEGUNDO	10	3	4	TRUNK DECAY, DIEBACK.	REMOVE
65	SIBERIAN ELM	ULMUS PUMILA	16	3	3	DIEBACK, INCLUDED BARK.	REMOVE
66	BOXELDER	ACER NEGUNDO	9,2,2,2	3	3	DIEBACK.	PRESERVE
67	HONEYLOCUST	GLEDITSIA TRIACANTHOS	8	1	2		PRESERVE
68	HONEYLOCUST	GLEDITSIA TRIACANTHOS	7	2	4	PRUNED FOR UTILITIES.	PRESERVE
69	BOXELDER	ACER NEGUNDO	13	2	4	PRUNED FOR UTILITIES.	PRESERVE
70	CRABAPPLE	MALUS SPP.	11	2	4	PRUNED FOR UTILITIES.	PRESERVE
71	BOXELDER	ACER NEGUNDO	9	2	4	PRUNED FOR UTILITIES.	PRESERVE
72	BOXELDER	ACER NEGUNDO	10	3	4	PRUNED FOR UTILITIES, DIEBACK.	REMOVE
73	BOXELDER	ACER NEGUNDO	11,9,10	4	4	PRUNED FOR UTILITIES, DIEBACK, TRUNK DECAY.	REMOVE
74	GREEN ASH	FRAXINUS PENNSYLVANICA	4,3,3	1	2		PRESERVE
75	GREEN ASH	FRAXINUS PENNSYLVANICA	4,4,3,3	1	2		PRESERVE
76	MULBERRY	MORUS ALBA	3" X 12	2	3		PRESERVE
77	MULBERRY	MORUS ALBA	4,3	1	2		PRESERVE
78	MULBERRY	MORUS ALBA	3,3,3	1	2		PRESERVE
79	MULBERRY	MORUS ALBA	3" X 7	1	2		PRESERVE
80	SIBERIAN ELM	ULMUS PUMILA	15	2	2	DIEBACK.	PRESERVE
81	BLACK WILLOW	SALIX NIGRA	7	1	2		REMOVE
82	BLACK WILLOW	SALIX NIGRA	11	1	2		REMOVE
83	BLACK WILLOW	SALIX NIGRA	5	1	2		REMOVE
84	BLACK WILLOW	SALIX NIGRA	7	1	2	DIEBACK.	REMOVE

TREE PRESERVATION SUMMARY

TREE PRESERVATION - EXISTING TREES SHALL BE PRESERVED WHEREVER POSSIBLE. REPLACEMENT TREES SHALL BE PROVIDED FOR EXISTING "EXCELLENT" (1) "VERY GOOD" (2) OR "GOOD" (3) TREES REMOVED.

TREES OF 1,2 OR 3 CONDITION TO BE REMOVED: **41**
TREES TO BE INSTALLED: **64**

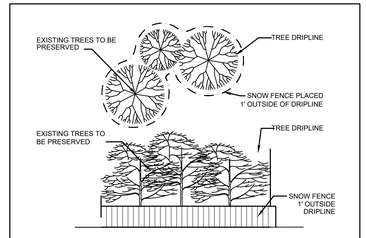
TREE CONDITION. A VISUAL ASSESSMENT AND RATING OF THE OVERALL HEALTH AND VIGOR OF THE TREE, AS FOLLOWS:

1 – EXCELLENT
2 - GOOD
3 – FAIR
4 – POOR
5 - DEAD

TREE FORM. A VISUAL ASSESSMENT AND RATING OF THE FORM OF THE TREE, AS FOLLOWS:

1 – EXCELLENT
2 - GOOD
3 – FAIR
4 – POOR
5 - DEAD

PREPARED BY: DAVID COULTER, OSAGE INC.
ISA CERTIFED ARBORIST #IL-0094 (EXP. 12/31/25)



1 / TP1.1 TREE PROTECTION FENCING
SCALE: NO SCALE

TREE PROTECTION NOTES

1. BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
2. FOUR FOOT HIGH SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE SCHAUMBURG ZONING ORDINANCE.
3. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX (6) INCHES OR MORE D.B.H. IN ACCORDANCE WITH SCHAUMBURG ZONING ORDINANCE.
4. TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE SCHAUMBURG FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
5. IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
6. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
7. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
8. EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
9. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
10. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
11. TREE INVENTORY CONDUCTED BY DAVE COULTER, OSAGE INC. ISA CERTIFIED ARBORIST #IL-0094
12. EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.

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REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-00111
STATE OF ILLINOIS

no.	revision description	initial	date
	ISSUED FOR REVIEW	KMT	02-28-23
	PER VILLAGE COMMENTS	KMT	04-20-23
	PER VILLAGE COMMENTS	KMT	02-02-24
	SITE PLAN COORDINATION	KMT	05-28-24
	APPROVED LAND DEVELOPMENT PLANS	KMT	07-15-24

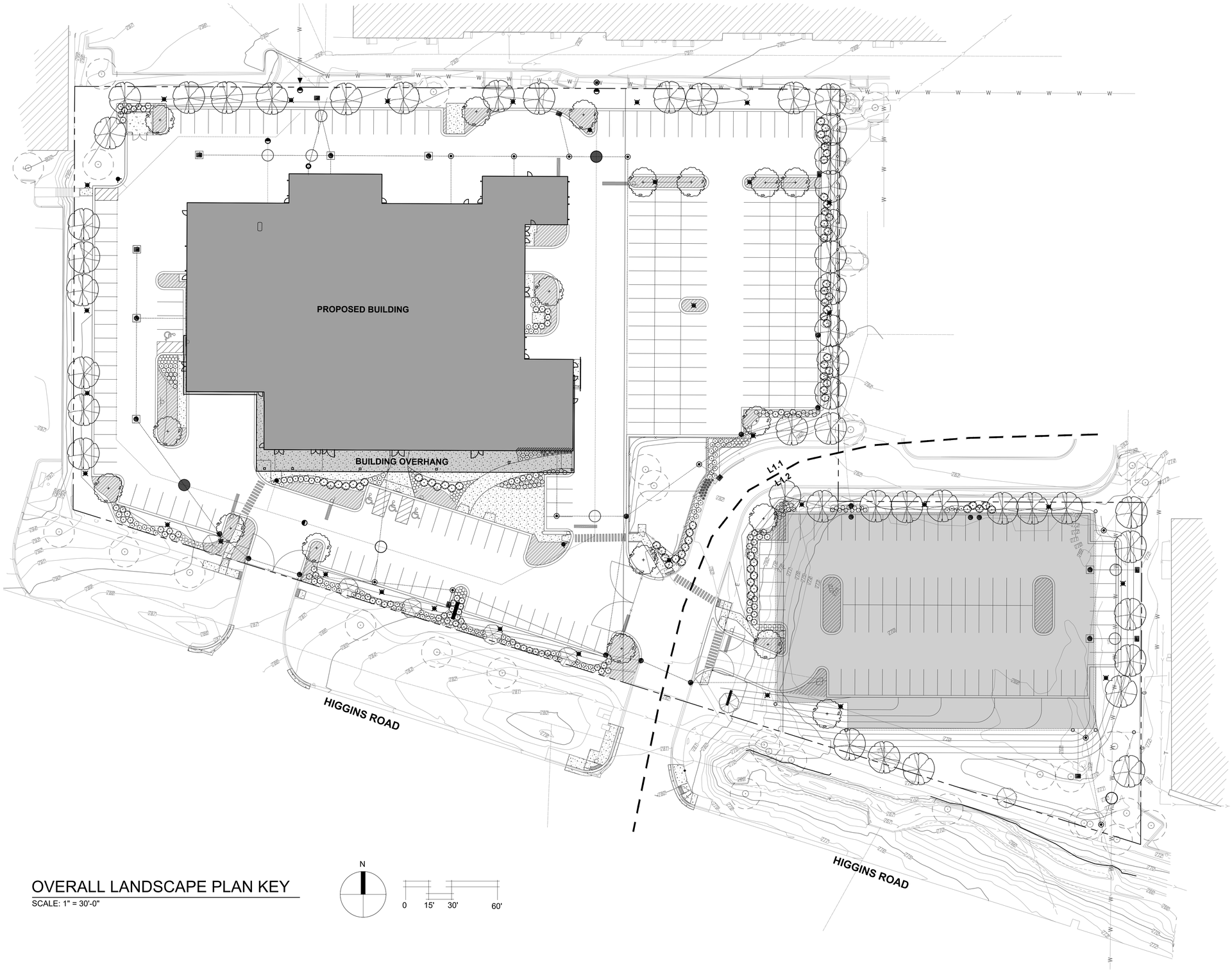
180/200 WEST HIGGINS RD.
SCHAUMBURG, ILLINOIS

TREE PRESERVATION PLAN SOUTH
TREE PROTECTION NOTES AND DETAILS

date 02-07-23 | drawn EN | checked KMT

job no. 23130

sheet no. TP1.2



OVERALL LANDSCAPE PLAN KEY

SCALE: 1" = 30'-0"

N

0 15' 30' 60'

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REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-00111
STATE OF ILLINOIS

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180/200 WEST HIGGINS RD.
SCHAUMBURG, ILLINOIS

PRELIMINARY LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN
MASTER PLANT LIST

date 02-07-23 | drawn EN | checked KMT

job no. 23130

sheet no. L 1.1

LANDSCAPE PLAN - NORTH

SCALE: 1" = 20'-0"

BUFFER YARD

MOWED TURF

SIDEWALK CONNECTION

PROPOSED BUILDING

BUILDING OVERHANG

PAVEMENT

HOSE BIB

LIGHT POLE (TYP)

SIGN

EX. TREE TO REMAIN (TYP)

HIGGINS ROAD

PROPOSED DOG PARK

TYPE C BUFFER YARD

L1.1

L1.2

6' HT SOLID FENCE. SEE DETAIL ON SHEET L1.2

9-JCM
1-CEO
140-ef
1-LIT
1-GBI
2-LIT
1-CEO
1-CEO
1-AFR
1-AFR
2-GYD
1-AFR
150-ef
200-ef
2-LIT
1-QBI
1-LIT
7-HP
3-GYD
7-EA
3-QBI
150-ef
250-ef
1-GBI
350-ef
7-JCS
7-RA
17-ec
7-HA
2-CAT
8-RA
1-GYD
1-AFR
550-ef
6-JCP
7-CH
150-ef
1-GBI
3-RF
7-JCM
5-RF
450-ef
15-ec
7-VC
18-ec
220-ef
12-cg
8-RF
7-HP
5-JCP
22-RA
340-ef
1-GBI
150-ef
5-JCP
5-JCP
13-fc
200-ef
1-MS
200-ef
1-GBI
5-JCP
10-RF
14-JCP
10-nf
10-nf
7-RK
1-CA
7-RK
1-MS
1-CA
7-RK
MOWED TURF
7-JCM
10-RF
1-MS
1-GBI
450-ef
5-JCM
7-RK
300-ef
2-GBI
300-ef
2-GBI
LIGHT POLE (TYP)
100-ef
3-CEO
7-HP
1-LIT
1-CAT
7-EA
1-CAT
1-LIT
5-JCM
1-GBI
50-ef
8-RK
20-ep
5-RK
1-LIT
17-HA
1-LIT
21-cg
7-HA
11-HP
1-AFR

N

0 10' 20' 40'

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KATHRYN MAXWELL TALTY
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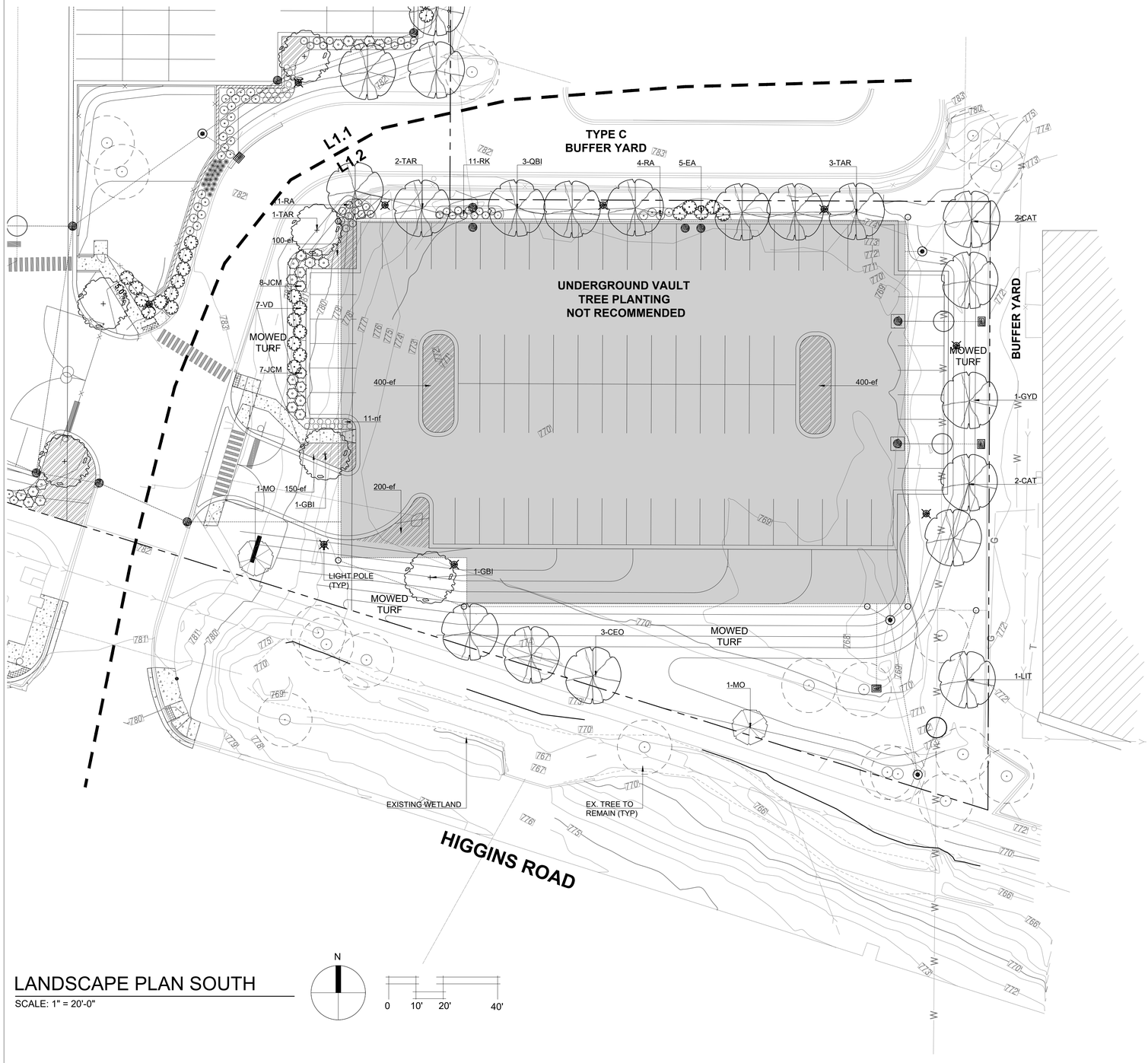
180/200 WEST HIGGINS RD.
SCHAUMBURG, ILLINOIS

LANDSCAPE PLAN NORTH

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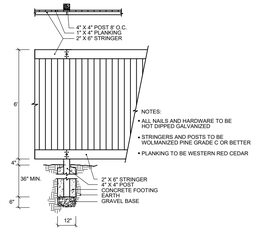
sheet no. L 1.1



LANDSCAPE PLAN SOUTH

SCALE: 1" = 20'-0"

Master Plant List						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
Shade Trees						
AFR	5	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB		
CAT	8	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	Native	
CEO	9	CELTUS OCCIDENTALIS	HACKBERRY	3" BB		
GBI	13	GINKGO BILOBA	GINKGO	3" BB		MALE SPEC. ONLY
GYD	7	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3" BB	Native	
LIT	11	LIRODENDRON TULIPIFERA	TULIP TREE	3" BB	Native	
QBI	7	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	Native	
TAR	6	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	Native	
Ornamental Trees						
CA	2	CORNUS ALTERINFOLIA	PAGODA DOGWOOD	8' BB	Native	
MO	2	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	8' BB		
MS	3	MALUS SARGENT	SARGENT CRABAPPLE	6' BB		8', GREEN, PINK
Evergreen Shrubs						
JCS	7	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL		
JCM	48	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB		
JCP	40	JUNIPERUS CHINENSIS 'PFITZER COMPACT'	COMPACT PFITZER JUNIPER	5 GAL		
Deciduous Shrubs						
CH	7	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL		
EA	19	EUONYMOUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB		
HA	31	HYDRANGEA ARB. 'INVINCIBLE SPIRIT'	INVINCIBLE SPIRIT HYDRANGEA	5 GAL	Native	
HP	32	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
RA	52	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL	Native	
RF	36	ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	2 GAL		DOUBLE PINK
RK	49	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	2 GAL		DOUBLE PINK
VC	7	VIBURNUM CARLESII 'COMPACTUM'	DWARF KOREANSPICE VIBURNUM	36" BB		
VD	7	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	Native	
Groundcover						
ef	5950	EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS		
Perennials						
ep	20	ECHINACEA PURPUREA 'MAGNUS'	CONEFLOWER	1 GAL		36" PURPLE
ec	50	ECHINACEA 'ALBA'	CONEFLOWER	1 GAL		18" WHITE
nf	31	NEPETA X FAASSENII	FAASSEN'S CATMINT	1 GAL		12" LAVENDER
Grasses						
cg	33	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL		3'
fc	13	FESTUCA x 'COOL AS ICE'	FESCUE	1 GAL		12"



1 L1.1 SOLID PRIVACY FENCE

SCALE: NO SCALE

LANDSCAPE REQUIREMENTS SUMMARY

AREA LANDSCAPING STANDARDS

(20% OF LOT MUST BE GREEN SPACE. THERE SHALL BE 1 TREE PER 750 SF OF REQUIRED GREEN SPACE. THERE SHALL BE 1 SHRUB PER 200 SF OF REQUIRED GREEN SPACE.)

TOTAL LOT AREA:	215,357 SF
GREEN SPACE REQUIRED:	43,071 SF (20%)
GREEN SPACE PROVIDED:	49,373 SF (23%)
TREES REQUIRED:	63
EXISTING TREES:	32
TREES PROVIDED:	60
TOTAL TREES:	92
SHRUBS REQUIRED:	237
SHRUBS PROVIDED:	335

PARKING LOT INTERIOR LANDSCAPING

(AN EXPANDED PLANTING ISLAND SHALL BE PROVIDED FOR EVERY 30 PARKING SPACES IN A ROW, AND AT THE ENDS OF BOTH SIDES OF PARKING ROW.)

PARKING STALLS:	332
TREES REQUIRED:	11
TREES PROVIDED:	18

PARKING LOT PERIMETER LANDSCAPING

(1 TREE EVERY 35 LF, NO LESS THAN 40% ORNAMENTAL TREES)

PARKING LOT PERIMETER:	655 LF
ORNAMENTAL TREES REQUIRED:	7
ORNAMENTAL TREES PROVIDED:	7
SHADE TREES REQUIRED:	12
EXISTING SHADE TREES:	6
SHADE TREES PROVIDED:	6
TOTAL SHADE TREES:	12

FOUNDATION LANDSCAPING:

REQUIRED WIDTH:	10 FT
PROVIDED WIDTH:	9 FT

BUFFER YARD

BUFFER YARD A:1 TREE EVERY 35 FT (1000' 6")

TREES REQUIRED:	28
TREES EXISTING:	3
TREES PROVIDED:	25
TOTAL PROVIDED TREES:	28

BUFFER YARD C: 1 TREE EVERY 25 FT, 1 SHRUB EVERY 10 FT, 6' HT SOLID FENCE (468')

TREES REQUIRED:	18
TREES PROVIDED:	18
SHRUBS REQUIRED	47
SHRUBS PROVIDED	47

R.O.W LANDSCAPING:

(1 TREE EVERY 40 FT. ONLY TREES AND TURF GRASS SHALL BE PLANTED IN R.O.W LANDSCAPING)

PARKWAY LENGTH:	654 LF
TREES REQUIRED:	16
TREES EXISTING:	11
TOTAL PROVIDED TREES:	11

Kathryn Talty
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Glenview, Illinois 60025
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REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-00111
STATE OF ILLINOIS

no.	revision description	initial	date
	ISSUED FOR REVIEW	KMT	04-17-26

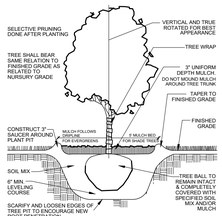
180/200 WEST HIGGINS RD.
SCHAUMBURG, ILLINOIS

LANDSCAPE PLAN SOUTH
LANDSCAPE REQUIREMENTS
MASTER PLANT LIST

date 02-07-23
drawn EN
checked KMT

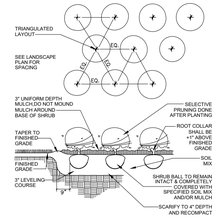
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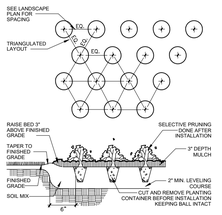
2 L1.1 TREE PLANTING DETAIL

SCALE: NO SCALE



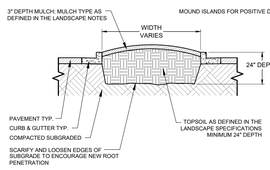
3 L1.1 SHRUB PLANTING DETAIL

SCALE: NO SCALE



4 L1.1 GROUNDCOVER DETAIL

SCALE: NO SCALE

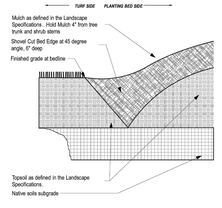


NOTES

1. CLEAN CONSTRUCTION DEBRIS FROM WITHIN LANDSAPE ISLAND AREAS (IE. CONCRETE, ROCKS, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO INSTALLING TOPSOIL AND PLANT MATERIAL
2. EXCAVATE EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. BACKFILL AMENDED TOPSOIL TO MINIMUM HEIGHT EQUAL WITH CURBING. MOUND FOR POSITIVE DRAINAGE OF PLANTING AREA.
3. ISLAND PLANT MATERIAL AS PER THE LANDSCAPE PLAN.
4. INSTALL PLANT MATERIAL AS PER TREE, SHRUB, AND GROUND COVER PLANTING DETAILS, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.
5. INSTALL MULCH OR PLANT MATERIAL AS SPECIFIED ON THE LANDSCAPE PLAN, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.

5 L1.1 PARKING LOT ISLAND

SCALE: NO SCALE



6 L1.1 SPADED PLANTING BED EDGE

SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE VILLAGE OF SCHAUMBURG PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
16. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
17. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

NATIVE PLANT & SEED INSTALLATION MANAGEMENT AND MONITORING PLAN

All native planting and seeding installation, management and monitoring to be conducted by a qualified, experienced contractor specializing in restoring and managing natural landscapes in the Midwest.
The selected contractor is to be held accountable for the appropriate installation methods and management and monitoring of all native areas.

PLANT MATERIAL INSTALLATION - NATIVE SEEDING

Prepare area for seeding - prepare the soil and create optimal plant conditions, before disturbing any ground:

- Check for any buried utilities
- Clear area of debris that would interfere with planting
- Mow any excess existing vegetation growth
- Apply broad-spectrum or targeted herbicide, depending on species present
- De-compact any areas of special concern
  - Lightly de-compact tilled or loose soil with a roller, cultipacker, or similar equipment. If using a no-till seed drill, tilling can usually be omitted.
  - If ground is wet, tilling should not occur until the soil dries enough to break apart when tilled.

Follow the appropriate timing:

- The optimal time to install seed is from the fall (November 1) to late spring (June 15).
- Wetlands should be seeded in the winter while the site is frozen and equipment can more easily access the site.

Method for seeding and erosion control:

- Broadcasting:
  - For small (typically two acres or less) or irregularly shaped areas, seed can be planted by hand broadcasting. To aid seed distribution, combine the seed mix with filler materials, such as dry sawdust, sand, or vermiculite.
  - Using a hand-crank or tow-behind broadcaster, start with half of the seed and try to cover the entire area with that amount of seed. Take the remaining half of the seed, go to the opposite end of the site and cover it again. After broadcasting is complete, it is important to use a cultipacker or roller over the area to make good seed-to-soil contact. Do not cover seed more than 1/4-inch deep.
- No-Till Drill:
  - For larger areas and sites with existing vegetation, use a no-till seed drill, which does not require the soil to be tilled before planting, resulting in minimal soil disturbance. No-till drills plant seed in rows by opening slits in the soil, into which seed is deposited. If using a no-till drill, seed should not be buried below 1/8" depth per specific manufacturer's recommendations. Because the diversity of seed sizes makes drill calibration a challenge, perform a few test areas first to help prevent running out of seed.
- Erosion control method:
  - Install biodegradable erosion control blanket (NAG S75BN or equal) until seed has germinated.

PLANT MATERIAL MANAGEMENT - NATIVE SEEDING - 5-YEAR PERIOD

To help ensure success, projects need a maintenance and monitoring plan that is flexible and supports site development goals. While native plants tend to germinate and develop at a slower rate than ornamental perennials or turf grass, regular maintenance during the establishment period greatly improves project success. Regular maintenance and monitoring controls invasive species, ensures optimal moisture levels are present, and identifies other necessary management actions.

- Native areas need between 3 to 5 years to establish.
- Preferred planting late fall (any time after November 1; if the soil surface is dry and cold enough to prevent germination and seed can be worked into soil.
- Let seed germinate and grow for one full season. **Do not** apply herbicides for weed control within the first growing season. If large weeds are unsightly, clip off; **do not pull** weeds to keep growth down. **Do not** allow seed heads to form.
- Mow first time when established in first season to 12"-18" high, to scatter seed heads. If clumping occurs lightly rake to disburse seed.
- Mow 2-3 additional times to maintain 6-9 inches in height.
- Some perennial seeds may not germinate until the following year.
- If fall planting is not possible, spring seeding can be done (weather permitting) as early as January - preferably before April 15.
- Second season mow 3-4 times to maintain 8-10 inches in height.
- At the end of the third season a controlled burn program to be performed.
- 4 (four) annual weed control events (selective herbicide and mechanical) to be performed throughout all native plan communities starting once the seed is sown until sign-off is granted.

MINIMUM PERFORMANCE STANDARDS AND MONITORING ACTIVITIES

NATIVE PLANT MATERIALS

Performance standards are established for all proposed projects involving naturalized areas so that the relative success of creation and enhancement efforts may be evaluated. If the performance standards are not achieved by the end of the five-year management and monitoring program, acceptance meetings shall be held to determine the future course of action. It is likely that in such a case that the maintenance and monitoring period will be extended.

- Notification - The developer shall notify [MUNICIPALITY] upon completion of plantings.
  - The Owner's Environmental Specialist shall inspect the plantings upon completion of all maintenance procedures and notify Mundelein of the remedial actions taken.
- Native areas are to be monitored for a minimum of 5 (five) years from date of installation.
  - Monitor all native areas 2 (two) times annually at a time of year when plants are evident and identifiable. Visits should occur at spaced intervals throughout the growing season.
  - Conduct monitoring visits utilizing systematic field techniques. Traverse entire native area, document flora and note top 3 dominant species.
- Within 3 months of seed installation, at least 90% of the seeded areas ("Low Profile", "Stormwater" and "Swale" seed mix), as measured by aerial coverage, shall be vegetated. A minimum 100% vegetative coverage shall be maintained throughout, and at the end of, the five-year period for these areas.
  - This standard does not apply to the emergent zones.
- The naturalized areas shall not contain any rills greater than 4 inches wide and 4 inches deep throughout, and at the end, of the three-year period.
- At the end of the second growing season, 30% seed mix presence for the "Low Profile", "Stormwater" and "Swale" seed mixes shall be achieved. At the end of the third growing season, 50% seed mix presence for the "Low Profile", "Stormwater" and "Swale" seed mixes shall be achieved.
  - Seed mix presence shall be evaluated separately for these three mixes.
- No area over the entire native planted site greater than 1 square meter will be devoid of vegetation (as measured by aerial coverage/ocular estimation), unless specified on approved plans.
  - This annual performance standard does not apply to emergent and aquatic communities.
- The native planted areas will meet the following annual standards for the presence of native, non-invasive perennial species (as measured by aerial coverage/ocular estimation): Year 1 - 15%, Year 2 - 50%, Year 3 - 75%, Year 4 & 5 - 85%
  - This standard to be measured separately for each seed mix zone.
- At the end of the third growing season, none of the three most dominant species within the planted areas will be invasive or non-native species as inspected annually. The project manager will determine the appropriate target invasive or non-native species. They will typically include, but are not limited to, the following: Ragweed (Ambrosia spp.), Cattail (Typha spp.), Reed Canary Grass (Phalaris arundinacea), Purple Loosestrife (Lythrum salicaria), Common Reed (Phragmites australis), Canadian Thistle (Cirsium arvense), Sandbar Willow (Salix interior), Kentucky Blue Grass (Poa pratensis), Yellow Sweet-Clover (Melilotus officinalis), Teasel (Dipsacus spp.), Japanese-Knotweed (Reynoutria japonica), and Asian Bittersweet (Celastrus orbiculatus), Buckthorn (Rhamnus spp.).
  - This standard to be measured separately for each seed mix zone.
- Seed: At the end of the third growing season, 50% vegetative coverage shall be achieved (as measured by aerial coverage/ocular estimation).
- Emergents: Relative coverage of cattails (as measured by aerial coverage/ocular estimation) shall be less than 5% throughout, and at the end of, the three year monitoring period.
- Plugs: 90% of the plants will be alive, in healthy condition, and representative of the individual species at the end of each growing season. Replanting will take place until this standard is achieved.
- Woody plants: 100% of the planted trees and shrubs will be alive, in healthy condition, and representative of the individual species at the end of the 3rd growing season.
  - Annual replacements are required to achieve this standard.
- Relative coverage (determined by ocular estimation) of invasive species (i.e., common reed, reed canary grass, purple loosestrife, etc.) in aggregate shall be less than 5% throughout, and at the end of, the three-year period.
  - This standard shall be evaluated separately for each seed and plant mix zone (i.e., "Low Profile", "Stormwater" and "Swale" seed mix, emergent).
- Native Mean C value > 3.0 and Native FQI value > 20.0 for all native plant communities.
  - This standard shall be evaluated separately for each seed and plant mix zone (i.e., "Low Profile", "Stormwater" and "Swale" seed mix, emergent).
- Soil erosion and sediment control measures shall be regularly maintained. Any erosion observed on-site shall be repaired to the designed condition within 30 days of observation.

LANDSCAPE MAINTENANCE SPECIFICATIONS

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of 1 year after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative.

All seasonal color selections shall be approved by the Owner's Representative prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results:

	Landscape Trees & Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2O5)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP

During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING

Turf grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Mechanical weeders should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

FERTILIZING

Seasonally stepped fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. Read the label prior to applying any chemical.

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. Do not shear trees or shrubs. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune plants that flower before the end of June (spring blooming) immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune plants that flower in July – September (summer or autumn blooming) in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as Cotoneasters and Viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
   A. Yews, Junipers, Hemlocks and Arborvitae may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
   B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
   C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.
9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on Crab Apples, Lilacs, Viburnums, etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on Forsythia, Hydrangea, Spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for
narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area.
Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is Insects that feed on Trees and Shrubs by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and Diseases of Trees and Shrubs by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
   A. Dead heading: Pinch and remove dead flowers on annuals as necessary.
   B. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
   C. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
   A. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
   B. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
   C. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
   D. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
   E. Weed perennial bed as specified in "WEEDING" above.
   F. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
4. Long-term Care:
   A. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
   B. For detailed information regarding the care of specific perennials, refer to All About Perennials by Ortho; Perennials: How to Select, Grow and Enjoy by Pamela Harper and Frederick McGouty, Hp Books Publisher; Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for turf grasses.
3. Mow turf on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
4. Aerate warm season turf areas to maintain high standards of turf appearance.
5. Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
6. Apply post emergent as needed to control weeds.
7. Mechanically edge curbs and walks.
8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUNDCOVER AND SHRUB BED MAINTENANCE

1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
2. Mulch to be applied in February/March with a half rate in late summer to top dress.
3. Apply pre-emergent herbicides in February and April.
4. Manual weed control to maintain clean bed appearance.
5. Apply fungicides and insecticides as needed to control insects and disease.
6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
7. Edge all mulched beds.
8. Remove all litter and debris.

GENERAL MAINTENANCE

1. Remove all man-made debris, blow edges.
2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

© 2005 K M Talty DESIGN

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001196
STATE OF ILLINOIS

no.	revision description	initial	date
-	ISSUED FOR REVIEW	KMT	02-28-23
1	PER VILLAGE COMMENTS	KMT	04-20-23
2	PER VILLAGE COMMENTS	KMT	02-02-24
3	SITE PLAN COORDINATION	KMT	05-28-24
4	APPROVED LAND DEVELOPMENT PLANS	KMT	07-15-24

180/200 WEST HIGGINS RD.
SCHAUMBURG, IL

LANDSCAPE NOTES
PLANTING SPECIFICATIONS
PLANTING DETAILS
GENERAL CONSTRUCTION

date 02-01-23 | drawn EN | checked KMT

job no. 23080

sheet no. L 2.1

SIMON
DESIGN GROUP
planning - retail - automotive

March 7, 2023

From:
Simon Design Group
500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Re:
Napleton's Schaumburg Subaru
200 W. Higgins Road
Schaumburg, IL 60195

To the ZBA,
The following is an architectural narrative of this this project.

Operational Hours

The business will consist mainly of Automotive Sales, Service and Repairs, and Sales Offices. All of the parts of this building supports those functions. The hours will be the following:

Service and parts
M-F 7:30 AM-6:00 PM
Sat 8:00 AM-5:00 PM
Sun Closed

Sales
M-F 9:00 AM-8:00 PM
Sat 9:00 AM-6:00 PM
Sun Closed

Building

The building wil be constructed mainly of Precast, steel, storefront. The exterior cladding will be Aluminum Metal Panel, corrugated metal panel, painted precast, and clear glass. The second floor will 10,251 sf, and will be mostly Offices and storage. The first floor is 35,767sf and will have Showroom, Sales, Offices, Parts, and Service Repair. The carwash will be for internal dealer use and not open to the public. The basement is 3,650 sf and will be used for storage.

A narrative from the owner is also attached to this document.

Simon Yu, AIA, LEED, NCARB

Napleton
SINCE 1931

HONDA SUBARU GMC

The new facility for Napleton's Schaumburg Subaru at 200 W. Higgins Rd. will be a strong step forward for the Napleton Automotive Group, the Subaru brand, the greater Schaumburg community, our growing operation and our current and future customers.

The purchase of this property was made with the potential of having a blank slate to work with and a large enough canvas to make significant improvements for the groups noted above. First, we intend to offer a magnificent building featuring high ceilings, lots of glass, ample parking, designs with the electric vehicle future in mind and a truly impressive stance on the property. The facility greatly increases our service department's capacity, features a much larger showroom display area, improved parts department square footage and layout and vastly greater on site parking for customers and inventory alike.

Among the most anticipated areas of the building will be the second floor office area. We are moving our group's administrative headquarters in to a fabulous setup upstairs. Designed with future growth in mind and involving current office staff feedback, we anticipate this to be a first class area for our group for decades to come. On completion, this will be one of the finest Subaru facilities in the Chicagoland area and our staff will do their part to make the experience match.

Operating partner

Chris Napleton

110 W. Golf Rd., Schaumburg, IL 60195 • Phone: (847) 882-5050 • Fax: (847) 781-0032

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Award Bid for the 90 North Park Turf Establishment Project to Brightview Landscapes, LLC
07/14/26
Village Board

Presenter: Justin Briski, Superintendent of Field Services
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
4369010-7237	$115,000	$83,800

The budget status for this request is: Under Budget

Amount Under Budget: $31,200

Executive Summary:

As part of the continued improvements at 90 North Park, the Village solicited bids for turf establishment services to improve the quality, density, and long-term health of approximately eight acres of turf. The park is located at the corner of Progress Parkway and Parkside Drive. The project includes core aeration, application of a topdressing soil amendment, overseeding with a Village-specified turf seed blend, incorporation of the topdressing material into the existing turf, final site cleanup, and a one-year warranty on turf establishment. The topdressing will help level uneven areas throughout the park while promoting thicker, healthier turf and improving the overall appearance of the site. This work is being contracted due to the size of the project and the specialized equipment required to complete it. The work is scheduled to be completed by the end of July, allowing sufficient time for the turf to establish before the park's next scheduled event.

The project was publicly bid under IFB No. 2026-IFB-037 and received four competitive bids. BrightView Landscape submitted the lowest responsive and responsible bid of $83,800, which is $31,200 below the project budget of $115,000. Staff reviewed BrightView's bid and determined it met all bid requirements and that the company is qualified to perform the work. BrightView has successfully completed a previous paver project for the Village and has extensive experience with large-scale landscape and turf projects. The company has performed similar work for the Villages of Lincolnshire and Vernon Hills and currently maintains the Zurich Tower campus, demonstrating its ability to complete projects of this size and scope.

Recommended Action:

The Village Manager recommends the Village Board award the bid for the 90 North Park Turf Establishment Project to the lowest responsible bidder, Brightview Landscapes, LLC of Elmhurst, IL in the amount of $83,800.

ATTACHMENTS:

- Bid Tab
- Bid Submittal

VILLAGE OF SCHAUMBURG

Village of Schaumburg
Engineering and Public Works
Mike Hall, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

EVALUATION TABULATION

IFB No. 2026-IFB-037

90 North Park Turf Establishment

RESPONSE DEADLINE: June 22, 2026 at 10:00 am

Report Generated: Thursday, July 2, 2026

SELECTED VENDOR TOTALS

Vendor	Total
Brightview Landscape	$83,800.00
Ken's Landscaping and Supply Company	$128,500.00
Semper Fi Land, Inc.	$195,000.00
langton group	$239,701.60

TABLE 1

					Brightview Landscape		Ken's Landscaping and Supply Company		langton group		Semper Fi Land, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	90 North Park Turf Establishment	1	Lump Sum	$83,800.00	$83,800.00	$128,500.00	$128,500.00	$239,701.60	$239,701.60	$195,000.00	$195,000.00
Total						$83,800.00		$128,500.00		$239,701.60		$195,000.00

Village of Schaumburg
Engineering and Public Works
Mike Hall, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

[BRIGHTVIEW LANDSCAPE] RESPONSE DOCUMENT REPORT

IFB No. 2026-IFB-037

90 North Park Turf Establishment

RESPONSE DEADLINE: June 22, 2026 at 10:00 am

Report Generated: Wednesday, July 1, 2026

Brightview Landscape Response

CONTACT INFORMATION

Company:
Brightview Landscape

Email:
pedro.aceves@brightview.com

Contact:
Pedro Aceves

Address:
727 n Church rd
Elmhurst, IL 60126

Phone:
(847) 343-4258

Website:
N/A

Submission Date:
Jun 19, 2026 12:27 PM (Central Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Authorized Person(s)*

Please provide the following information for each person(s) authorized to submit a response on behalf of your organization:

Name
Title
Phone Number
Email Address

Mark Schultz

Business Developer

8475145961

Mark.Schultz@brightview.com

Pedro Aceves

Branch Manager

847-343-4258

Pedro.Aceves@Brightview.com

2. Equal Employment Opportunity Clause*

EQUAL EMPLOYMENT OPPORTUNITY CLAUSE required by the Illinois Fair Employment Practices Commission as a material term of all public contracts.

16. Upload any additional project docs (not required)

No response submitted

PRICE TABLES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	90 North Park Turf Establishment	1	Lump Sum	$83,800.00	$83,800.00
TOTAL					$83,800.00

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with GFT Infrastructure, Inc. of Schaumburg, IL for Phase I Preliminary Engineering Services for Rodenburg Road Improvements, Irving Park Road to Wise Road, in the Amount of $317,264.
07/14/26
Village Board

Presenter: Marisa Krawiec, AICP, Transportation Program Manager
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
4429010-7454, 27022 10-110	$350,000	$317,264

The budget status for this request is: Under Budget

Amount Under Budget: $32,736

Executive Summary:

Rodenburg Road, between Wise Road and Irving Park Road is classified as a minor collector. Rodenburg Road generally has a four-lane pavement cross-section with bike path provided intermittently on the east side of Rodenburg Road north of IL-390. There are four traffic signals within the project limits. The signals at the IL 390 frontage roads are owned and operated by the Village. At the northern terminus, the intersection of Wise Road and Rodenburg Road is controlled by a signalized intersection under the jurisdiction of the Cook County Department of Transportation and Highways (CCDOTH). At the southern terminus, the intersection of Irving Park Road and Rodenburg Road is controlled by a signalized intersection under IDOT's jurisdiction. The corridor also passes under IL-390, which will require coordination with the Illinois Tollway.

The Village is seeking to resurface the roadway and install an offstreet shared use path, which would complete the bike path gap between Irving Park Road and Morse Avenue. Phase I Preliminary Engineering was previously completed on this bike path extension in 2019; however, the project was not advanced after Phase I was completed. Signal improvements and the locations of mid-block multi-use path crossings will be evaluated as part of the scope of work. A public information meeting will be held to solicit public input on proposed alternatives.

Consultant Selection

Staff received proposals from twelve qualified consulting firms. Staff evaluated the proposals based on the qualifications of the project team, the firm's relevant experience, and the proposed project approach. Based on these evaluation criteria, staff recommends GFT Infrastructure, Inc. to complete

Phase I Preliminary Engineering for the Rodenburg Road Improvements project. The GFT project manager is the same project manager that led the Rodenburg Road Bike Path project in 2019. Transystems, who had previously completed work on other village projects, merged with Gannet Fleming in 2024 and became GFT.

GFT Infrastructure, Inc. submitted a scope and cost proposal in the amount of $317,264 for Phase I Preliminary Engineering for Rodenburg Road Improvements. A detailed scope and breakdown of the costs is attached. The village budgeted a total of $350,000 for this project in FY27. Based on the attached cost proposal, this phase of the project would be $32,736 under the budgeted amount of $350,000. Funds for Phase I of this project will be paid from the Vital Streets fund. Surface Transportation Program (STP) funds are programmed as contingency funds in 2029, and staff intends to re-apply for STP funds in the 2027 Call for Projects to seek active program funding.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager and Village Clerk to execute an agreement with GFT Infrastructure, Inc. of Schaumburg, IL for Phase I Preliminary Engineering Services for Rodenburg Road Improvements, Irving Park Road to Wise Road, in the amount of $317,264 and approve the required Resolution.

ATTACHMENTS:

- Resolution - Rodenburg Road Improvements.docx
- Rodenburg Professional Services Agreement.pdf
- Rodenburg Scope and Fee.pdf
- Evaluation Tabulation.docx

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH GFT INFRASTRUCTURE, INC. OF SCHAUMBURG, IL FOR PHASE I PRELIMINARY ENGINEERING SERVICES FOR RODENBURG ROAD IMPROVEMENTS, IRVING PARK ROAD TO WISE ROAD, IN THE AMOUNT OF $317,264

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg authorize the Village Manager and Village Clerk to execute a Professional Services Agreement with GFT Infrastructure, Inc. of Schaumburg, IL for Phase I Preliminary Engineering Services for Rodenburg Road Improvements; and

WHEREAS, the Transportation Committee, Transportation Department, Finance Department, and Legal have reviewed the Professional Services Agreement marked Attachment "A" attached hereto; and

WHEREAS, it would be in the best interest of the Village of Schaumburg to execute the Professional Services Agreement for Phase I Preliminary Engineering Services for Rodenburg Road Improvements.

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

SECTION ONE: That the Village Manager and Village Clerk are hereby authorized to execute the Professional services agreement with GFT Infrastructure, Inc. marked as Attachment "A" for Phase I Preliminary Engineering Services for Rodenburg Road Improvements.

SECTION TWO: That the Village Manager and Village Clerk are hereby authorized to sign any documents in furtherance of this Resolution.

SECTION THREE: That this Resolution shall be in full force and effect after passage and approval as required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG
PROFESSIONAL SERVICES AGREEMENT FOR

RODENBURG ROAD IMPROVEMENTS
IRVING PARK ROAD TO WISE ROAD

THIS AGREEMENT is dated as of the ___ day of _____, 20__ (***"Agreement"***) and is by and between the **VILLAGE OF SCHAUMBURG**, an Illinois municipal corporation (***"Village"***) and the Consultant identified in Subsection 1A below (***"Consultant"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in the Agreement, and pursuant to the Village's statutory powers, the parties agree as follows:

SECTION 1. CONSULTANT.

A. Engagement of Consultant. The Village desires to engage the Consultant identified below to provide all necessary professional consulting services and to perform the work in connection with the project identified below:

Consultant Firm Name: GFT Infrastructure, Inc.
Street Address: 1475 E. Woodfield Road, Suite 600
City, State, Zip: Schaumburg, IL 60173
Telephone: (847) 407- 5300
Email: mjsmith@gftinc.com

B. Project Description.

Phase I Preliminary Design Engineering for Rodenburg Road Improvements between Irving Park Road and Wise Road

C. Representations of Consultant. The Consultant has submitted to the Village a description of the services to be provided by the Consultant, a copy of which is attached as Exhibit 1 to this Agreement (***"Services"***). The Consultant represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the professional consulting services set forth in Exhibit 1 in a manner consistent with the Standard of Care herein .

D. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed $317,264, as outlined in Exhibit 1, including reimbursable expenses as identified in Exhibit 1, unless amended pursuant to Subsection 8A of this Agreement.

SECTION 2. SCOPE OF SERVICES.

A. Retention of the Consultant. The Village retains the Consultant to perform, and the Consultant agrees to perform, the Services.

B. Services. The Consultant shall provide the Services pursuant to the terms and conditions of this Agreement.

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties or on the date specified in Exhibit 1 (the ***"Commencement Date"***). The Consultant shall diligently and continuously prosecute the Services subject to the Standard of Care until the completion of the Services, but in no event later than 365 days after the date of the execution of this Agreement (***"Time of Performance"***). Consultant shall not be liable for failure of or delay in performing obligations set forth in this Agreement, and neither shall be deemed in breach of its obligations, if such failure or delay is due to natural disasters or any causes beyond Consultant's reasonable control.

D. Reporting. The Consultant shall regularly report to the Village, regarding the progress of the Services during the term of this Agreement.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

A. Agreement Amount. The total amount billed for the Proposal during the term of this Agreement shall not exceed the amount identified as the Agreement Amount in Subsection 1D of this Agreement, without the prior express written authorization of the Village.

B. Invoices and Payment. The Consultant shall be paid as provided in Exhibit 1. The Consultant shall submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit 1. The Village shall pay to the Consultant the amount billed within 30 days after its receipt and approval of such an invoice. If the Village objects to any portion of an invoice, the Village shall notify Consultant of the objection and the grounds, and the parties promptly shall make a good faith effort to settle the disputed portion of the invoice. The Village, in any event, shall pay every portion of the invoice that is not in dispute within the period for payment.

C. Records. The Consultant shall maintain records showing actual time devoted and costs incurred, and shall permit, upon reasonable notice and during regular business hours, the authorized representative of the Village to inspect and audit all data and records of the Consultant for work done under the Agreement. The records shall be made available to the Village at reasonable times during the Agreement period, and for three years after the termination of the Agreement.

D. Claim In Addition To Agreement Amount. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Village, the Consultant shall provide written notice to the Village of such claim within 7 days after occurrence of such action as provided by Subsection 8D of this Agreement, and no claim for additional compensation shall be valid unless made in accordance with this Subsection. Any changes in the Agreement Amount shall be valid only upon written amendment pursuant to Subsection 8A of this Agreement. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant shall proceed with all of the Services required to complete the Services under this Agreement as determined by the Village without interruption and shall have the right to submit a claim subject to the dispute resolution provisions of this Agreement.

E. Taxes, Benefits and Royalties. The Agreement Amount includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties,

or fees is hereby waived and released by Consultant.

F. Final Acceptance. The Services, or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed.

SECTION 4. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The Key Project Personnel identified in Exhibit 1 shall be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel shall not be changed without the Village's prior written approval.

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The Consultant shall notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassigning, or resignation.

C. Approval and Use of Subcontractors. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by the Village in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by the Agreement. All Services performed under any subcontract shall be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in accordance with this Agreement and in a manner reasonably satisfactory to the Village, the Consultant shall promptly upon notice from the Village remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the amount contained in this Agreement or for a delay or extension of the Time of Performance as a result of any such removal or replacement.

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term ***"Confidential Information"*** shall mean information designated as "Confidential" in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement (***"Time of Disclosure"***); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a

publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence; or (v) to have been subsequently developed by the Consultant independently of any disclosure from the Village.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village unless required to perform the Services set forth in this Agreement or required by order of a court with competent jurisdiction or other government legal authority, but only to the extent required for Consultant to comply with the provisions of the order. The Consultant shall be permitted to disclose Confidential Information as necessary to its employees, subcontractors, agents, or representatives to fulfill the obligations required by this Agreement. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Consultant shall require its subcontractors to be bound by the confidentiality provisions of this Agreement and shall remain responsible for any breach of this Agreement by its subcontractors.

SECTION 6. STANDARD OF CARE; INDEMNIFICATION; INSURANCE.

A. Standard of Care. The Consultant represents that the Services shall be performed in accordance with the standards of professional practice, care, and diligence practiced by recognized consulting firms in Consultant's industry performing services of a similar nature under similar circumstances in the same locale in existence at the time of performance of this Agreement. The standard of care expressed shall be in addition to any other representations expressed in the Agreement, or expressed or implied by law, which are hereby reserved unto the Village.

B. Indemnification. The Consultant shall, without regard to the availability or unavailability of any insurance either of the Village or the Consultant, indemnify and save harmless, the Village, its officials, and its employees, against any and all damages, liabilities, losses, and authorized expenses, including reasonable attorneys' fees and administrative expenses recoverable under applicable law, to the extent caused by the Consultant's negligent acts or omissions or intentional misconduct in the performance of, or failure to perform, the Services or any part thereof, except to the extent caused by the negligence of the Village.

C. Insurance. Contemporaneous with the Consultant's execution of this Agreement, the Consultant shall provide certificates of insurance all with coverages and limits acceptable to the Village, and evidencing at least the minimum insurance coverages and limits as set forth in Exhibit 2 to this Agreement. But in no event shall any work begin without an insurance certificate or policy having been provided and approved by the Village. Such certificates shall be from companies with a general rating of A and a financial size category of Class X or better, in Best's Insurance Guide. Such certificates of insurance shall provide that no insurer change, adverse modification in, or cancellation of any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given to the Village. The Consultant shall, at all times during the term of this Agreement, maintain and keep in force, at the Consultant's expense, the insurance coverages provided above, including without limitation at all times to meet the Standard of Care requirements of Subsection 6(A) of this section.

D. No Personal Liability. Unless otherwise provided by law, no elected or appointed official or employee of the Village shall be personally liable, in law or in contract, to the Consultant as the result of the execution of this Agreement. Likewise, no claims or suits shall be made against

the employees of the Consultant as a result of the execution of this Agreement.

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

A. Relationship of the Parties. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing, in or done pursuant to this Agreement, shall be construed (i) to create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and Consultant; or (ii) to create any relationship between the Village and any subcontractor of the Consultant.

B. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge, (1) no Village employee or agent is interested in the business of the Consultant or this Agreement; (2) as of the date of this Agreement neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

C. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code, 720 ILCS 5/33E-1 *et seq.* The Consultant represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer as a result of such collusion, and this Agreement shall, at the Village's option, be null and void.

D. Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A) (4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A) (4).

E. Patriot Act Compliance. The Consultant represents and warrants to the *Village* that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Consultant further represents and warrants to the Village that the Consultant and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Consultant hereby agrees to defend, indemnify and hold harmless the Village, its corporate authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the representations and warranties in this subsection.

F. Termination. Notwithstanding any other provision hereof, the Village may terminate this Agreement at any time upon 15 days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as determined as provided in Exhibit 1. The Consultant may also terminate the Agreement in the event the Village fails to make payment for services rendered, but only after the Consultant has provided written notice to the Village of the lack of payment and allowed the Village 30 days to make payment or contest the payment or amount.

G. Term. The time of performance of this Agreement, unless terminated pursuant to the terms of this Agreement, shall expire on the date the Village determines that all of the Services under this Agreement are completed or upon final payment to Consultant. A determination of completion shall not constitute a waiver of any rights or claims which a party may have or thereafter acquire with respect to any breach hereof by the other party or any right of indemnification of the Village by the Consultant.

H. Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to make reasonable professional efforts to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable building and zoning statutes, ordinances, rules, and regulations, and the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C.§§ 12101 *et seq*., and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq*. Consultant shall also comply with all conditions of any federal, state, or local grant received by Village and made known to the Consultant with respect to this Agreement or the Services.

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body to the extent such fines or civil penalties are caused by Consultant's, or its subcontractors', failure to perform the Services or any part thereof in accordance with this Section 7(H).

I. Default. Subject to the Standard of Care, if it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that permits completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other material requirement of this Agreement (***"Event of Default"***), and fails to cure any such Event of Default within ten business days after the Consultant's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Cure by Consultant. The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement.

2. Termination of Agreement by Village. The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement.

3. Withholding of Payment by Village. The Village may withhold from any

payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of reasonable actions taken by the Village in response to any Event of Default by the Consultant provided such liability has been mutually agreed upon in writing or finally adjudicated by a court of competent jurisdiction.

J. No Additional Obligation. The Parties acknowledge and agree that the Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant or with any vendor solicited or recommended by the Consultant.

K. Village Board Authority. Notwithstanding any provision of this Agreement, any negotiations or agreements with, or representations by the Consultant to vendors shall be subject to the approval of the Village Board of Trustees. The Village shall not be liable to any vendor or other third party for any agreements made by the Consultant, purportedly on behalf of the Village, without the knowledge and approval of the Village Trustees.

L. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the work and with any other consultants engaged by the Village. Consultant shall be entitled to use and rely upon all such information provided by the Village in performing Consultant's services under this Agreement.

M. News Releases. The Consultant shall not issue any news releases or other public statements regarding the Services without prior approval from the Village

N. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, first prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement (***"Documents"***) shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village upon payment of all sums due and owing Consultant under the Agreement; provided, however, Consultant shall not be responsible for errors or omissions in Consultant's documents which are incomplete as a result of an early termination under this Agreement. Notwithstanding anything to the contrary herein, Consultant shall retain all common law, statutory, and other reserved rights including copyright in its pre-existing intellectual property, standard design elements, and architectural/engineering details that are neither unique to the Village nor related to the business of the Village, and the Village shall be granted a non-exclusive license to reproduce such design elements and details in conjunction with its use on the Project. Any use, reuse, or modification of the Documents or Consultant's pre-existing materials other than for the purposes of this Agreement without Consultant's prior review and written approval shall be at the Village's risk and Consultant shall not be liable for any such use, reuse, or modification.

O. GIS Data. ***[NOTE: Use this only if applicable]*** The Village has developed digital map information through Geographic Information Systems Technology (***"GIS Data"***) concerning the real property located within the Village. If requested to do so by the Consultant, the Village agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. Limited Access to GIS Data. The GIS Data provided by the Village shall

be limited to the scope of the Services that the Consultant is to provide for the Village;

2. Purpose of GIS Data. The Consultant shall limit its use of the GIS Data to its intended purpose of furtherance of the Services; and

3. Agreement with Respect to GIS Data. The Consultant does hereby acknowledge and agree that:

a. **Trade Secrets of the Village.** The GIS Data constitutes proprietary materials and trade secrets of the Village and, shall remain the property of the Village;

b. **Consent of Village Required.** Except as permitted in Section 5(B) herein, the Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village;

c. **Supply to Village.** At the request of the Village, the Consultant shall supply the Village with any and all information that may have been developed by the Consultant based on the GIS Data, subject to Section 7(N) herein;

d. **No Guarantee of Accuracy.** The Village makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant's intended use thereof; and

e. **Discontinuation of Use.** At such time as the Services have been completed in accordance with this Agreement to the reasonable satisfaction of the Village, the Consultant shall cease its use of the GIS Data for any purpose whatsoever; and, upon request and reasonable notice, an authorized representative of the Village shall be afforded sufficient access to the Consultant's premises to verify that all use of the GIS Data has been discontinued.

SECTION 8. GENERAL PROVISIONS.

A. Amendment. No amendment or modification to this Agreement shall be effective unless and until such amendment or modification is in writing, properly approved in accordance with applicable procedures, and executed.

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party; provided, however, either party may assign the Agreement, and all of its rights and obligations thereunder, to any company or other entity that acquires all or substantially all of its assets, or to its successor-in-interest in any merger or consolidation and will provide notice of such to the other party.

C. Binding Effect. The terms of this Agreement shall bind and inure to the benefit of the Parties hereto and their successors, and assigns.

D. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("e-mail"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b)

followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Schaumburg
101 Schaumburg Ct.
Schaumburg, Illinois 60193
Attention: Sidney Kenyon
E-mail: skenyon@schaumburg.com

Notices and communications to the Consultant shall be addressed to, and delivered at, the following address:

Consultant Firm Name: GFT Infrastructure, Inc.
Street Address: 1475 E Woodfield Road, Suite 600
City, State, Zip: Schaumburg, IL 60173
Attention: Matt Smith
Facsimile: _____
Email: mjsmith@gftinc.com

E. Third Party Beneficiary. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation other than the Consultant or the Village shall be made or be valid against the other party.

F. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

G. Time. Time is of the essence in the performance of this Agreement to the extent consistent with the Standard of Care.

H. Governing Laws/Dispute Resolution. This Agreement shall be interpreted according to the laws of the State of Illinois. The parties agree in good faith to attempt to resolve amicably, without litigation, any dispute arising out of or relating to this Agreement. If no agreement can be reached, the parties shall submit to mediation with a mutually agreed upon mediator. The location for mediation shall in Cook County. The costs of mediation shall be shared equally by the parties. In the event that any dispute cannot be resolved through direct discussions or mediation, then either party may submit the matter to the judicial system in Cook County, IL.

I. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the Village and the Consultant with respect to the Proposal and the Services.

J. Waiver. No waiver of any provision of this Agreement shall be deemed to or

constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

K. **Exhibit.** Exhibits 1 and 2, are attached hereto, and by this reference incorporated in and made a part of this Agreement. In the event of a conflict between the Exhibit and the text of this Agreement, the text of this Agreement shall control.

L. **Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

M. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

N. **Consequential Damages**. The Village and Consultant waive claims against each other for any consequential damages (including, but not limited to, lost profits, lost revenues, lost business opportunities, loss of use or equipment down time, and loss of or corruption to data) that may arise out of or relate to this Agreement, regardless of the theory under which such damages are sought, and even if either party has been advised of the possibility of such damage or loss.

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By: _____
Village Manager

ATTEST:

By: _____
Village Clerk

CONSULTAN

By: _____

TITLE: Vice President

ATTEST:

By: _____

TITLE: Vice President

EXHIBIT 1

SCOPE OF SERVICES

AGREEMENT AMOUNT

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

[INCLUDE HOURLY RATES, LUMP SUM AMOUNTS, REIMBURSABLE COSTS, SCHEDULE FOR LUMP SUM OR INSTALLMENT PAYMENTS, INVOICE FORMAT, ETC.]

[SHALL INCLUDE SCHEDULE]

EXHIBIT 2

INSURANCE COVERAGES

A. Worker's Compensation and Employer's Liability with limits not less than:

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

Such insurance shall evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, borrowed or rented.

All employees shall be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

$1,000,000 Bodily Injury and Property Damage $2,000,000 Aggregate

Coverages shall include:

- Broad Form Property Damage Endorsement
- Broad Form Contractual Liability (must expressly cover the indemnity provisions of the Contract)

D. Umbrella Policy or Excess liability Insurance with a limit of liability of not less than $2,000,000.

The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance, except professional liability, on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

E. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per claim/$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out deviation from the professional standard of care set forth in the Agreement. If the policy is a claims made policy, it shall remain in effect for three (3) years after the work has been completed.

F. Village as Additional Insured. Village shall be named as an Additional Insured on all policies except for:

Worker's Compensation

Professional Liability

Each such additional Insured endorsement shall identify Village as follows: Village of Schaumburg, including its Board members and elected and appointed officials, its officers, and employees.

G. Other Parties as Additional Insureds. In addition to Village, the following parties shall be named as additional insured on the following policies:

Additional Insured	Policy or Policies
_____	_____
_____	_____

The Consultant will provide certificates of insurance evidencing the types and limits of insurance specified. The certificates of insurance will specifically address each of the requirements noted. All insurance noted is primary and in no event will be considered contributory to any insurance purchased by the Village.

The same full insurance coverage provided to the named insured, whether it is the Consultant or a sub-contractor, shall be provided to the Village without any limitations or endorsements that might limit or exclude coverage.

Any and all deductibles or other forms of retention are the responsibility of the Consultant. All deductibles or other forms of retention are subject to the approval of the Village. Consultant will disclose to the Village in writing the amounts of any deductible or self-insured retentions on the insurance required under this contract.

Consultant waives any right of subrogation it may have or later acquire against the Village.

The Consultant shall not allow any subcontractor to commence work on their subcontract until the same insurance has been obtained by the subcontractor. The Consultant and their subcontractor(s) shall maintain all insurance required for not less than one (1) year after completion of this contract except professional liability which shall be for three (3) years.

Phase I Scope of Services
Rodenburg Road Improvements
(Irving Park Road to Wise Road)
Village of Schaumburg

June 9, 2026

The Village of Schaumburg has initiated a Phase I engineering study to evaluate the resurfacing of Rodenburg Road from Irving Park Road to Wise Road, which includes evaluation of a multiuse path. This corridor serves as an important north-south connection within the Village and includes aging infrastructure as well as pedestrian connectivity gaps. The project will evaluate roadway, pedestrian, and intersection improvements that enhance safety, mobility, and accessibility while maintaining efficient traffic operations and minimizing impacts to adjacent properties.

The Phase I study will establish a preferred alternative suitable for state/federal funding and will position the Village to advance into detailed design once design approval is received from IDOT BLRS. The study will be completed in coordination with IDOT, Cook County, and key stakeholders to ensure the recommended improvements align with agency expectations and community goals.

Anticipated Schedule

It is anticipated that notice-to-proceed will be issued by the Village in June 2026, the Draft Phase I Project Report will be completed in Spring 2027, and IDOT design approval will be obtained in approximately 18 months (December 2027).

Summary of Scope of Services

Federal funds (STP-L) are anticipated for construction and construction engineering services, while Phase I and II engineering will be funded locally. Consequently, GFT will provide Phase I engineering services consistent with IDOT BLRS requirements in order to receive design approval from IDOT.

The scope includes data collection, survey and base mapping, alternatives development, environmental documentation, public and stakeholder involvement, and preparation of the Phase I Project Development Report (PDR). The Phase I study will focus on developing a practical, implementable solution that balances safety, cost, and constructability while receiving community support.

Task 1 – Data Collection & Utility Coordination

GFT will collect and review available data necessary to support the Phase I studies and Project Development Report (PDR).

Services include:

- Review previously approved Phase I report for the planned path improvements
- Inventory of existing roadway geometry, pavement, drainage, utilities, traffic control, pedestrian facilities, land use, and environmental features
- Review available record drawings and GIS data
- Field visit to verify key constraints and operational characteristics
- Submit JULIE Design Ticket
    - Send out initial letters to utility companies
- Identify preliminary utility conflicts
    - Organize in a conflict matrix with utility contact information

Task 2 – Topographic and Boundary Survey

Topographic and utility survey will be completed by Jorgensen & Associates, **refer to their detailed scope of services (attached)**. The project corridor is along Rodenburg Road from Irving Park Road to Wise Road. At Irving Park Road, the survey will include the entire intersection. At Wise Road the survey will include the south side of the intersection only.

The limits, generally will be to 10 feet beyond the existing right-of-way (ROW) line on both sides and extending to 20 feet beyond the existing ROW line at driveways and side streets. At frontage roads the limits will extend to the radius returns. Underneath the IL 390 bridges the limits will extend to the top of the slope walls.

The topographic survey will include structures, ground shots, roadway shots, drainage and utilities, street lighting, sidewalks (including all ADA ramps/pads), vegetation, trees with diameter at breast-height, curb and gutters, and all other pertinent items within the project corridor. All storm, sanitary and water structures will include invert information.

Establish horizontal and vertical control based on NGS geodetic survey monuments (if available) and using G.P.S. survey methods. The project control will be based on NAD 83 (2011 adjustment) and NAVD 88 datums. Horizontal control will be tied and benchmarks will be located and described.

Task 3 – Geotechnical Investigation

Geotechnical investigation will be completed by Terracon, **refer to their detailed scope of services (attached)**. Services will include pavement cores and soil borings at the proposed retaining wall locations with a corresponding report including pavement depths and foundation recommendations.

Task 4 – Drainage Studies

GFT will evaluate existing drainage conditions and develop preliminary drainage concepts to support alternatives development and identify conflicts with utilities and roadway improvements.

Services Include:

- Identify localized drainage deficiencies through discussion with the Village
- Evaluate the condition of existing drainage structures
- Review storm sewer extension near First Student entrance
- Evaluate impacts of proposed path, ramp/driveway upgrades, and retaining wall improvements
- Prepare preliminary drainage exhibit

Exclusions:

- Detention improvements not anticipated
- Detailed hydraulic modeling not included
- No floodplain/floodway impacts anticipated
- Based on initial review of the scope of improvements, an MWRD Permit is not anticipated

Task 5 – Traffic & Safety Analysis

GFT will complete a traffic and safety analysis for the project corridor.

Services Include:

- Traffic Operations Analysis at Rodenburg Road and Irving Park Road.
    - 12-hour traffic counts will be obtained at the intersection, including bicycle and pedestrian movements.
    - Coordinate with IDOT to obtain signal timings.
    - Coordinate with CMAP to obtain 2050 Build traffic projections.
    - Develop existing and proposed (2050 Build) Design Hourly Volumes (DHVs).
    - Evaluate existing and 2050 Build traffic operations utilizing Synchro.

- Bike and Pedestrian Review
    - Replica data will be used to summarize bike and pedestrian activity along the corridor
    - A memo will summarize the bike/ped data from Replica, counts at Rodenburg/Irving Park Road, and field observations.
    - A crossing will be evaluated at Crest Avenue using IDOT's TRA-23 Guidelines for crossings at uncontrolled intersections. The crossing will include preliminary geometry and exhibits for 2 alternatives.
- Safety Analysis for the corridor
    - Collect crash data for the most recent available 5-year crash period for Rodenburg Road from Irving Park Road to Wise Road and request corresponding police reports. Review crash data, verify it with police reports, identify crash locations, summarize crashes in summary tables based on crash types and severity. Include roadway pavement and lighting conditions in crash review. Create collision diagrams for signalized intersections. Analyze crash patterns, identify potential causes, and recommend countermeasures.
    - Safety countermeasures will be considered during Alt analysis and summarized in the PDR.
- Prepare preliminary Maintenance of Traffic (MOT) plan with staged construction concepts.

Assumptions:

- Capacity analysis will be performed only for the Rodenburg/Irving Park Road Intersection since the stop bar locations and storage lengths are anticipated to be impacted. No other intersections with side streets or driveways or segments will be included in the capacity analysis.

Exclusions:

- Speed study is not included
- Lighting is located along the corridor, and a photometric analysis is not anticipated.

Task 6 – Alternatives Development & Corridor Design

GFT will develop and evaluate improvement alternatives consistent with the Village's goals and IDOT BLRS design guidelines. It is anticipated that the project will generally use path alignment and profile from the previously approved Phase I path study. The following will be completed in advance of the public information meeting.

The Alternative Analysis will include:

- Review existing geometrics and identify deficiencies (includes pavement cross-slopes and existing driveway grades)
- Develop shared-use path alignment refinements

- Evaluate path continuity and crossing locations
- Retaining wall concepts beneath IL 390
    - Wall type study with summary of costs for each alternative
    - Evaluate Wall Aesthetic Treatments
    - Draft Memo and TS&L for IDOT/Tollway review
    - Address review comments and secure retaining wall approval from IDOT/Tollway
- Evaluate roadway cross section and lane re-allocation (road diet) opportunities between Wise Road and I-390 westbound Frontage Road
    - Includes 2 alternatives (Landscaped Median vs. Pavement Striping)
    - **Assumed:** no curb line changes to avoid significant drainage modifications
- Identify preliminary ROW and tree impacts
- Preliminary ADA / PROWAG Feasibility Review
    - Identify and summarize non-compliant pedestrian facilities to be addressed as part of the preferred alternative. This includes a review of all existing sidewalks and curb ramps. This includes evaluating and planning for Accessible Pedestrian Signals (APS) at the proposed/upgraded signalized crossings (IL 19, Frontage, Wise Road).
- Prepare preliminary driveway layouts to support access management and constructability evaluation.
- Prepare 50-scale Plan-Plan Sheets along with typical sections for Village and public review. Alternatives will include:
    - Existing Typical Section with the Proposed Path
    - Road Diet Typical Section
- Develop Exhibits and Cost Estimates
    - Prepare concept-level exhibits for each alternative identifying potential impacts to adjacent properties, utilities, and right-of-way.
    - Develop planning-level construction cost estimate for each alternative.
- Prepare a technical memorandum summarizing a qualitative comparison of alternative benefits, impacts, constraints, and tradeoffs to support selection of a recommended preferred alternative to be presented to stakeholders and the public.

Task 7 – Preferred Alternative Refinement

Following Village, public, and stakeholder input, GFT will refine and document the selected preferred alternative for inclusion in the Project Development Report (PDR).

Services will include:

- Refine roadway geometry, pedestrian facilities, and multimodal elements associated with the preferred alternative.
- Identify anticipated right-of-way and easement impacts associated with the preferred alternative.
- Prepare an updated opinion of probable construction cost.
- Identify any required Design Exceptions for documentation within the PDR.
- Update the alternatives documentation to summarize public and stakeholder input, confirm the selected preferred alternative, and document final impacts and costs.
- Prepare updated concept-level plan and profile exhibits for the preferred alternative to be included in the PDR.
- Develop cross-sections for the preferred alternative at critical locations, including impacted driveways, to verify ROW impacts. The existing ROW will be established based on existing field survey and use of GIS ROW files provided by the Village. For locations where the new path alignment is proposed, title commitments will be ordered in Phase II to establish the existing property lines and actual ROW needs.

Task 8 – Environmental Documentation

Environmental services will be supported by GZA (Formerly Huff & Huff) to support Phase I documentation, refer to their detailed scope of services (attached).

Services include:

- Prepare prescreening for Environmental Survey Request (ESR)
- Prepare the ESR for IDOT
- Complete Preliminary Environmental Site Assessment (PESA), which will include preliminary special waste screening.
- Documentation of environmental constraints and permitting considerations.

Assumptions:

- No noise study due to a lack of realignment or roadway expansion
- A Preliminary Site Investigation (PSI) may be required in Phase II, pending the results of the PESA.

Task 9 – Public & Stakeholder Involvement

Due to the adjacent land uses and proposed scope, one public meeting is anticipated, where we will present the developed alternatives. GFT will provide two staff and the necessary meeting materials including sign-in sheets, exhibits, and comment forms. Work under this task includes preparation for the meeting, attendance, response to comments, and documentation of the proceedings in the Phase I Project Report.

The public information meeting is anticipated to be held at a public venue near the project corridor. **No room rental fees are included.** GFT will advertise the meeting in the newspaper (Daily Herald – Northwest Suburbs edition) in accordance with IDOT BLRS requirements.

Letters will be sent to impacted property owners. Letters will be prepared and sent by GFT. No additional stakeholder meetings are anticipated with property owners or businesses located along the corridor.

Services include:

- One Public Information Meeting
- Preparation of exhibits, presentation materials, sign-in sheets, and comment forms
- Documentation of comments and responses in the Phase I report

Assumptions:

- Meeting facilities to be provided by the Village

Task 10 – Agency Coordination

GFT will coordinate with relevant agencies throughout Phase I. Agendas, sign-ins, and minutes will be provided for each meeting. Exhibits will be provided when necessary.

Anticipated coordination includes:

- IDOT kickoff meeting (One meeting)
- FHWA/IDOT Coordination Meeting (One Meeting)

- Coordination with Agency Stakeholders including the Illinois Tollway, Cook County, and NWMC

Task 11 – Phase I Project Development Report

GFT will prepare the Phase I Project Development Report consistent with IDOT BLRS requirements.

Services include:

- Prepare draft PDR per BLR 22210, including exhibits, maps, and cross-sections.
- Prepare detailed Opinions of Probable Construction Cost for final improvements.
- Package and submit the report to IDOT and the Village.
- Address IDOT comments and resubmit to obtain final PDR approval from IDOT.

Task 12 – Funding Support

Phase I engineering is currently locally funded and it is anticipated that opportunities to obtain state or federal funding for future phases will be pursued.

Services include:

- Funding Strategy Development
    - Aligns the Phase I effort with ITEP and STP-L funding opportunities.
- ITEP application for the path scope in the Fall of 2026
- STP-L application in the Winter of 2027 for the roadway or path improvements

Task 13 – Project Management

GFT will provide overall project management throughout Phase I.

Services include:

- Schedule management
- Monthly Coordination Meetings
- Monthly progress reporting
- Coordination with Village staff
- Contract administration and invoicing
- Quality Review of alternative analysis tech memo and PDR

Key Assumptions

- The project will be processed as a State-Approved Categorical Exclusion (CE).
- Scope assumes one Public Information Meeting, one IDOT Kickoff Meeting, and one FHWA/IDOT Coordination Meeting.
- Existing right-of-way will be established based on available survey information, GIS data, and record documents. Detailed title commitments and acquisition plats are not included in Phase I engineering.
- Traffic capacity analysis is limited to the Rodenburg Road and Irving Park Road intersection and associated improvements anticipated to impact signal operations.
- Public Information Meeting facilities will be provided by the Village.

Exclusions

- No SUE investigations.
- No detailed drainage modeling. Detailed hydraulic analysis and design or modification of stormwater detention facilities are not anticipated.
- Compensatory storage calculations and grading plans are not anticipated.
- No noise study.
- No Phase II engineering or permitting.
- No land acquisition services.
- No detailed lighting or photometric analysis.
- No discretionary funding applications beyond the ITEP and STP-L assistance identified in this scope.

Rodenburg Road Improvements
Irving Park Road to Wise Road
Phase I
Village of Schaumburg
Workhour Summary

Task and Description		GFT Workhours	Jorgensen Workhours	Terracon Workhours	GZA Workhours
Task 1 – Data Collection & Utility Coordination					
a Review Approved PH I Report		4			
b Existing conditions inventory		16			
c Record drawings / GIS review		16			
d Field visit		8			
e JULIE design ticket		4			
Initial utility notifications		12			
f Utility conflict identification		16			
Utility conflict matrix		12			
	Subtotal:	**88**	**0**	**0**	**0**
Task 2 – Topo & Boundary Survey			466		
Topographic Survey		8			
	Subtotal:	**8**	**466**	**0**	**0**
Task 3 – Geotechnical Investigation				48	
Geotechnical Investigation and Report		4			
	Subtotal:	**4**	**0**	**48**	**0**
Task 4 – Drainage Studies					
a Identify localized drainage deficiencies through discussion with the Village		4			
b Evaluate the condition of existing drainage structures		16			
c Review culvert extension near First Student entrance		12			
d Evaluate impacts of proposed path, ramp/driveway upgrades, and retaining wall improvements		16			
e Prepare preliminary drainage exhibit		24			
	Subtotal:	**72**	**0**	**0**	**0**
Task 5 – Traffic & Safety Analysis					
a Traffic Operations Analysis at Rodenburg and Irving Park					
Traffic counts (12-hour / turning movements)		2			
Coordination with IDOT on signal timings		2			
Traffic projections (2050 / CMAP)		12			
Traffic operations analysis (Existing and Proposed)		40			
b Bike and Pedestrian Review					
Bike / pedestrian activity review (Replica)		8			
Bike / pedestrian memo		16			
Crest Avenue Crossing Analysis (TRA-23 and 2 Alts)		32			
c Safety Analysis for the corridor including Irving Park Road					
Request crash data and police reports		2			
Crash data review, verifying with police reports (5 years)		24			
Prepare crash summary table and collision diagrams		8			
Analyze crash patterns, identify potential causes, and recommend countermeasures		8			
d MOT & Staging					
Preliminary MOT concepts (Intersections and Road Diet, if applicable)		8			
Staging exhibits (2 Stages x 1 Sheets/Stage x 10 Hours/Sheet)		20			
	Subtotal:	**182**	**0**	**0**	**0**
Task 6 – Alternatives Development & Evaluation					
a Existing geometrics review & deficiency identification		8			
b Pedestrian accommodations, corridor-wide:					
Shared use path alignment and profile evaluation		16			
Evaluate path crossing locations		8			
c Retaining Wall Concepts at the I-390 Underpass					
Wall Type Study		40			
Evaluate Aesthetic Treatments		32			
Draft Memo and TS&L for Tollway Review		72			
Final Memo and TS&L for Tollway Approval		24			
d Road Diet Concepts (2 Alts with Exhibits)		32			
e ROW and Tree Impacts		12			
ADA / PROWAG feasibility review		12			
Preliminary driveway layouts (7 Driveways @ 2 hrs each)		14			
f Typical section development		8			
g Concept-level alternative exhibits (50 Scale Plan-Plan 2 concepts, 2 Shts/Concept, 16 Hours/Sht)		64			
h Planning-level cost estimates (2 Concepts)		30			
i Alternatives comparison memo		24			
	Subtotal:	**396**	**0**	**0**	**0**
Task 7 – Preferred Alternative Refinement					
a Preferred alternative refinement, pedestrian & multimodal refinement		24			
b ROW impact confirmation		12			
c Updated cost estimate		8			
d Design exception identification (2 design exceptions x 4 hrs/exception)		8			
e Update alternatives documentation		16			
f Update PNPs for the Preferred Alternative (2 shts x 8 Hours/sht)		16			
g Develop cross-sections for the Preferred Alternative (Approximately 40 sections x 0.5 hours/section)		20			
	Subtotal:	**104**	**0**	**0**	**0**

Rodenburg Road Improvements
Irving Park Road to Wise Road
Phase I
Village of Schaumburg
Workhour Summary

Task and Description		GFT Workhours	Jorgensen Workhours	Terracon Workhours	GZA Workhours
Task 8 – Environmental Documentation					
a Prescreening		8			
b Environmental Survey Request (ESR)		32			
c PESA		2			
d Special waste screening		2			
e Environmental constraints and permitting		2			
	Subtotal:	**46**	**0**	**0**	**0**
Task 9 – Public & Stakeholder Involvement					
a Public meeting attendance		12			
b Public meeting exhibits & materials		60			
c Public comment documentation		16			
d Public meeting documentation		8			
	Subtotal:	**96**	**0**	**0**	**0**
Task 10 – Agency Coordination					
a IDOT kickoff meeting		8			
b FHWA / IDOT coordination meeting		12			
c Agency coordination		32			
d CMAP		10			
	Subtotal:	**62**	**0**	**0**	**0**
Task 11 – Phase I Project Development Report					
a Draft PDR preparation (BLR 22210)		20			
b PDR exhibits & graphics		50			
c Cost estimate documentation		10			
d IDOT submittal packaging		8			
e IDOT comment responses		24			
f Final Design Approval support		8			
	Subtotal:	**120**	**0**	**0**	**0**
Task 12 – Funding Support					
a Funding strategy development		12			
b ITEP		24			
c STP-L		24			
	Subtotal:	**60**	**0**	**0**	**0**
Task 13 – Project Management/Administration and Client Coordination					
a Schedule tracking		12			
b Monthly progress reporting & Invoicing		36			
c Village coordination		24			
d QAQC of tech memo and PDR		8			
	Subtotal:	**80**	**0**	**0**	**0**
	Total:	**1,318**	**466**	**48**	**0**

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

FIXED RAISE

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Prime Consultant (Firm) Name	Prepared By	Date
GFT Infrastructure, Inc.	Matt Baldwin	5/22/2026

Consultant / Subconsultant Name	Job Number
GFT Infrastructure, Inc.	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	18	MONTHS	OVERHEAD RATE	145.43%
START DATE	6/5/2026		COMPLEXITY FACTOR	
RAISE DATE	4/4/2027		% OF RAISE	3.00%
END DATE	12/4/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	6/5/2026	4/4/2027	10	55.56%
1	4/5/2027	12/4/2027	8	45.78%

The total escalation = 1.33%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
GFT Infrastructure, Inc.	

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	**90.00**
ESCALATION FACTOR	**1.33%**

JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Engineer VII	$90.00	$90.00
Engineer VI	$90.00	$90.00
Engineer V	$84.92	$86.05
Engineer IV	$71.31	$72.26
Engineer III	$62.54	$63.37
Engineer II	$48.06	$48.70
Engineer I	$38.19	$38.70
Planner V	$86.61	$87.76
Planner IV	$74.00	$74.99
Planner III	$65.52	$66.39
Planner II	$49.60	$50.26
Planner I	$34.14	$34.60
Analyst IV	$75.09	$76.09
Analyst II	$38.82	$39.34
Designer IV	$67.75	$68.65
Designer II	$46.24	$46.86
Surveyor VI	$90.00	$90.00
Construction Services VII	$90.00	$90.00
Construction Services VI	$90.00	$90.00
Construction Services V	$86.93	$88.09
Construction Services IV	$72.80	$73.77
Construction Services III	$60.13	$60.93
Construction Services II	$49.55	$50.21
Construction Services I	$38.06	$38.57
Intern	$22.72	$23.02
Administrative III	$44.78	$45.38
Administrative II	$35.94	$36.42

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
GFT Infrastructure, Inc.	

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total (Payroll Only	Contribution to Prime Consultant
N/A		

Total	0.00	0.00

NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
GFT Infrastructure, Inc.	

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to federal maximum			$0.00
Lodging (per Federal GSA)	Actual Cost (Up to Federal rate maximum)			$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per Federal GSA)	Up to Federal rate maximum	100	$0.70	$70.00
Vehicle Owned or Leased (no mileage charge allowed)	$32.50/half day (4 hours or less) or $65/full day			$0.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)	1	$500.00	$500.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)	1	$500.00	$500.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)	2	$600.00	$1,200.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)	1	$500.00	$500.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)		$10,000.00	$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Title Commitments			$850.00	$0.00
Traffic Counts (Irving Park)		1	$1,500.00	$1,500.00
				$0.00
			TOTAL DIRECT COSTS:	**$4,270.00**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
GFT Infrastructure, Inc.

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 145.43%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	MANHOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Task 1 – Data Collection & Utilities		88	4,503	6,549	1,486		12,538	3.95%
Task 2 – Topo Survey		8	448	652	148		1,248	0.39%
Task 3 – Geotechnical Investigation		4	253	369	84		706	0.22%
Task 4 – Drainage Studies		72	4,132	6,010	1,364		11,506	3.63%
Task 5 – Traffic & Safety	1,500	182	11,238	16,343	3,709		32,790	10.34%
Task 6 – Alt Development		396	23,690	34,452	7,818		65,960	20.79%
Task 7 – Preferred Alternative		104	5,716	8,313	1,886		15,915	5.02%
Task 8 – Environmental Documents		46	2,475	3,599	817		6,891	2.17%
Task 9 – Public Involvement	1,770	96	5,801	8,437	1,914		17,922	5.65%
Task 10 – Agency Coordination	500	62	3,720	5,410	1,228		10,858	3.42%
Task 11 – Phase I PDR	500	120	6,629	9,640	2,187		18,956	5.97%
Task 12 – Funding Support		60	4,043	5,879	1,334		11,256	3.55%
Task 13 – Project Management		80	5,561	8,087	1,835		15,483	4.88%
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
Jorgensen			-	-	-	61,096	61,096	19.26%
Terracon			-	-	-	18,443	18,443	5.81%
GZA			-	-	-	15,696	15,696	4.95%
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
Subconsultant DL					0.00			
TOTALS	4,270	1318	78,209	113,740	25,810	95,235	317,264	100.00%

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
GFT Infrastructure, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 3

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Task 1 – Data Collection & Utilities			Task 2 – Topo Survey			Task 3 – Geotechnical Investigation			Task 4 – Drainage Studies			Task 5 – Traffic & Safety		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer VII	90.00	0.0																	
Engineer VI	90.00	0.0																	
Engineer V	86.05	214.0	16.24%	13.97	6	6.82%	5.87							6	8.33%	7.17	40	21.98%	18.91
Engineer IV	72.26	68.0	5.16%	3.73										8	11.11%	8.03			
Engineer III	63.37	408.0	30.96%	19.62	20	22.73%	14.40	4	50.00%	31.69	4	100.00%	63.37	20	27.78%	17.60	60	32.97%	20.89
Engineer II	48.70	472.0	35.81%	17.44	32	36.36%	17.71	4	50.00%	24.35				30	41.67%	20.29	82	45.05%	21.94
Engineer I	38.70	156.0	11.84%	4.58	30	34.09%	13.19							8	11.11%	4.30			
Planner V	87.76	0.0																	
Planner IV	74.99	0.0																	
Planner III	66.39	0.0																	
Planner II	50.26	0.0																	
Planner I	34.60	0.0																	
Analyst IV	76.09	0.0																	
Analyst II	39.34	0.0																	
Designer IV	68.65	0.0																	
Designer II	46.86	0.0																	
Surveyor VI	90.00	0.0																	
Construction Services VII	90.00	0.0																	
Construction Services VI	90.00	0.0																	
Construction Services V	88.09	0.0																	
Construction Services IV	73.77	0.0																	
Construction Services III	60.93	0.0																	
Construction Services II	50.21	0.0																	
Construction Services I	38.57	0.0																	
Intern	23.02	0.0																	
Administrative III	45.38	0.0																	
Administrative II	36.42	0.0																	
TOTALS		1318.0	100%	$59.34	88.0	100.00%	$51.17	8.0	100%	$56.04	4.0	100%	$63.37	72.0	100%	$57.40	182.0	100%	$61.75

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
GFT Infrastructure, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Task 6 – Alt Development			Task 7 – Preferred Alternative			Task 8 – Environmental Documents			Task 9 – Public Involvement			Task 10 – Agency Coordination			Task 11 – Phase I PDR		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer VII	90.00																		
Engineer VI	90.00																		
Engineer V	86.05	40	10.10%	8.69	8	7.69%	6.62				24	25.00%	21.51	12	19.35%	16.66	16	13.33%	11.47
Engineer IV	72.26	60	15.15%	10.95															
Engineer III	63.37	132	33.33%	21.12	24	23.08%	14.62	16	34.78%	22.04	32	33.33%	21.12	24	38.71%	24.53	40	33.33%	21.12
Engineer II	48.70	120	30.30%	14.76	72	69.23%	33.72	30	65.22%	31.76	16	16.67%	8.12	16	25.81%	12.57	24	20.00%	9.74
Engineer I	38.70	44	11.11%	4.30							24	25.00%	9.67	10	16.13%	6.24	40	33.33%	12.90
Planner V	87.76																		
Planner IV	74.99																		
Planner III	66.39																		
Planner II	50.26																		
Planner I	34.60																		
Analyst IV	76.09																		
Analyst II	39.34																		
Designer IV	68.65																		
Designer II	46.86																		
Surveyor VI	90.00																		
Construction Services VII	90.00																		
Construction Services VI	90.00																		
Construction Services V	88.09																		
Construction Services IV	73.77																		
Construction Services III	60.93																		
Construction Services II	50.21																		
Construction Services I	38.57																		
Intern	23.02																		
Administrative III	45.38																		
Administrative II	36.42																		
TOTALS		396.0	100%	$59.82	104.0	100%	$54.96	46.0	100%	$53.80	96.0	100%	$60.43	62.0	100%	$60.00	120.0	100%	$55.24

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
GFT Infrastructure, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 3 **OF** 3

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Task 12 – Funding Support			Task 13 – Project Management														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer VII	90.00																		
Engineer VI	90.00																		
Engineer V	86.05	30	50.00%	43.03	32	40.00%	34.42												
Engineer IV	72.26																		
Engineer III	63.37				32	40.00%	25.35												
Engineer II	48.70	30	50.00%	24.35	16	20.00%	9.74												
Engineer I	38.70																		
Planner V	87.76																		
Planner IV	74.99																		
Planner III	66.39																		
Planner II	50.26																		
Planner I	34.60																		
Analyst IV	76.09																		
Analyst II	39.34																		
Designer IV	68.65																		
Designer II	46.86																		
Surveyor VI	90.00																		
Construction Services VII	90.00																		
Construction Services VI	90.00																		
Construction Services V	88.09																		
Construction Services IV	73.77																		
Construction Services III	60.93																		
Construction Services II	50.21																		
Construction Services I	38.57																		
Intern	23.02																		
Administrative III	45.38																		
Administrative II	36.42																		
TOTALS		60.0	100%	$67.38	80.0	100%	$69.51	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

JORGENSEN & ASSOCIATES, INC.
LAND SURVEYORS
Est. 1990

May 19, 2026

Mr. David W. Block, P.E.
Senior Project Manager
GFT Inc.
1475 E. Woodfield Road
Suite 600
Schaumburg, Illinois 60173

Re: Village of Schaumburg – Rodenburg Road Phase I Survey Proposal

Dear Mr. Block:

Enclosed please find our proposal to prepare a topographic survey and a boundary survey, to establish the existing right-of-way, for the referenced project. Our proposal is based on your emails on April 2nd and May 13th.

I would like to thank you for considering Jorgensen & Associates for this project. We look forward to continuing our working relationship with your firm. Should you have any questions, comments or require any further information concerning our proposal, please feel free to call me at (847)356-3371.

Respectfully submitted,
Jorgensen & Associates, Inc.

Kirk J. Ruter, P.L.S.

KJR/pt

Enclosures

E:\GFT\Schaumburg\Rodenburg Rd\Phase I\Letter

SCOPE OF SERVICES

Topographic Survey

The project corridor being along Rodenburg Road from Irving Park Road to Wise Road. At Irving Park Road, the survey will include the entire intersection. At Wise Road the survey will include the south side of the intersection only.

The limits, generally will be to 10 feet beyond the existing R.O.W. line on both sides and extending to 20 feet beyond the existing R.O.W. line at driveways and side streets. At frontage roads the limits will extend to the radius returns. Underneath the IL 390 bridges the limits will extend to the top of the slope walls.

The topographic survey will include structures, ground shots, roadway shots, drainage and utilities, street lighting, sidewalks (including all ADA ramps/pads), vegetation, trees with diameter at breast-height, curb and gutters, and all other pertinent items within the project corridor. All storm, sanitary and water structures will include invert information.

Establish horizontal and vertical control based on NGS geodetic survey monuments (if available) and using G.P.S. survey methods. The project control will be based on NAD 83 (2011 adjustment) and NAVD 88 datums. Horizontal control will be tied and benchmarks will be located and described.

Boundary Survey

Recovery and location of found property corners and other survey monumentation will be done in and around the project corridor in order to identify and compute the existing R.O.W. The R.O.W. linework will be incorporated in the topographic files.

Prepare Bentley Open Roads CAD base file of the survey.

Route: Rodenburg Road
Section: Irving Park Road to Wise Road
County: Cook
Job No.:

Exhibit "A"

Payroll Burden & Fringe Costs

	% of Direct Productive Payroll
Federal Insurance Contributions Act	11.96%
State Unemployment Compensation	0.32%
Federal Unemployment Compensation	0.13%
Workmen's Compensation Insurance	1.35%
Paid Holidays, Vacation, Sick Leave, Personal Leave	11.22%
Bonus	4.12%
401(K)	0.88%
Group Insurance	42.24%
Total Payroll Burden & Fringe Costs	72.22%

Route: Rodenburg Road
Section: Irving Park Road to Wise Road
County: Cook
Job No.:

Exhibit "B"

Overhead and Indirect Costs

	% of Direct Productive Payroll
Business Insurance	4.26%
Depreciation	4.22%
Indirect wages and salaries	43.10%
Office Expenses	1.18%
Office Supplies	2.59%
Dues & Subscriptions	0.54%
Computer Software	4.32%
Professional Fees	1.57%
Telephone	2.77%
Fees, license & dues	0.05%
Repairs and maintenance	2.30%
Business space rent	4.74%
Facilities - capital	0.33%
In-house mileage	-5.71%
Survey Supplies	0.80%
Automobile/travel expense	7.16%
Miscellaneous Expense	0.54%
State Income Tax	0.39%
Recruiting	1.05%
Postage	0.10%
Educational & Professional Registrations	0.26%
Tech	1.66%
Total Overhead	78.22%

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

FIXED RAISE

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Prime Consultant (Firm) Name	Prepared By	Date
GFT Inc.	Kirk J. Ruter	5/19/2026

Consultant / Subconsultant Name	Job Number
Jorgensen & Associates, Inc.	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	**12**	**MONTHS**	**OVERHEAD RATE**	**150.44%**
START DATE	**5/19/2026**		**COMPLEXITY FACTOR**	
RAISE DATE	**6/1/2026**		**% OF RAISE**	**3.00%**
END DATE	5/18/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	5/19/2026	6/1/2026	0	0.00%
1	6/2/2026	6/1/2027	12	103.00%

The total escalation = 3.00%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
Jorgensen & Associates, Inc.	

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	**90.00**
ESCALATION FACTOR	**3.00%**

JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Survey Party Chief, P.L.S.	$36.50	$37.60
Survey Party Chief	$30.25	$31.16
Instrument Operator	$21.00	$21.63
Cadd Supervisor	$38.25	$39.40

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	

Consultant / Subconsultant Name	Job Number
Jorgensen & Associates, Inc.	

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to federal maximum			$0.00
Lodging (per Federal GSA)	Actual Cost (Up to Federal rate maximum)			$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per Federal GSA)	Up to Federal rate maximum	3,712	$0.72	$2,672.64
Vehicle Owned or Leased (no mileage charge allowed)	$32.50/half day (4 hours or less) or $65/full day			$0.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost	18	$35.00	$630.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
				$0.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS:	**$3,302.64**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
Jorgensen & Associates, Inc.

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 150.44%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	MANHOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
(1) Field - Topographic Survey	2,673	512	13,514	20,330	4,459		40,976	67.07%
(2) Office - Compile Field Data	630	92	3,538	5,323	1,168		10,659	17.45%
(3) Office - Create Existing Topographic Base File		48	1,891	2,845	624		5,360	8.77%
(4) Office - Create T.I.N. & Contours		10	394	593	130		1,117	1.83%
(5) QC/QA		28	1,053	1,584	347		2,984	4.88%
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Subconsultant DL					0.00			
TOTALS	3,303	690	20,390	30,675	6,728	-	61,096	100.00%

Local Public Agency
Village of Schaumburg

County
Cook

Section Number

Consultant / Subconsultant Name
Jorgensen & Associates, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			(1) Field - Topographic Survey			(2) Office - Compile Field Data			(3) Office - Create Existing Topographic Base File			(4) Office - Create T.I.N. & Contours			(5) QC/QA		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Survey Party Chief, P.L.S.	37.60	76.0	11.01%	4.14				48	52.17%	19.61							28	100.00%	37.60
Survey Party Chief	31.16	256.0	37.10%	11.56	256	50.00%	15.58												
Instrument Operator	21.63	256.0	37.10%	8.03	256	50.00%	10.82												
Cadd Supervisor	39.40	102.0	14.78%	5.82				44	47.83%	18.84	48	100.00%	39.40	10	100.00%	39.40			
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TOTALS		690.0	100%	$29.55	512.0	100.00%	$26.39	92.0	100%	$38.46	48.0	100%	$39.40	10.0	100%	$39.40	28.0	100%	$37.60

Route: Rodenburg Road
Section: Irving Park Road to Wise Road
County: Cook
Job No.:

Manhour Breakdown
Topographic & Boundary Survey Estimate

Rodenburg Road ± 3,600' = ± 0.682 mile

Total Length ± 3,600' = ± 0.682 mile

1. Field – Topographic Survey

   a. Measure traverse, level circuit & G.P.S. survey
      24 hours x 2 men = 48 MH

   b. Search & locate existing R.O.W. lines
      112 hours x 2 men = 224 MH

   c. Locate existing topography & inverts
      120 hours x 2 men = 240 MH

   Sub-total Item #1 512 MH

2. Office - Compile Field Data

   a. Compute traverse, level circuit & G.P.S. survey
      8 hours x 1 man = 8 MH

   b. Edit & compile field data
      40 hours x 1 man = 40 MH

   c. Research records
      4 hours x 1 man = 4 MH

   d. Compute existing R.O.W. lines
      40 hours x 1 man = 40 MH

   Sub-total Item #2 92 MH

3. Office - Create Existing Topography Base File

   a. Layout and drafting
      48 hours x 1 man = 48 MH

4. Office - Create T.I.N. & Contours

   a. Compute contours
      10 hours x 1 man = 10 MH

5. QC/QA

   a. Check topographic survey
      24 hours x 1 man = 24 MH

   b. Check contours
      4 hours x 1 man = 4 MH

Sub-total Item #5	28 MH
Total All Items	690 MH

Route: Rodenburg Road
Section: Irving Park Road to Wise Road
County: Cook
Job No.:

Breakdown of
In House Direct Costs

Item

1. Field – Topographic Survey

    a. Trips to project site – 32 each
    ± 116 miles/trip x 32 trips = ± 3,712 miles
    ± 3,712 miles @ $0.72/mile = $ 2,672.64

2. Office – Compile Field Data

    a. Subdivisions and deeds = $ 630.00

Total All Items $ 3,302.64

1145 N. Main Street
Lombard, IL 60148
(630) 953-9928
Terracon.com

May 19, 2026

David Block P.E.
Senior Project Manager
GFT, Inc.
1475 E. Woodfield Road, Ste 600
Schaumburg, IL 60173-5440

Reference: Proposal for Geotechnical Engineering Services
Rodenburg Road Improvements
Schaumburg, Illinois
Terracon 1000003572

Dear Mr. Block,

Terracon Consultants, Inc. (Terracon) is pleased to present our proposal to provide geotechnical engineering services in support of the proposed Rodenburg Road Improvements project between Irving Park Road and Wise Road in Schaumburg, Illinois. Our understanding is that the project will primarily consist of roadway resurfacing and installation of a shared-use path between Irving Park Road and Morse Avenue. Engineering for the shared-use path segment was completed in 2019; however, the current project includes confirmation and refinement of that work, including an anticipated short retaining wall on the east side of Rodenburg Road beneath the two IL 390 bridges to accommodate the proposed shared-use path.

Rodenburg Road is understood to be under the Village's jurisdiction. The pavement cores and structure borings described herein are planned to be completed from Rodenburg Road within Village-controlled roadway limits. Therefore, permitting from the Cook County Department of Transportation and Highways, IDOT, or the Illinois Tollway is not anticipated for the proposed pavement coring or boring operations. If final exploration locations, access constraints, traffic control requirements, or agency review comments require work outside Village-controlled roadway limits or trigger additional agency requirements, Terracon can provide additional coordination, permitting support, or supplemental services under a separate authorization.

Based on GFT's requested scope and the approximately 3,500-foot project corridor, Terracon recommends an exploration program consisting of four full-depth pavement cores and two structure borings. Four pavement cores will provide more representative coverage of the corridor than three cores, at an approximate frequency of one core per 875 feet. The two structure borings, each planned to extend to a depth of 20 feet below ground surface, are considered suitable for Phase I-level geotechnical recommendations for the currently anticipated short retaining wall with a shallow foundation. Additional or deeper borings may be recommended if final wall geometry,

grades, footing elevations, surcharge loads, foundation type, or Illinois Tollway review requirements change.

1.0 SCOPE OF WORK

Terracon will retain a qualified drilling subcontractor to provide the equipment, labor, and materials necessary to obtain the pavement cores and structure borings. Tentative exploration locations are shown on the attached Boring Location Plan as four pavement core locations, PC-01 through PC-04, and two retaining wall borings, RWB-01 and RWB-02.

The pavement cores will be advanced full-depth through the existing pavement section. Recovered pavement cores will be measured, described for composition, and photographed. The pavement core holes will be patched with asphalt cold patch upon completion.

The structure borings will be extended to 20 feet below ground surface. Soil sampling will be performed at 2.5-foot intervals using split-spoon sampling methods. Groundwater levels will be observed during drilling and upon completion of drilling. Upon completion, the boreholes will be backfilled with soil cuttings and bentonite chips, and surface areas will be restored as appropriate for the existing conditions.

To accomplish the project objectives, Terracon expects to complete the following tasks:

1.1 Field Supervision

Before starting the field investigation, Terracon will coordinate the timing of the investigation with GFT and the Village. Terracon personnel will mark pavement core and boring locations in the field and will request utility locating through JULIE. A field geologist or engineer will observe drilling and coring activities, maintain field notes, receive and visually classify soil samples, and perform field strength testing on cohesive samples using Rimac and hand penetrometer equipment, as appropriate.

Terracon will document as-drilled boring and pavement core locations using GPS. Survey-grade elevations and final survey location data, if required, are assumed to be provided by GFT or others. Terracon's GPS locations and elevations are for reference only.

1.2 Laboratory Testing

After completion of the field investigation, representative soil samples will be transported to Terracon's laboratory in Lombard, Illinois, for testing. Laboratory testing is anticipated to include natural moisture content testing on selected samples and Atterberg limits and grain size distribution testing on select representative samples. The final laboratory testing program will be based on the materials encountered during drilling.

1.3 Geotechnical Engineering and Recommendations

Terracon will evaluate the field and laboratory data and develop geotechnical recommendations for the proposed retaining wall. The deliverable will be a Geotechnical Engineering Report that includes Terracon's findings, evaluations, and recommendations. The report will include boring

logs, laboratory test results, groundwater observations, pavement core photographs, and a summary of the pavement core investigation findings.

For the proposed retaining wall, the report will include Phase I-level geotechnical recommendations for shallow foundation support, including allowable bearing pressure, estimated settlement considerations, site preparation, earthwork, backfill and compaction, groundwater considerations, and construction considerations. The report will also provide geotechnical parameters for retaining wall design, such as recommended earth pressure parameters, as applicable based on the information available at this stage of design. If final wall design requirements change or if additional agency review requirements are identified, supplemental geotechnical evaluation may be required.

2.0 SCHEDULING

Terracon will start the project promptly upon authorization to proceed. The field schedule will be contingent upon utility clearance, traffic control coordination, and confirmation of access. We estimate that one working day will be necessary to complete the field investigation phase of the project.

Laboratory testing is anticipated to extend approximately two weeks after completion of the field investigation. The draft Geotechnical Engineering Report will be prepared approximately one week after laboratory testing is completed.

3.0 ESTIMATED COST

Terracon proposes to provide the services described herein in accordance with Terracon's standard terms and conditions. The estimated cost is presented in the attached fee schedule and is based on the scope and assumptions listed below. The fee schedule should reflect the revised scope of four full-depth pavement cores and two structure borings.

4.0 ASSUMPTIONS AND LIMITATIONS

- Rodenburg Road is under the Village's jurisdiction. The pavement cores and structure borings are planned to be completed from Rodenburg Road within Village-controlled roadway limits. Permitting with the Cook County Department of Transportation and Highways, IDOT, or the Illinois Tollway is not anticipated for the proposed pavement coring or boring operations.
- Traffic control will be required and is assumed to be limited to the traffic control necessary to complete the pavement cores and structure borings from Rodenburg Road during one field day. The field investigation is assumed to occur during restricted working hours of 9:00 AM to 4:00 PM.
- Permit-related or agency-required conditions, if imposed, such as work-hour restrictions beyond those assumed above, formal maintenance-of-traffic plans, police assistance, flagging, special insurance or bonding, agency permit fees, night or weekend work, or traffic control beyond the assumed one-day field effort, may affect schedule and cost and are not included unless specifically identified in the attached fee schedule.

- The two 20-foot structure borings are intended to support Phase I-level geotechnical recommendations for the currently anticipated short retaining wall with shallow foundation support. Additional or deeper borings may be recommended if the final wall height, alignment, grades, footing elevations, surcharge loads, foundation type, or Illinois Tollway review requirements change.
- Survey-grade boring and pavement core locations and elevations, if required for design, will be provided by GFT or others. Terracon's GPS locations and elevations are for reference only.
- Terracon will request public utility locating through JULIE. Private utility locating, utility potholing, and identification of non-JULIE utilities are not included unless specifically added to the final scope.
- Environmental services, waste characterization, CCDD/LPC-663 documentation, analytical testing for soil disposal, and other environmental services are excluded unless specifically added to the final scope.
- Structural design of the retaining wall, preparation of retaining wall plans, and detailed final design analyses beyond the Phase I-level geotechnical recommendations described herein are excluded unless specifically added to the final scope.

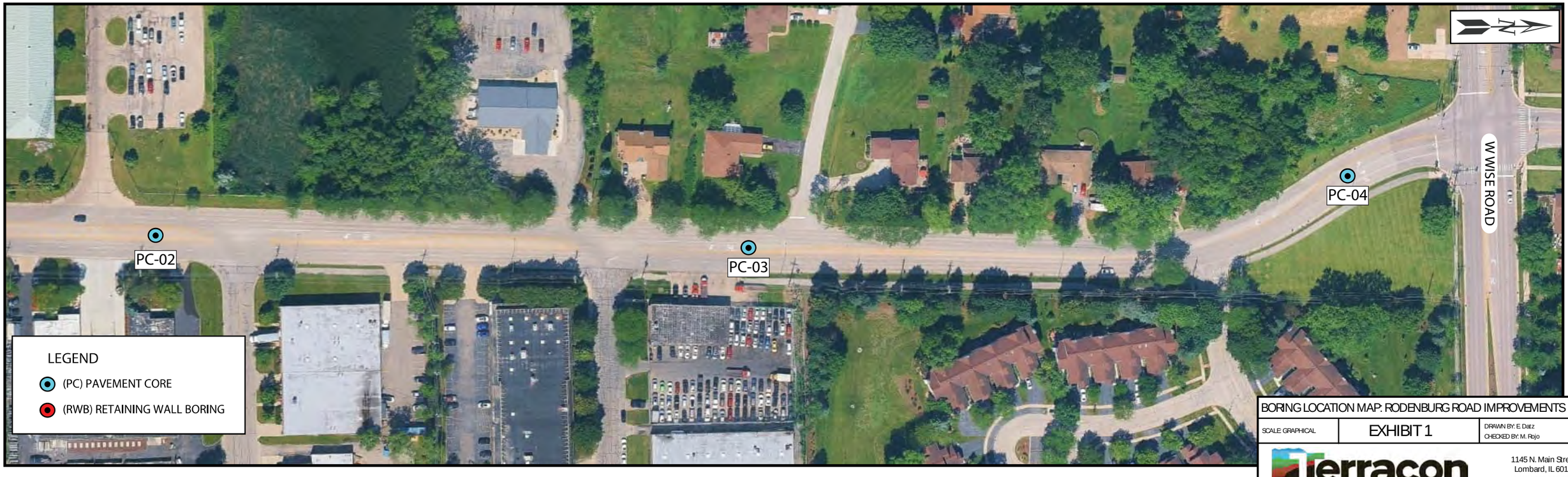
We appreciate the opportunity to present this proposal. If you have questions or require additional information, please contact us at (630) 953-9928.

Sincerely,

Eric Datz
Group Manager

Liviu Iordache, PG
Principal, Department Manager III





0 100 200 300 400 500 Feet

BORING LOCATION MAP: RODENBURG ROAD IMPROVEMENTS

SCALE: GRAPHICAL	EXHIBIT 1	DRAWN BY: E. Datz CHECKED BY: M. Rojo

Terracon

1145 N. Main Street
Lombard, IL 60148
www.wangeng.com

FOR GFT, INC.

502

10000033?2

GEOTECHNICAL SERVICES
UNIT PRICES
2026

Project: Rodenburg Road
Location: Schaumburg, IL
Client: GFT

Date: 05/19/2026
Terracon No.: 1000003572

Task Description	Units	Unit Price	Extended Cost
DRILLING, SAMPLING & INSITU TESTING			
Drilling Coordination, Utilities Clearance, Site Access, Permitting	1.0 Hours	$175.00 /Hour	$175.00
Mobilization (ATV mounted)	0	$2,000.00 /Each	$0.00
Stand-by Hourly Rate	0.0 Hours	$500.00 /Hour	$0.00
Drilling & Sampling - Hourly (SPT, Penetrometer, Rimac, Visual Classification Included)			
Two-man crew - normal working hrs - prevailing wage	5.0 Hours	$510.00 /Hour	$2,550.00
Two-man crew - overtime - prevailing wage	2.0 Hours	$580.00 /Hour	$1,160.00
Two-man crew - normal working hrs - union wage	0.0 Hours	$475.00 /Hour	$0.00
Two-man crew - overtime - union wage	0.0 Hours	$505.00 /Hour	$0.00
Hand Augering, Pavement/ Deck Coring & Testing			
Two-man crew - normal working hrs	3.0 Hours	$510.00 /Hour	$1,530.00
Two-man crew - overtime (2 hrs per day)	0.0 Hours	$580.00 /Hour	$0.00
Asbestos content testing on deck cores	0 Tests	$250.00 /Test	$0.00
Surveying of Boring Locations (Two-man crew)	0.0 Hours	$300.00 /Hour	$0.00
Monitoring Well or Inclinometer Installation			
2.0- or 4-inch monitoring wells			
Two-man crew - normal working hours	0.0 Hours	$510.00 /Hour	$0.00
Two-man crew - overtime (2 hours per day)	0.0 Hours	$580.00 /Hour	$0.00
Inclinometer casing installation			
Two-man drilling crew - normal working hours	0.0 Hours	$510.00 /Hour	$0.00
Two-man crew - overtime (2 hours per day)	0.0 Hours	$580.00 /Hour	$0.00
Other items - at cost			
55-gallon DOT containment drums	0.0 Drums	$100.00 /Drum	$0.00
Digital datalogger and barometer	0.0 Each	$1,850.00 /Each	$0.00
Well and Casing Materials	At Cost		$0.00
Other In-situ Tests			
Pressuremeter testing (8-hour/day)	0 Days	$2,800.00 /Day	$0.00
Vane shear	0 Tests	$325.00 /Test	$0.00
Dilatometer testing	At Cost		$0.00
Cone penetration testing (CPT/CPTu)	At Cost		$0.00
Photoionization detector (PID)	0 Days	$150.00 /Day	$0.00
Double ring infiltrometer test (ASTM D3385)	0 Tests	$1,500.00 /Test	$0.00
Single ring infiltrometer test (Chicago Stormwater Ordinance)	0 Tests	$1,000.00 /Test	$0.00
Boring Location Accessibility, Railroad Fees, State/County/Municipal Fees, Barge Drilling			
Private utility determination	At Cost		$0.00
Tree clearance	At Cost		$0.00
Guardrail removal and replacement	At Cost		$0.00
Dozer / equipment rental	At Cost		$0.00
UPRR and CN Railroad permitting	At Cost		$0.00
Railroad protective insurance	At Cost		$0.00
UPRR Railroad flagman	Days		$0.00
CN Railroad flagmen	Days		$0.00
State/municipal insurance and bonding	At Cost		$0.00
Pavement opening permit	At Cost		$0.00
			$5,415.00

1145 N Main Street
Lombard, IL 60148
630 953-9928

GEOTECHNICAL SERVICES
UNIT PRICES
2026

Project: Rodenburg Road
Location: Schaumburg, IL
Client: GFT

Date: 05/19/2026
Terracon No.: 1000003572

		Task Description	Units	Unit Price	Extended Cost
		LABORATORY TESTING			
T265	D2216	Water Content	16 Tests	$15.00 /Test	$240.00
--	D7263	Unit Weight (Density)	0 Tests	$50.00 /Test	$0.00
T100	D854	Specific Gravity	0 Tests	$95.00 /Test	$0.00
--	D4972	pH of Soil	0 Tests	$75.00 /Test	$0.00
T267	D2974	Organic Content by LOI	0 Tests	$80.00 /Test	$0.00
T194	--	Organic Content by Wet Combustion	0 Tests	$185.00 /Test	$0.00
Particle Size Distribution					
T88	D422	Sieve Analysis	0 Tests	$110.00 /Test	$0.00
T88	D422	Combined Sieve and Hydrometer	2 Tests	$180.00 /Test	$360.00
--	D1140	Percent Finer than No. 200 Sieve	0 Tests	$70.00 /Test	$0.00
Atterberg Limits					
T89, T90	D4318	Liquid and Plastic Limits	2 Tests	$110.00 /Test	$220.00
T92	D427	Shrinkage Factors	0 Tests	$135.00 /Test	$0.00
Classification of Soils					
--	D2488	Visual Manual	0 Samples	$25.00 /Sample	$0.00
--	D2487	Unified Soil Classification System	0 Samples	$285.00 /Sample	$0.00
M145	--	AASHTO Classification	0 Samples	$285.00 /Sample	$0.00
--	--	USDA Classification	0 Samples	$180.00 /Sample	$0.00
Soil Settlement, Swelling, and Collapse Potential					
T216	D2435	One-Dimensional Consolidation	0 Tests	$760.00 /Test	$0.00
--	D4546	One-Dimensional Swell	0 Tests	$740.00 /Test	$0.00
--	D5333	Collapse Potential	0 Tests	$410.00 /Test	$0.00
Shear Strength of Soil					
		Rimac Unconfined Compressive Strength	0 Tests	$25.00 /Test	$0.00
T208	D2166	Unconfined Compressive Strength	0 Tests	$120.00 /Test	$0.00
T236	D3080	Direct Shear of Soils (3 points)	0 Tests	$1,010.00 /Test	$0.00
T296	D2850	UU Triaxial Compression (3 points)	0 Tests	$470.00 /Test	$0.00
T297	D4767	CU Triaxial Compression (3 points)	0 Tests	$1,540.00 /Test	$0.00
T297	D4767	CD Triaxial Compression (3 points)	0 Tests	$1,540.00 /Test	$0.00
	D7012	Peak Uniaxial Compressive Strength of Rock Core	0 Tests	$260.00 /Test	$0.00
Laboratory Compaction Tests					
T99	D698	Moisture-Density of Soils (Standard Effort)	0 Tests	$280.00 /Test	$0.00
T180	D1557	Moisture-Density of Soils (Modified Effort)	0 Tests	$290.00 /Test	$0.00
T193	--	Illinois Bearing Ratio (2 points)	0 Tests	$1,110.00 /Test	$0.00
T193	D1883	California/Illinois Bearing Ratio (3 points)	0 Tests	$1,295.00 /Test	$0.00
Coefficient of Permeability					
T215	D2434	Hydraulic Conductivity (Constant Head)	0 Tests	$635.00 /Test	$0.00
--	D5084	Hydraulic Conductivity (Flexible Wall)	0 Tests	$665.00 /Test	$0.00
Additional Sample Preparation Procedures					
		Removal of Organic Matter	0 Samples	$125.00 /Sample	$0.00
		Extrusion & Preservation of Undisturbed Samples	0 Samples	$40.00 /Sample	$0.00
		Logging & Classification of Undisturbed Samples	0 Samples	$95.00 /Sample	$0.00
		Remolding and Trimming of Samples	0 Samples	$90.00 /Sample	$0.00
Planting Soil Mix Testing					
		Chemical Analyses & Mitigation Recommendations (300 g sample required)			
		pH, CEC, Soluble Salts, OM, P, K, Other Nutrients	0 Tests	$160.00 /Test	$0.00
		Residual Chemicals , Herbicides Full Screen	0 Tests	$860.00 /Test	$0.00
		Mechanical Analyses & Mitigation Recommendations (1,000 g sample required)			
T88	D422	Combined Sieve and Hydrometer	0 Tests	$175.00 /Test	$0.00
Analytical Laboratory Services - for CCDD (200% fee for 3-day turn-around rush orders)					
		pH Determination	0 No	$17.00 /Each	$0.00
		Volatile Organic Components (VOCs)	0 No	$127.00 /Each	$0.00
		SemiVOCs including PNA's	0 No	$253.00 /Each	$0.00
		PCBs	0 No	$88.00 /Each	$0.00
		TCL Metals (23)	0 No	$201.00 /Each	$0.00
		RCRA Total Metals (8)	0 No	$130.00 /Each	$0.00
		TCLP/SPLP Extraction	0 No	$70.00 /Each	$0.00
		TCLP/SPLP per each metal	0 No	$26.00 /Each	$0.00
		Herbicides	0 No	$253.00 /Each	$0.00
		Pesticides	0 No	$144.00 /Each	$0.00
Corrosion Testing					
		(Resistivity, Chlorides, pH, Redox, and Sulfates)	0 No	$405.00 /Each	$0.00
					$820.00

1145 N Main Street
Lombard, IL 60148
630 953-9928

GEOTECHNICAL SERVICES
UNIT PRICES
2026

Project: Rodenburg Road
Location: Schaumburg, IL
Client: GFT

Date: 05/19/2026
Terracon No.: 1000003572

	Task Description		Units		Unit Price		Extended Cost
	TRAFFIC CONTROL						
	Expressway (1/2 mile)						
	Shoulder Closure	0.0	No.		$975.00	/Each	$0.00
	One-lane Closure	0.0	No.		$3,300.00	/Each	$0.00
	Two-lane Closure	0.0	No.		$3,500.00	/Each	$0.00
	Three-lane Closure-Only Saturday	0.0	No.		$4,050.00	/Each	$0.00
	Ramp Closure (Exit-Entrance)	0.0	No.		$975.00	/Each	$0.00
	Additional 1/2 mile	0.0	No.		$100.00	/Each	$0.00
	Arterial (1/2 mile)						
	Shoulder Closure	0.0	No.		$900.00	/Each	$0.00
	One-lane Closure	0.0	No.		$1,000.00	/Each	$0.00
	Two-lane Closure	0.0	No.		$1,100.00	/Each	$0.00
	Detour	0.0	No.		$1,100.00	/Each	$0.00
	U-2	0.0	No.		$1,300.00	/Each	$0.00
	Standard #701421 (Over 45mph)	0.0	No.		$1,900.00	/Each	$0.00
	Impact Attenuator with Driver						
	Port-to-Port	10.0	Hours		$235.00	/Hour	$2,350.00
	Roadway Flagmen (two-man crew)						
	Port-to-Port	0.0	Hours		$280.00	/Hour	$0.00
							$2,350.00
Note:	Prices are for weekday only (Monday through Friday). Weekend rates (Saturdays and Sundays) are higher and will be provided per project						
	FIELD VEHICLES & MILEAGE						
	Field Vehicle						
	Field Vehicle Mileage (>100 Miles per Day)	0.0	Miles		$0.725	/Mile	$0.00
	Field Vehicle Daily (<100 Miles per Day)	3	Days		$90.00	/Day	$270.00
							$270.00
	OUT-OF-TOWN EXPENSES						
Per County	***Lodging***	0	Days		$110.00	/Day	$0.00
	Per Diem	0	Days		$68.00	/Day	$0.00
							$0.00
	ENGINEERING, REPORTING & MANAGEMENT						
	Desk Study, Site Access & Permitting						
	Senior Engineer	0.0	Hours		$260.66	/Hour	$0.00
	Project Engineer/Project Geologist	2.0	Hours		$197.15	/Hour	$394.30
	Administrative Assistant	2.0	Hours		$143.50	/Hour	$287.00
	Assistant Engineer/Assistant Geologist	0.0	Hours		$148.43	/Hour	$0.00
	Boring Layout, Utility Clearance Checks, Logging						
	Project Engineer/Project Geologist	4.0	Hours		$197.15	/Hour	$788.60
	Assistant Engineer/Assistant Geologist	8.0	Hours		$148.43	/Hour	$1,187.44
	Laboratory Testing						
	Project Engineer/Project Geologist	0.0	Hours		$197.15	/Hour	$0.00
	Laboratory Technician	0.0	Hours		$96.02	/Hour	$0.00
	Data Analyses & Engineering						
	Senior Engineer	1.0	Hours		$260.66	/Hour	$260.66
	Project Engineer/Project Geologist	10.0	Hours		$197.15	/Hour	$1,971.50
	Assistant Engineer/Assistant Geologist	0.0	Hours		$148.43	/Hour	$0.00
	Report Preparation						
	Senior Engineer	5.0	Hours		$260.66	/Hour	$1,303.30
	Project Engineer/Project Geologist	5.0	Hours		$197.15	/Hour	$985.75
	Assistant Engineer/Assistant Geologist	5.0	Hours		$148.43	/Hour	$742.15
	QC/QA Reviewer	2.0	Hours		$290.37	/Hour	$580.74
	Project Management						
	Principal in Charge	1.0	Hours		$303.88	/Hour	$303.88
	Project Manager	3.0	Hours		$260.66	/Hour	$781.98
							$9,587.30

1145 N Main Street
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GEOTECHNICAL SERVICES
UNIT PRICES
2026

Project: Rodenburg Road
Location: Schaumburg, IL
Client: GFT

Date: 05/19/2026
Terracon No.: 1000003572

Task Description	Units	Unit Price	Extended Cost
SUMMARY			
DRILLING, SAMPLING & INSITU TESTING			$5,415.00
LABORATORY TESTING			$820.00
TRAFFIC CONTROL			$2,350.00
FIELD VEHICLES & MILEAGE			$270.00
OUT-OF-TOWN EXPENSES			$0.00
			$8,855.00
ENGINEERING, REPORTING & MANAGEMENT			
Principal in Charge	1.0 Hours	$303.88 /Hour	$303.88
Project Manager	3.0 Hours	$260.66 /Hour	$781.98
Senior Engineer	6.0 Hours	$260.66 /Hour	$1,563.96
Project Engineer/Project Geologist	21.0 Hours	$197.15 /Hour	$4,140.15
Assistant Engineer/Assistant Geologist	13.0 Hours	$148.43 /Hour	$1,929.59
Laboratory Technician	0.0 Hours	$96.02 /Hour	$0.00
Administrative Assistant	2.0 Hours	$143.50 /Hour	$287.00
QC/QA Reviewer	2.0 Hours	$290.37 /Hour	$580.74
	48.0		**$9,587.30**
		TOTAL	**$18,442.30**

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CONSTRUCTION MANAGEMENT

GZA Illinois, Inc.
1301 West 22nd Street
Suite 510
Oak Brook, IL 60523
T: 630-684-9100
F: 630-928-0709

WWW.GZA.COM

May 19, 2026

Mr. David Block, P.E.
Senior Project Manager
GFT Infrastructure, Inc.
222 South Riverside Plaza, Suite 610
Chicago, Illinois 60606

Via Email: dwblock@gftinc.com

Re: Phase I Environmental Services
Village of Schaumburg
Rodenburg Road Improvement Project
Irving Park Road (IL 19) to Wise Road
Village of Schaumburg, Cook County, Illinois
Proposal No. 81.P013025.27

Dear Mr. Block:

GZA Illinois, Inc., formerly Huff & Huff, Inc., (GZA) is pleased to submit this proposal to GFT Infrastructure, Inc. (GFT or Client) to conduct Phase I environmental services for the Rodenburg Road Improvement Project, which extends along Rodenburg Road between Irving Park Road (Illinois Route 19 [IL 19]) and Wise Road (~3,500-feet) within the Village of Schaumburg (Village), Cook County, Illinois.

GZA understands that the scope of proposed improvements shall primarily consist of roadway resurfacing and installation of an off street shared use path; this includes milling and resurfacing of the roadway pavement, rehabilitation of the existing path north of Morse Avenue, and construction of new path to complete the gap between IL 19 and Morse Avenue. The path extension previously completed preliminary engineering in 2019, though the Village did not advance the project independently after Phase I was completed. The scope of the project also includes but is not limited to the following elements: removal and replacement of any driveway aprons, concrete curbs and gutters and sidewalks, which are in subpar condition or do not meet current ADA and PROWAG standards; grading and restoration of any parkway areas to promote positive drainage; installation of roadway striping according to current MUTCD standards; coordination with necessary entities to design and construct the new bike path; installation of Accessible Pedestrian Signal (APS) push buttons at the intersections with the IL 390 frontage roads; and any other work as identified by the Village.

Client has requested professional environmental services including the completion of a Preliminary Environmental Site Assessment (PESA) as well as an aquatic resources delineation and associated report. This proposal presents our project approach, the scope of services, cost, and schedule for completing the project.

1. PROJECT BACKGROUND

Client indicates that the Phase I and II portions of the proposed project are anticipated to be completed utilizing local funding only, and only Phase III will be funded through the Illinois Department of Transportation (IDOT).

In preparing this proposal, GZA has made the following assumptions:

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- The approximate project limits are those described by the Client within an email sent on May 13, 2026;
- GZA will complete field delineations within the project limits, plus estimate aquatic resources within 100 feet beyond the project limits as requirement per the Metropolitan Water Reclamation District of Greater Chicago Watershed Management Ordinance (WMO);
- Obtaining a jurisdictional determination (JD) and permits from the U.S. Army Corps of Engineers (USACE) is not included in this scope of services;
- Obtaining biological and cultural clearances for the proposed project is not included in this scope of services;
- Surveys for listed species and other species are not included within this scope of work; and
- Access to all areas within the project limits to conduct field investigations will be provided by Client.

2. SCOPE OF SERVICES

Task 1 – Preliminary Environmental Site Assessment (PESA)

A PESA will be completed for local roads' portions of the project corridor, and the process will follow general protocols contained within:

- A Manual for Conducting Preliminary Environmental Site Assessments for Illinois Department of Transportation (IDOT) Highway Projects (Erdmann et al., 2012).
- ASTM International (ASTM) standard 1527-21.
- Chapter 27-3 of the IDOT Bureau of Design and Environment (BDE) (December 2019) Manual. The IDOT BDE Manual was published in September 2012 and Revised August 2023.
- IDOT Bureau of Local Roads and Streets (BLRS) Manual, Chapter 20-12, Special Waste, July 2013.
- Public Act 96-1416.
- Clean Construction or Demolition Debris Fill Operations (CCDD) and Uncontaminated Soil Fill Operations: Amendments to 35 Illinois Administrative Code 1100. Effective on August 27, 2012.

A. Historical Research

The site's historical land use/ownership record will be developed from standard historical sources. Historic aerial photographs will be reviewed to identify land use over time and potential areas of environmental concern, such as areas of surface disturbance and outside storage.

B. Site Evaluation

Current environmental features and conditions of sites adjacent to the right-of-way/project area will be evaluated. A site walkover of potential right-of-way/project areas designated for excavation and/or acquisition will be conducted for first-hand evaluation of current environmental conditions within the project limits. All of the features and conditions listed above will be investigated and as appropriate, documented in photographs. The land-use and housekeeping practices of adjacent properties also will be evaluated in accordance with ASTM protocols.

C. Records Review

A records review will be conducted to determine potential environmental concerns within the study area. It will include a search of standard state and federal environmental record databases in accordance with the specifications of ASTM standards. This search is based on the outline of the study area. Specifically, GZA will search each database to identify any potential sources requiring further investigation. As appropriate, Freedom of Information Act (FOIA) requests will be filed with the IEPA to obtain additional data pertaining to identified sites.

D. Report Preparation

One report summarizing the results of the evaluation will be prepared, including the following information:

a) The project location and description
b) Historical uses of corridor.
c) The area geology and hydrology.
d) The environmental status of sites adjacent to the corridor regarding chemical use and storage, underground and aboveground storage tanks, solid waste, special waste, and hazardous waste, and PCBs.
e) An analysis of the site inspection.
f) A summary of the findings regarding environmental concerns. This will include IDOT's BDE Manual Chapter 27-3, Special Waste Procedures, and identification of Potentially Impacted Properties (PIPs) per Subpart F, Section 1100, 35 IAC, related to Clean Construction or Demolition Debris management.

Task 2 – Aquatic Resources Delineation

GZA understands that regulated wetlands are located within and adjacent to the project limits. GZA proposes to conduct an aquatic resources delineation for areas within and immediately adjacent to the project limits in accordance with:

- The USACE *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)*, (Supplemental Wetland Manual);
- The *USACE National Ordinary High Water Mark Field Delineation Manual for Rivers and Streams, Final Version*.
- The March 14, 2026, edition of the USACE Chicago District, Nationwide Permit (NWP) Program; and
- The MWRD Watershed Management Ordinance (WMO), as amended January 9, 2025.

A. Off-site Record/Document Review

The assessment includes an off-site records and document review, followed by a field delineation to identify formal aquatic resources (wetland, waterway/surface waters, and constructed features) boundaries. The following records/documents will be reviewed prior to conducting the field investigation, as required by the Chicago District USACE for delineations completed within the Chicago District. Soils information will be reviewed to determine the soil types encountered during the delineation procedures.

- Current and Historical Aerial Photographs;
- U.S. Geological Survey (USGS) Topographic Maps;
- Natural Resources Conservation Service (NRCS), Soil Survey of Cook County;
- Hydric Soils of the United States;
- U.S. Fish and Wildlife Service (USFWS), National Wetlands Inventory (NWI) Maps;
- Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps (FIRM);
- USGS Hydrologic Atlases;
- USGS Stream Stats, if applicable;
- Illinois Environmental Protection Agency (IEPA) Illinois Integrated Water Quality Report and Section 303(d) List;
- Illinois Department of Natural Resources (IDNR) Biological Stream Characterization (BSC) Study Report and Data;
- Illinois Coastal Zone Management Areas;
- U.S. Drought Monitor and other climate data;
- U.S. Fish and Wildlife Service (USFWS) federally endangered rusty patched bumblebee (*Bombus affinis*) High and Low Potential Zone data; and
- U.S. Fish and Wildlife Service (USFWS) federally endangered Hine's emerald dragonfly (*Somatochlora hineana*) critical habitat unit data.

Actively farmed agricultural land is not present within the project limits. Therefore, a farmed wetland determination (FWD) is not included in this scope of services.

B. <u>On-site Investigation (Field Inventory)</u>

GZA proposes to conduct on-site investigations of potential aquatic resources (wetland, waterway/surface waters, and constructed features) within and immediately adjacent to the project limits. Wetland delineation field investigation activities include on-site testing for the presence of hydric soils, hydrophytic vegetation, and persistent hydrology. A floristic quality assessment (FQA) will be conducted for each identified wetland. Functions of wetlands based on field observations will also be evaluated during the on-site investigation. The identification of "High Quality" Wetlands as defined by the MWRD WMO will also be completed. Surface waters/waterways field investigation activities include on-site analyses to determine the Ordinary High Water Mark (OHWM) and document characteristics of the surface waters/waterway, as required by the USACE. During the field investigation, constructed stormwater features, such as roadside drainageways, retention ponds, and detention ponds, will also be delineated. Time under this task also includes an assessment of wetland buffers and riparian environment buffers as defined by the MWRD, if present, to meet MWRD WMO standards.

The aquatic resources perimeters within the project limits will be surveyed by GZA using a Global Positioning System (GPS) unit. Aquatic resources identified outside of and adjacent to the project limits will be estimated. GZA will provide a CAD file and Shapefiles for the formal aquatic resources boundaries identified on the subject property to the Client.

The fieldwork will be completed within the USACE Chicago District growing season for Cook County (April 11 to October 25). Delineations conducted outside this period may be considered preliminary and insufficient for permitting purposes. This task assumes access will be provided to GZA to conduct field work within the project limits as coordinated with the Client.

Task 3 – <u>Aquatic Resources Report</u>

Upon completion of Task 2, an Aquatic Resources Delineation Report will be prepared summarizing the findings of the off-site record/document review and the on-site investigation. This report will be submitted to the Client as a PDF only. The Shapefiles of the aquatic resources boundaries as surveyed in the field will also be provided to the Client via email. Specific items to be included in the report are as follows:

- Map showing the location, limits, and aquatic resources boundaries within the project limits;
- Aerial photography depicting the appropriate limits of the delineated aquatic resources;
- USACE data sheets with FQAs, as required;
- Color photos of the wetlands and the data points; and
- Written description of aquatic resources, wetland buffers, and riparian environments functional classification.

The aquatic resources boundary map will be derived from the GPS survey of these features. Shapefiles for the surveyed areas will be provided to the Client digitally. The wetland, waterway, and constructed stormwater feature layers will be separated for use by the Client for the construction drawings.

Task 4 – Project Administration and Safety

Time under this task includes project administration and management activities that include cost and schedule tracking, coordination with the Client on authorized activities, memo production, and other in-house management activities. This task includes preparing a Health and Safety Plan as appropriate for the project and tasks.

Task 5 – QA/QC

Time under this task includes QA/QC time for the reports and permit as described above.

2. LEVEL OF EFFORT AND SCHEDULE

The estimate for this Scope of Services is presented by task in the table below. Costs will be invoiced on a time and materials basis up to the costs listed below.

Task	Costs
Task 1 – PESA	$6,775.00
Task 2 – Aquatic Resources Delineation	$1,160.00
Task 3 – Aquatic Resources Report	$4,250.00
Task 4 – Project Administration and Safety	$1,186.00
Task 5 – QA/QC	$2,325.00
TOTAL	**$15,696.00**

The PESA work will commence within 10 business days of the notice to proceed from Client, with a target completion date of ten (10) weeks from the date of approval. The project schedule will be coordinated with the Client for the completion of the PESA. The wetland delineation work will be completed during the 2026 growing season, between April 25 and October 19, and anticipate completion of the Wetland Delineation Report within six weeks of completion of the field work.

3. TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

CONDITIONS OF ENGAGEMENT

The conditions of engagement are described in the attached Terms and Conditions for Professional Services (**Attachment 1)**. GZA's reports will be prepared on behalf of and for the exclusive use of Client. Client acknowledges and agrees that the reports and the findings in the reports shall not, in whole or in part, be disseminated or conveyed to any other party, or used or relied upon by any other party, in whole or in part, except for the specific purpose and to the specific parties alluded to above, without the written consent of GZA. GZA would be pleased to discuss the conditions associated with any additional dissemination, use, or reliance by other parties.

ACCEPTANCE

This agreement may be accepted by signing in the appropriate space below and returning one complete copy to GZA. Issuance of a Purchase Order implicitly acknowledges acceptance of this proposal. This proposal is valid for a period of 30 days from the date of issue. We appreciate the opportunity to submit this proposal. Please feel free to contact the undersigned at (630) 684-9100 with any questions.

Very truly yours,

GZA, Illinois, Inc.

James Novak, PWS	Lailah Reich, PWS, ISA Arborist	Jeremy Reynolds, P.G.
Associate Principal	Senior Consultant	Associate Principal

Attachments: Terms and Conditions

This Proposal for Services, Schedule of Fees and Terms and Conditions for Professional Services are hereby accepted and executed by a duly authorized signatory, who by execution hereof, warrants that he/she has full authority to act for, in the name, and on behalf of _____.

By: _____ Title: _____

Printed/Typed Name: _____ Date: _____

The Proposal for Services, Schedule of Fees and Terms and Conditions for Professional Services may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by an e-mail delivery of a document in ".pdf" format, each such signature shall create a valid and binding obligation of the party executing the document, or on whose behalf each document is executed, with the same force and effect as if each such facsimile or ".pdf" signature were an original thereof.

ATTACHMENT 1
TERMS AND CONDITIONS

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

© 2025 by GZA GeoEnvironmental, Inc.

These Terms and Conditions, together with GZA's Proposal, make up the Agreement between GZA and You, the Client, named in the Proposal. If the attached GZA Proposal is styled as a Master Services Agreement, then these Terms and Conditions will apply to any and all Services ordered by you and performed by GZA.

BEFORE SIGNING THE PROPOSAL, BE SURE YOU READ AND UNDERSTAND THE PARAGRAPHS ENTITLED "INDEMNIFICATION", "LIMITATION OF REMEDIES" AND "DISPUTES" WHICH DEAL WITH THE ALLOCATION OF RISK BETWEEN YOU AND GZA.

1) **Services.** GZA will perform the services set forth in its Proposal and any amendments or change orders authorized by you (the "Services"). Any request or direction from you that would require extra work or additional time for performance or would result in an increase in GZA's costs will be the subject of a negotiated amendment or change order. All Services performed by GZA will be governed by this Agreement, even if performed prior to your execution of the Proposal.
2) **Term.** If the attached GZA proposal is styled as a Master Services Agreement, then the term of this Agreement will begin on the date of execution of the proposal (the "Effective Date"), and either party may terminate this Agreement for convenience upon thirty (30) days' written notice, provided that GZA will be paid for all services performed through the date of termination.
3) **Standard of Care; Warranties.**
   a) GZA will perform professional Services with the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services at the same time under similar conditions in the same or similar locality. GZA's sole responsibility with regard to Services which do not meet the foregoing standard of care is to reperform such Services, at GZA's expense, but only if you provide GZA written notice of such non-conformity within ninety (90) days after completion of the Services.
   b) **NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING WARRANTY OF MARKETABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IS MADE OR INTENDED BY GZA'S PROPOSAL OR BY ANY OF GZA'S REPORTS OR OTHER CONDUCT.**
   c) GZA assigns to you any manufacturers' warranties of equipment or materials purchased from others, to the extent they are assignable, and your sole recourse will be against the manufacturer. Full risk of loss of materials and equipment will pass to you upon delivery to the Site, and you will be responsible for insuring and otherwise protecting them against theft and damage.
4) **Payment.**
   a) Except as otherwise stated in the Proposal, you will compensate GZA for the Services at the rates set forth in the applicable Proposal, amendment or change order; reimburse its expenses, which will include a communication fee calculated as a percentage of labor invoiced; and pay any sales or similar taxes thereon.
   b) Any retainer specified in GZA's Proposal shall be due prior to the start of Services and will be applied to the final invoice for Services.
   c) GZA will submit invoices periodically, and payment will be due within 20 days from invoice date. You will notify GZA in writing of any invoice disputes within 10 days of the invoice date, and if no written notice of dispute is received, the invoice will be deemed approved in full. Overdue payments will bear interest at 1½ percent per month or, if lower, the maximum lawful rate. GZA may terminate the Services upon 10 days' written notice anytime your payment is overdue on this or any other project and you will pay for all Services through termination, plus termination costs. You will reimburse GZA's costs of collecting overdue invoices, including reasonable attorneys' fees (including costs for time expended by in-house counsel, which will be charged to you at the prevailing market rate for attorneys of similar experience practicing in the jurisdiction). Any amounts paid by you to GZA will be applied first to interest and costs incurred by GZA, and then to the principal balance.
5) **Your Responsibilities**.
   a) If the Services involve entry onto a third-party property or otherwise require access to property you do not own or control, you will secure the access agreements, approvals, permits, licenses and consents necessary for performance of the Services, without GZA becoming a party to or otherwise being required to sign any such agreements, approvals, permits, licenses and consents. If you are the owner or operator of the Site, you will provide GZA with all documents, plans, information concerning underground structures (including but not limited to utilities, conduits, pipes, and tanks), information related to hazardous materials or other environmental or geotechnical conditions at the Site (including, if applicable, asbestos containing materials ["ACM"]) and other information that may be pertinent to the Services or, if you are not the owner or operator of the Site, you agree to make reasonable efforts to obtain these same documents and provide them to GZA. GZA is entitled to rely on the accuracy and completeness of documents and information you provide. You acknowledge that the quality of the Services provided by GZA is directly related to the accuracy and completeness of the information and data that you furnish to GZA.
   b) If you use the services of a contractor or construction manager at the Site, you agree to use best and reasonable efforts to include in your agreement(s) with the contractor or construction manager provisions obligating the latter:
      i) to defend, indemnify and hold harmless, to the fullest extent permitted by law, GZA, its affiliates and subsidiaries, and each of their officers, directors, members, partners, agents, insurers, employees, and subconsultants (the "GZA Indemnitees") and you, for or on account of any claims, liabilities, costs and expenses, including attorneys' fees, arising out of or relating to the design or implementation of construction means, methods, procedures, techniques, and sequences of construction, including safety precautions or programs, of the contractor, the construction manager, or any of their subcontractors or any engineer engaged by them;
      ii) to name you and GZA as additional insureds under general liability and builder's risk insurance coverages maintained by the contractor or construction manager, or any of their subcontractors, and to ensure that such policies are primary and noncontributory with regard to the above indemnity obligations; and
      iii) to require that all of their subcontractors agree and be bound to the obligations set forth in (i) and (ii) above.
   c) In the event that you are unable to secure such provisions in the agreement(s) with the contractor or construction manager, you shall promptly (but in any event prior to the commencement of the Services) notify GZA and GZA shall have the opportunity to negotiate with you reasonable substitute risk allocation and insurance indemnities and protections. Failure to provide such notice will be a material breach of this Agreement.
   d) To the extent you are entitled to indemnification (either contractual or at common law) or are otherwise indemnified by the contractor or construction manager and/or their subcontractors, you agree to waive any claim (including without limitation indemnification or insurance claims) against GZA.
6) **Right of Entry; Site Restoration.** You grant GZA and its subcontractor(s) permission to enter the Site to perform the Services. If you do not own the Site, you represent and warrant that the owner has granted permission for GZA to enter the Site and perform the Services; you will provide reasonable verification on request; and you will indemnify the GZA Indemnitees for any claims by the Site owner related to alleged trespass by GZA or its subcontractors. Although GZA will exercise reasonable care to limit damage to landscaping, paving, systems and structures at the Site, you acknowledge that some damage may occur even with the exercise of due care and you agree to compensate GZA for any restoration it is asked to perform, unless otherwise indicated in the Proposal.

7) **Underground Facilities.** GZA's only responsibility under this Agreement will be to provide proper notification to the applicable state utility "Call-Before-You-Dig" program. You further agree to assume responsibility for and to defend, indemnify and hold harmless GZA with respect to personal injury and property damages due to GZA's interference with subterranean structures including but not limited to utilities, conduits, pipes, and tanks:
   a) that are not correctly shown on any plans and information you or governmental authorities provide to GZA; or
   b) that are not correctly marked by the appropriate utility.

8) **Reliance.** The services, information, and other data furnished by you shall be at your expense, and GZA may rely upon all information and data that you furnish, including the accuracy and completeness thereof. You acknowledge that the quality of the Services provided by GZA is directly related to the accuracy and completeness of the information and data that you furnish to GZA**. GZA's REPORTS ARE PREPARED FOR AND MADE AVAILABLE FOR YOUR SOLE USE. YOU ACKNOWLEDGE AND AGREE THAT USE OF OR RELIANCE UPON THE REPORT OR THE FINDINGS IN THE REPORT BY ANY OTHER PARTY, OR FOR ANY OTHER PROJECT OR PURPOSE, SHALL BE AT YOUR OR SUCH OTHER PARTY'S SOLE RISK AND WITHOUT ANY LIABILITY TO GZA. YOU SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE GZA INDEMNITEES FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM ANY USE, REUSE, OR MODIFICATION OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY GZA AND SUCH LIMITED LICENSE TO YOU SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.** However, in GZA's sole discretion, which may be withheld for any reason whatsoever, if you request that GZA extend reliance to a third party, then such reliance will be conditioned upon the third party's acceptance of such reliance on GZA's standard reliance terms and you will be obligated to pay GZA a reliance fee calculated as 10% of GZA's original fee for the report upon which reliance is being extended.

9) **Lab Tests and Samples**. GZA is entitled to rely on the results of laboratory tests using generally accepted methodologies. GZA may dispose of samples in accordance with applicable laws 30 days after submitting test results to you unless you request in writing for them to be returned to you or to be held longer, in which case you will compensate GZA for storage and/or shipping beyond 30 days.

10) **GZA Professionals**. GZA employees or consultants may act as licensed, certified or registered professionals (including but not limited to Professional Engineers, Licensed Site or Environmental Professionals, Certified Hazardous Materials Managers, or Certified Industrial Hygienists, collectively referred to in this section as "GZA Professionals"), whose duties may include the rendering of independent professional opinions. You acknowledge that a federal, state or local agency or other third party may audit the Services of GZA or other contractor/consultant(s), which audit may require additional Services, even though GZA and such GZA Professionals have each performed such Services in accordance with the standard of care set forth herein. You agree to compensate GZA for all Services performed in response to such an audit, or to meet additional requirements resulting from such an audit, at the rates set forth in the applicable Proposal, amendment or change order.

11) **Hazardous Materials; GZA "Not a Generator".** Before any hazardous or contaminated materials, including, if applicable, ACMs (the "Wastes") are removed from the Site, you will sign manifests naming you as the generator of the Wastes (or, if you are not the generator, you will arrange for the generator to sign). You will select the treatment or disposal facility to which any Wastes are taken. GZA will not be the generator or owner of, nor will it possess, take title to, or assume legal liability for any Wastes at or removed from the Site. GZA will not have responsibility for or control of the Site or of operations or activities at the Site other than its own. GZA will not undertake, arrange for or control the handling, treatment, storage, removal, shipment, transportation or disposal of any Wastes at or removed from the Site, other than any laboratory samples it collects or tests. You agree to defend, indemnify and hold the GZA Indemnitees harmless for any costs or liability incurred by GZA in defense of or in payment for any legal actions in which it is alleged that GZA is the owner, generator, treater, storer or disposer of any Wastes.

12) **Limits on GZA's Responsibility.** GZA will not be responsible for the acts or omissions of contractors or others at the Site, except for its own subcontractors and employees. GZA will not supervise, direct or assume control over or the authority to stop any contractor's work, nor shall GZA's professional activities nor the presence of GZA or its employees and subcontractors be construed to imply that GZA has authority over or responsibility for the means, methods, techniques, sequences or procedures of construction, for work site health or safety precautions or programs, or for any failure of contractors to comply with contracts, plans, specifications or laws. Any opinions by GZA of probable costs of labor, materials, equipment or services to be furnished by others are strictly estimates and are not a guarantee that actual costs will be consistent with the estimates.

13) **Changed Conditions.**
   a) You recognize the uncertainties related to the Services (including, without limitation, environmental and geotechnical Services), which often require a phased or exploratory approach, with the need for additional Services becoming apparent during the Services. You also recognize that actual conditions encountered may vary significantly from those anticipated, that laws and regulations are subject to change, and that the requirements of regulatory authorities are often unpredictable.
   b) If changed or unanticipated conditions or delays make additional Services necessary or result in additional costs or time for performance, GZA will notify you and the parties will negotiate appropriate changes to the scope of Services, compensation and schedule.
   c) If no agreement can be reached, GZA will be entitled to terminate the Services and to be equitably compensated for the Services already performed. GZA will not be responsible for delays or failures to perform due to weather, labor disputes, intervention by or inability to get approvals from public authorities, acts or omissions on your part, or any other causes beyond GZA's reasonable control, and you will compensate GZA for any resulting increase in its costs.

14) **Documents and Information.** All documents, data, calculations and work papers prepared or furnished by GZA are instruments of service and will remain GZA's property. Designs, reports, data and other work product delivered to you are for your use only, for the limited purposes disclosed to GZA. Any delayed use, use at another site, use on another project, or use by a third party will be at the user's sole risk, and without any liability to GZA. Any technology, methodology or technical information learned or developed by GZA will remain its property. Provided GZA is not in default under this Agreement, GZA's designs will not be used to complete this project by others, except by written agreement relating to use, liability and compensation.

15) **Electronic Media.** In accepting and utilizing any drawings, reports and data on any form of electronic media generated by GZA, you covenant and agree that all such electronic files are instruments of service of GZA, who shall be deemed the author and shall retain all common law, statutory law and other rights, including copyrights. In the event of a conflict between the signed documents prepared by GZA and electronic files, the signed documents shall govern. You agree not to reuse these electronic files, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Any transfer of these electronic files to others or reuse or modifications to such files by you without the prior written consent of GZA will be at the user's sole risk and without any liability to GZA.

16) **Confidentiality; Subpoenas.** Information about this Agreement and GZA's Services and information you provide to GZA regarding your business and the Site, other than information available to the public and information acquired from third parties, will be maintained in confidence and will not be disclosed to others without your consent, except as GZA reasonably believes is necessary: (a) to perform the Services; (b) to comply with professional standards to protect public health, safety and the environment; and (c) to comply with laws, regulations, court orders and professional obligations. GZA will make reasonable efforts to give

you prior notice of any disclosure under (b) or (c) above. Information available to the public and information acquired from third parties will not be considered confidential. You will reimburse GZA for responding to any subpoena or governmental inquiry or audit related to the Services, at the rates set forth in the applicable Proposal, amendment or change order (including, without limitation, for outside counsel expenses incurred by GZA and/or time expended by in-house counsel, which will be charged to you at the prevailing market rate for attorneys of similar experience practicing in the jurisdiction). Notwithstanding the foregoing, GZA shall be entitled to use your name and a general description of the Services in promotional materials.

17) **Insurance.** During performance of the Services, GZA will maintain workers' compensation, commercial general liability, automobile liability, and professional liability/contractor's pollution liability insurance. GZA will furnish you certificates of such insurance on request.

18) **Indemnification.** You agree to hold harmless, indemnify, and defend the GZA Indemnitees against all claims, suits, fines and penalties, including mandated cleanup costs and attorneys' fees and other costs of settlement and defense, which claims, suits, fines, penalties or costs arise out of or are related to this Agreement or the Services, except to the extent they are caused by GZA's negligence or willful misconduct The duty to defend will be triggered upon a claim, suit, fine and/or penalty being alleged or threatened, and will only terminate when and to the extent GZA's proportion of negligence is finally adjudicated by a court of competent jurisdiction. If the foregoing indemnification is determined to be void or unenforceable as a matter of law, then it shall be automatically reformed to apply the original intent of the clause to the maximum extent permissible by law.

19) **Limitation of Remedies.**

a) To the fullest extent permitted by law and notwithstanding anything else in this Agreement to the contrary, the aggregate liability of GZA and its affiliates, parents and subsidiaries and subcontractors and each of their employees, insurers, principals, officers, directors, partners and agents (collectively referred to in this paragraph as "GZA") for all claims (arising in tort, by contract or otherwise, and specifically including any indemnification or contribution obligation owed by GZA, arising under contract or at common law, if any) arising out of this Agreement or in any way related to GZA's Services is limited to $50,000 or, if greater, 10% of the compensation received by GZA under this Agreement.

b) You may elect to increase the limit of liability by paying an additional fee, such fee to be negotiated prior to the execution of this Agreement.

c) Any claim (as described in 19(a)) against GZA related in any way to the Services provided pursuant to this Proposal, or the terms herein, is waived unless suit is commenced in a proper jurisdiction within one year of substantial completion of GZA's Services. This waiver may not be construed to extend any applicable statute of limitations.

d) GZA will not be liable for lost profits, loss of use of property, delays, contractual penalties or other special, indirect, incidental, consequential, punitive, exemplary, liquidated, or multiple damages. This includes but is not limited to fines and/or penalties and/or sanctions imposed by any local, state, or federal government, agency, or regulatory body.

e) GZA will not be liable to you or the Site owner for injuries or deaths suffered by GZA's or its subcontractors' employees.

f) You will look solely to GZA for your remedy for any claim arising out of or relating to this Agreement, including any claim arising out of or relating to alleged negligence or errors or omissions of any GZA principal, officer, employee or agent. To the extent damages are covered by property insurance or any other insurance, both you and GZA waive all rights against each other and against the contractors, consultants, agents, and employees of the other, for damages, except such rights as they may have to the proceeds of such insurance as set forth in this Agreement. You or GZA, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

20) **Disputes.**

a) Subject to the provisions of 20(d) below, all disputes between you and GZA shall be subject to non-binding mediation.

b) Either party may demand mediation by serving a written notice stating the essential nature of the dispute, the amount of time or money claimed, and requiring that the matter be mediated within forty-five (45) days of service of notice.

c) The mediation shall be administered by the American Arbitration Association in accordance with its most recent Construction Mediation Rules, or by such other person or organization as the parties may agree upon.

d) No action or suit may be commenced unless mediation has occurred but did not resolve the dispute, or unless a statute of limitations period or the one-year waiver period described in 19(c) above would expire if suit were not filed prior to such forty-five (45) days after service of notice. However, where non-payment of an invoice has occurred and GZA sends you a final demand letter for payment, your failure to remit payment in full (including interest, costs, attorneys fees and all other charges permitted by Section 4(c)) within ten (10) days of receipt (or, for certified mail, the date of the first attempt to deliver the letter to your address of record if you ultimately do not accept receipt of the letter or the letter is otherwise undeliverable to your address of record with GZA or with the Secretary of State in the jurisdiction where you are organized) of such letter will be deemed to be a waiver of your right to enforce this mediation clause and GZA may immediately file suit to enforce the terms of this Agreement.

e) In the event GZA commences litigation to recover payment of an unpaid invoice, you shall not be permitted to interpose any counterclaim. Any claim against GZA which remains viable under the terms of this Agreement must instead be brought in a separate action against GZA, subject to the terms of this Agreement, including, without limitation, the pre-suit certification requirement contained in Section 20(g).

f) You agree to pay reasonable attorneys' fees and all other costs and expenses (including, but not limited to reasonable investigative expenses and expert and consultant expenses) which may be incurred by GZA in the enforcement of this Agreement in the event that (a) it is finally adjudicated by a court of competent jurisdiction that you have breached this Agreement; or (b) where you allege that GZA has breached this Agreement or otherwise acted negligently and it is finally adjudicated by a court of competent jurisdiction that GZA did not in fact breach this Agreement or act negligently. If for any reason it is adjudicated that the foregoing provision is in violation of applicable law, is subject to a state statute automatically converting this clause to be reciprocal between the parties, is contrary to public policy or is unconscionable or a contract of adhesion, then the foregoing clause will be null and void and of no effect. Under no circumstances shall the foregoing clause be replaced with a reciprocal clause.

g) You shall make no claim against GZA for professional negligent acts, errors, omissions and/or alleged breach of contract either directly, indirectly, as a counterclaim or crossclaim, or in a third party claim, unless you have first provided GZA with a written certification executed by an independent professional practicing in the same discipline as GZA and licensed in the jurisdiction in which GZA provided you its Services. This certification must (i) identify the name and license of the certifier, (ii) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of professional performing professional services under similar circumstances; and (iii) state in complete detail the basis for certifier's opinion that each such act or omission constitutes a violation of the standard of care. This certificate must be provided to GZA no less than thirty (30) days prior to the submission of a formal claim.

h) With regard to Sections 5, 6, 8, 19 and 20 of this Agreement, the terms "claim", "any claim" and "all claims" shall be defined as broadly as legally possible, including without limitation any and all claims arising in contract (including indemnification obligations owed by GZA, if any), tort or by any other legal theory or argument.

21) Miscellaneous.

a) This Agreement and all claims relating thereto shall be governed by the substantive and procedural laws of the Commonwealth of Massachusetts, as they presently exist or may hereafter be amended, without regard to principles of conflict of laws.

b) The above terms and conditions regarding Limitation of Remedies and Indemnification shall survive the completion of the Services under this Agreement and the termination of the contract for any reason.

c) Any amendment to these Terms and Conditions must be in writing and signed by both parties. No modification of these Terms and Conditions will be binding against GZA unless specifically approved in writing by a principal of GZA.

d) Having received these Terms and Conditions, your oral authorization to commence Services, your acceptance of performance of the Services, your actions, or your use of the Report or Work Product constitutes your acceptance of them.

e) This Agreement supersedes any contract terms, purchase orders or other documents issued by you, even if signed by an authorized representative of GZA.

f) Neither party may assign or transfer this Agreement or any rights or duties hereunder without the written consent of the other party.

g) Your failure or the failure of your successors or assigns to receive payment, reimbursement, insurance proceeds or grant funds from any other party for any reason whatsoever shall not absolve you, your successors or assigns of any obligation to pay any sum to GZA under this agreement.

h) These Terms and Conditions shall govern over any inconsistent terms in GZA's Proposal.

i) Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect on the parties, who agree that the Agreement shall be reformed to replace such voided provision with a valid and enforceable provision that comes as close as possible to expressing the intention of the voided provision.

j) The covenants and agreements contained in this Agreement shall apply to, inure to the benefit of and be binding upon the parties hereto and upon their respective successors and assigns.

k) Any reports generated by GZA will be subject to GZA's standard report limitations for that particular type of report.

l) To the extent applicable to GZA's Services, you acknowledge and agree that GZA cannot anticipate the effects of climate change/extreme weather on any report, design or other document produced by GZA, unless such analysis is specifically within the scope of GZA's Services.

m) You agree that during the performance of GZA's Services and for a period of twelve (12) months completion of those Services, you will not encourage, induce, or otherwise solicit, or actively assist any other person or organization to encourage, induce or otherwise solicit, directly or indirectly, any employee of the GZA or any of its affiliates to terminate their employment with GZA or any of its affiliates, or otherwise interfere with the advantageous business relationship of GZA or any of its affiliates with their employees. You agree that if you violate this non-solicitation provision, you will pay GZA liquidated damages in an amount equal to the total earnings of the solicited employee during the last twelve (12) months of their employment with GZA.

n) This Agreement does not create any third-party beneficiaries and is intended for the benefit of the parties hereto and their respective successors and permitted assigns, and is not for the benefit of, nor may any provision hereof be enforced by, anyone else.

22) Asbestos Abatement Services (If Applicable). If the Services include asbestos abatement services, then the following terms and conditions will apply and will supersede any conflicting terms contained elsewhere in this Agreement.

a) You acknowledge that conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of those conditions, despite due professional care. GZA therefore cannot guarantee specific results such as the identification or removal of all asbestos or other contamination.

23) Microbial Services (If Applicable). If the Services include Microbial services, then the following terms and conditions will apply and will supersede any conflicting terms contained elsewhere in this Agreement. For purposes of this Agreement, Microbial is defined as any and all fungal and/or bacterial growth including but not limited to mold, mildew, yeast, fungus, fungi, bacteria, spores, odors, particulates, vapors, gas, or other emissions produced by or arising out of or toxins emanating therefrom.

a) You recognize that meeting the standard of care does not establish an assurance that corrective procedures will be permanent. Because Microbial infestations are created by near-omnipresent living microscopic spores which grow very quickly and are influenced by nanoclimatological conditions that are very difficult to detect and sources of water intrusion, elevated moisture or relative humidity over which GZA has neither control or responsibility, GZA cannot and does not claim that its Services will eliminate the risk of a Microbial infestation recurring.

b) You acknowledge that the Services entail risk of personal injury and property damage (including cross-contamination) that cannot be avoided, even with the exercise of due care. You also acknowledge that environmental conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of these conditions, despite due care. GZA therefore cannot guarantee specific results such as the identification of all contamination or other environmental conditions or problems nor their resolution.

c) You acknowledge that Microbial infestations may be hidden from view and concealed in locations that are difficult to discover. Accordingly, you agree that despite GZA's efforts, some Microbial locations may remain undetected. In such situations, you agree that you will have no claim against GZA provided GZA followed the applicable standard of care and all applicable laws and regulations pertaining to the Work.

d) You further agree that when GZA performs Services intended to minimize the risk of Microbial infestations, GZA shall not be liable for damages resulting from Microbial contamination including but not limited to fungal or bacterial infestations and water damage or dry or wet rot. You agree to waive any Microbial infestation claim(s) against GZA and you agree to indemnify, defend and hold the GZA Indemnitees harmless from any claim alleging that GZA's Services caused or aggravated a Microbial infestation or did not prevent a Microbial infestation from recurring.

RODENBURG ROAD IMPROVEMENTS – IRVING PARK TO WISE ROAD
EVALUATION TABULATION

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Key Personnnel Points Based 5 Points (10%)	Qualifications of Firm and Team Points Based 20 Points (40%)	Project Approach Points Based 15 Points (30%)	Relevant Experience Points Based 10 Points (20%)	Total Score (Max Score 50)
GFT Infrastructure, Inc.	4.5	18	13.2	8.7	**44.43**
Civiltech Engineering, Inc.	4.8	16.8	13	8.9	**43.53**
Alfred Benesch & Company	4.4	17	12.9	8.4	**42.67**
Christopher B. Burke Engineering, Ltd.	4.7	16.6	12.3	8.1	**41.8**
Patrick Engineering, a RINA company	3.7	16.9	12.2	8.1	**41**
BLA, Inc.	3.8	16.7	12.8	7.3	**40.67**
Thomas Engineering Group, LLC	4.1	16	12.5	8	**40.6**
Gewalt Hamilton	3.8	16.5	12.2	7.4	**39.93**
SRF Consulting Group	3.7	15.3	12.3	7.3	**38.67**
Bodwe/WBK Engineering, LLC	3.3	15.1	12	8	**38.33**
Chastain & Associates, LLC	3.6	15.2	11.2	7.9	**38**
Bowman Consulting Group Ltd.	3.7	15.3	11.1	7.5	**37.67**

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with Crawford, Murphy & Tilly, Inc. for Construction Phase Services, in the Amount of $117,000 for the Airfield Lighting Improvement Project.
07/14/26
Village Board

Presenter: Airport Manager - Erik Trydal
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
5119010-7401	$113,800.00	$117,000.00

The budget status for this request is: Over Budget

Amount Over Budget: $3,200.00

Executive Summary:

An Invitation for Bids was posted on the Village's OpenGov Procurement Portal on April 23, 2026, for the Airfield Lighting Improvement Project. The bidding window was opened on May 12, 2026, and the Village received two bids. The lowest responsible bid was submitted by Hecker and Company, Inc. in the amount of $818,991.00. This project is part of a continuing pilot program with the Illinois Department of Transportation's (IDOT) Division of Aeronautics, in which Schaumburg Regional Airport is being authorized to locally let projects to bid.

Crawford, Murphy, & Tilly Inc. (CMT), the Village's consultant, provided staff with an updated professional services agreement to manage construction engineering on June 22, 2026. CMT was selected by the Village in May of 2023 to provide engineering services for both the design and construction phases of the project, and thus the village has retained the firm to oversee construction phase services.

CMT has provided an updated professional services agreement in the amount of $117,000.00. Staff budgeted $113,800.00 for construction engineering based on previous estimates and the agreement is $3,200.00 over budget. Following requests for reimbursement, the Village will receive a combination of Federal and State grant funds totaling 95% of the project cost. The Village's local share for construction phase services will be $5,850.00, which is 5%. A Mid-Year Amendment request will be submitted for the additional $3,200.00 needed.

Staff recommends that the Village execute the agreement with CMT for construction phase services.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager and Village Clerk to execute an agreement with Crawford, Murphy & Tilly, Inc. of Aurora, Illinois for Construction Phase Services, in the amount of $117,000.00 for the Airfield Lighting Improvement Project and approve the required Resolution.

ATTACHMENTS:

- CMT Agreement.pdf
- Resolution.pdf

June 22, 2026

Mr. Sidney Kenyon
Director/Transportation Department
Village of Schaumburg
101 Schaumburg Court
Schaumburg, Illinois 60193-1899

Re: 20025602.06 *Schaumburg Regional Airport*
Schaumburg, Illinois
IL Project: 06C-4837
AIP Project: 3-17-SBGP-TBD
Airfield Lighting Rehabilitation – Install Runway 11/29 MIRLS & PAPIs
Revised Agreement for Construction Phase Engineering

Dear Mr. Kenyon:

Enclosed are two (2) copies of the revised agreement for construction phase engineering services on the above referenced project for review and signature. Upon execution of the agreement, please retain one (1) copy for your records and return the other copy to our office.

Should you have questions or require additional information, please contact our office.

Respectfully Submitted,

CRAWFORD, MURPHY & TILLY, INC.

Doug Klonowski, PE
Vice President/Aurora Office Co-Manager

Encls. (CPS Agreement)
c: CMT – Contract File 20025602.06

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STANDARD AGREEMENT FOR CONSULTANT SERVICES AT ILLINOIS AIRPORTS
FOR ARCHITECTURAL/ENGINEERING (A/E), PLANNING AND SPECIAL SERVICES
Authorized for use by
The Illinois Department of Transportation
Division of Aeronautics
Effective: June 2012

☐	Preliminary Assessment and Schematic Design	☒	Construction Phase Services
☐	Design Phase Services	☐	Planning and Special Services

THIS AGREEMENT, made at **Schaumburg**, Illinois, this **14th** day of **July** in the year 20**26** by and between the **Village of Schaumburg** (hereinafter referred to as the "Sponsor"), and **Crawford, Murphy and Tilly, Inc**. (hereinafter referred to as the "Consultant"). This Agreement expires 5 years from the date of execution.

W I T N E S S E T H

The Sponsor intends to undertake the accomplishment of a project pursuant to the development of a public air navigation facility known as the **Schaumburg Regional Airport (06C)** in **Cook and DuPage** County, state of Illinois; and the project shall be identified as the Illinois Project No. **06C-4837**; AIP Project No. **3-17-SBGP-**; The following is the detailed project title and description from the Illinois Department of Transportation's Office of Planning and Programming (OP&P) program letter which shall be carried through the development of the project (attach supplemental information as necessary in Section I.H., Detailed Scope of Services):

Airfield Lighting Rehabilitation - Install Runway 11/29 Medium Intensity Runway Lights & PAPIs

A detailed sketch of the proposed work, labeled ATTACHMENT P, shall be attached.

In consideration of the benefits which will accrue to the parties hereto by virtue of the Agreement and the respective covenants herein contained, IT IS MUTUALLY COVENANTED AND AGREED as follows:

The Consultant agrees to furnish executed "Certification of Engineer" and certain professional engineering services enumerated herein-after, in connection with the implementation and development of the aforesaid project.

The Department of Transportation, Division of Aeronautics within the state of Illinois shall act as Agent of the Owner/Sponsor for all matters involving the development of any public air navigation facility by virtue of the Illinois Aeronautics Act. The Illinois Aeronautics Act requires and directs the Illinois Department of Transportation, Division of Aeronautics (hereinafter referred to as the "Department") to "*regulate and supervise aeronautics within this state*", with "*aeronautics*" defined as "…*the design, establishment, construction, extension, operation, improvement, repair or maintenance of airports*…". The Department shall not expend any funds appropriated, or made available for any work upon any such project that is not contracted for and constructed or developed under the supervision or direction of the Department. Financial assistance may include reimbursement to eligible airport Sponsors for engineering costs directly related to projects financed in whole or in part by federal/state monies provided such engineering costs were approved by the Department prior to the payment of these costs by the airport Sponsor. The approval of engineering costs prior to payment shall qualify those costs for federal/state reimbursement but shall not constitute an obligation of federal/state funds.

Since the services contemplated under this Agreement are professional in nature, it is understood that the Consultant, acting as an individual, partnership, firm or other legal entity, is of professional status and will be governed by professional ethics in their relationship to the Department and the Sponsor. The Department acknowledges the professional and ethical status of the Consultant by approving this Agreement and the associated fees for federal/state eligibility (either in whole or part) on the basis of their qualifications and experience and determining their compensation by mutually satisfactory negotiations.

Any additions/deletions, revisions/modifications to this Agreement without the expressed written consent of the Department shall void this Agreement as it relates to state and federal funding participation eligibility.

I. ARCHITECTURAL/ENGINEERING (A/E), PLANNING AND SPECIAL SERVICES

The Consultant agrees to perform various professional engineering and planning services and provide necessary and required information pursuant to the accomplishment of the above referenced project.

It is understood that meetings will be common to all phases. The Consultant will coordinate project kick-off, pre-design and pre-construction meetings and project status update meetings, as required, in order to resolve project issues with the Department, Sponsor and/or other regulatory and review agencies. The Department shall be notified of scheduled agency meetings and given the opportunity to participate. Meetings for which effort will be billed shall be thoroughly documented by minutes with copies distributed to the Sponsor and the Department within 10 days of the meeting. Failure to properly document meeting discussions could result in the loss of part or all of the professional services compensation eligibility associated with this activity.

A. PRELIMINARY ASSESSMENT AND SCHEMATIC DESIGN – Not included in agreement

This phase includes activities required for agency coordination and permit development, non-routine surveys, testing and architectural/engineering preliminary design considerations of a project. Elements of this phase may include development of architectural schematic building designs and reports, non-routine geological and field investigations (soil borings and pavement cores), DCP testing, FWD testing (when used to evaluate pavement as part of a strengthening project), coordination of FAA reimbursable agreements, coordination of utility relocation agreements, coordination of force account activity (must be pre-approved by the Department in writing).

The Consultant shall furnish and/or perform engineering reconnaissance necessary for the preparation and development of an engineering report, bidding documents (design plans and specifications) including topographic field surveys, crack surveys, and sampling and testing for routine soils investigations (in accordance with ATTACHMENT J – Testing Schedule & ATTACHMENT K – Testing Rates & Cost Summary).

This phase will culminate in the submittal of a detailed engineering report with project alternatives and design recommendations and project completion timeline assessment.

The Consultant shall furnish an engineering report in accordance with standard practices and the provisions of ATTACHMENT E – Engineering Report. The report will include an analysis of preliminary surveys, geotechnical testing and alternative designs and include final project design recommendations.

The project completion timeline assessment will identify necessary effort required to complete the final project design (complete construction plans and specifications). This phase of project development will represent approximately 35% of the project design timeline. Project formulation should be consistent with the TIP submittal and the program letter project description (ATTACHMENT R). If not, identify components that have changed as a result of the preliminary assessment and schematic design analysis.

A detailed scope of services shall be attached with anticipated labor effort and costs delineated in ATTACHMENTS A / A1.

B. DESIGN PHASE SERVICES – Not included in agreement

This phase shall include activities required to accomplish a project design in accordance with the established Aeronautics letting schedule project design timeline and approved letting date determined at the pre-design meeting. Requests for time extensions beyond the previously agreed-to submittal deadline dates (as established in the Department's Letting Schedule, ATTACHMENT Q, and this Agreement) must be made to the Department in writing not less than 5 days prior to the due date of the submittal. The request for extension must be signed by a principal/officer of the Consultant's firm. Incomplete submittals will not be accepted.

Milestone submittals include the engineering report (at 35% design timeline), plan / spec review (at 80% design timeline) and final submittal of all deliverables (at 100% design timeline). A detailed scope of services shall be attached with anticipated labor effort and costs delineated in ATTACHMENTS B / B1. Elements of this phase may include:

1. CONSTRUCTION PLANS, SPECIAL PROVISIONS AND ESTIMATES

   The Consultant shall prepare and furnish for Department review and comment construction plans, special provisions and construction Safety Plan (per guidance explained in FAA AC 150/5370-2F (or current) Operational Safety on Airports during Construction) at the 80% project design timeline with detailed estimate of costs, estimated DBE participation goal and working/calendar day flow chart, for the particular design authorized in this Agreement.

2. CLARIFICATION OF PLANS

   The Consultant shall render clarification of the construction plans and specifications, when and if such clarification is deemed necessary.

3. BIDDING ASSISTANCE

   The Consultant shall assist the Sponsor and/or Department in the bidding process, analyze and summarize bid results.

C. CONSTRUCTION PHASE SERVICES

This phase shall include all basic services after the award. A detailed scope of services shall be attached with anticipated labor effort and costs delineated in ATTACHMENTS C / C1.

1. OFFICE ENGINEERING

   a. SHOP DRAWINGS
      Review the detailed construction, shop and erection drawings submitted by the contractor(s) for compliance with design concepts.

   b. SUPPLEMENTARY SKETCHES
      Preparation of elementary and supplementary sketches plus estimates required to resolve actual field conditions.

   c. RECORD DRAWINGS
      The Consultant shall prepare Record Drawings within thirty (30) days after the official Notification from the Department of the Official Acceptance of the Construction Work; and after approval by the Department, furnish said Department with one (1) set of such record drawings. The submittal format shall be in accordance with the current policies of the Department.

   d. MATERIALS CERTIFICATION
      Prior to reporting a pay item quantity for payment, the materials used and incorporated in, or associated with the pay item, shall be verified for specification compliance by the Consultant. The Consultant shall obtain and review all certifications and/or test results required by the policies of the Department and the Department's *Manual for Documentation of Airport Materials*. At the completion of, or any time prior to the completion of the final quantity of a pay item, the Consultant shall submit the aforementioned material certifications and/or test results, that were utilized for acceptance of material, to the Department for review and final approval. Prior to final payment of engineering services under this agreement, the Consultant shall have submitted required certifications and test results to the Department, and the Consultant shall have signed the Department's MATERIALS CERTIFICATION FORM.

2. FIELD ENGINEERING

a. RESIDENT ENGINEER APPROVAL
The Consultant agrees to furnish the name and qualifications of the Resident Engineer in writing for approval of the participating agencies prior to the preconstruction conference that shall attend said preconstruction conference and shall perform the various professional engineering services required of the Resident Engineer in 2.b. thru 2.f. below and inspection of construction.

b. DAILY DIARY
The Resident Engineer shall maintain a daily diary. Copies shall be forwarded to the Department (ATTACHMENT F).

c. DUTIES OF RESIDENT ENGINEER
Furnish full time (unless part time is approved by the Sponsor and/or Department) Resident Engineering of construction including project inspection, field testing, and furnish surveying at the site of the work, whose duties shall include all reasonable, proper and customary duties as are usually and customarily furnished in connection with the general engineering of construction of such improvements, including but not limited to the following:

i. Performance of acceptance and quality assurance tests when required by Department policy and/or contract specification. Examples of these tests include but are not limited to: Testing concrete for slump and air content; testing concrete for strength; testing bituminous concrete pavement for density using the nuclear method and using the Bulk Specific Gravity Method. Obtaining representative samples of miscellaneous materials such as paint, geotextile fabric, joint sealer, epoxy, polyester resin, etc. for testing as necessary, and/or as directed by the Department; performance of field density tests of earthwork embankments, backfills and subgrade; field density tests of subbase and base courses, and moisture content tests on materials where applicable; and, laboratory proctor tests where applicable. Test Reports shall be submitted to the Department within three (3) working days of the date the test was conducted.

ii. Inspection/Measurement/Oversight of construction to determine that the work was completed in substantial conformance with the approved plans and specifications, and in compliance with the requirements set forth in the contract documents. All stop or start work orders shall be issued by the Department; the Resident Engineer shall recommend the orders. Document pay item quantities reported for pay in accordance with the latest revision of the Department's *Airport Construction Documentation Manual.*

iii. Preparation and forwarding to the Department of periodic project reports required by the Department. Bi-weekly construction reports will be submitted to the Department, within three (3) calendar days of the end of the contractor's work week.

iv. To obtain and review for specification compliance, material certifications and/or test results for all materials prior to their use in the construction.

v. To reject for inclusion in the project, any materials that are delivered without certification and/or test results, or materials delivered with certification that has been found to be in noncompliance, or any defect found through visual inspection which renders the material unsuitable for inclusion in the project. The Department shall be notified when any rejections are made. Materials that are delivered without certification and/or test results may be stockpiled or

stored in a manner acceptable to the Resident Engineer until such time as the certification and/or test result arrive and are reviewed and accepted by the Resident Engineer.

vi. Preparation of Reports required per the Sponsor's NPDES permit while providing on-site services, retaining all support documentation.

vii. Participate in audits performed to determine that the project is proceeding accordingly per the plans and specifications and adhering to AIP grant requirements.

d. FINAL INSPECTION
Initiate a request, upon substantial completion of all construction work, for a final inspection by the Department. When necessary, a punch list of uncompleted items and electrical checklist (if applicable) on the project shall be established at the final inspection. Submit a final acceptance letter (punch list complete) which shall certify to the Department and the Sponsor that, to the best of the Consultant's knowledge, information and belief, the work involved has been done in substantial conformance with the plans, specifications, and Contract Document, as the same shall have been modified, or supplemented by change order, supplementary contract or otherwise, and that such work is acceptable.

e. SAFEGUARD THE SPONSOR
Endeavor to safeguard the Sponsor against any defects and deficiencies on the part of the Contractor. The Resident Engineer does not guarantee the performance of the contract by the Contractor, except that the Resident Engineer shall ensure that, to the best of the Resident Engineer's knowledge, information and belief, the work has been done in substantial conformance with the approved plans and specifications and advise the Sponsor and/or the Department in writing of any known noncompliance set forth in the contract. This does not in any way mean that the Resident Engineer is a guarantor of the Contractor's work. The Resident Engineer assumes no responsibility for safety in, on or about the job site, nor shall the Resident Engineer have any responsibility for the safety or adequacy of any equipment, building component, scaffolding, forms or other work aids provided by the contractor; nor is the Resident Engineer responsible for the superintendence of the contractor's work or any acts of the contractor.

f. OTHER ENGINEERING SERVICES
Furnish other Engineering Services which may be required by the Sponsor, including surveys. sub-surface investigations, sampling, testing, and analysis of soils, offsite inspection of materials, laboratory testing, and inspection and control at central mixing plants. Where tests must be conducted by commercial laboratories, only those laboratories approved by the Department will be utilized. If any of these services are conducted by outside firms, the Resident Engineer shall submit copies of the executed contract for such services as specified in Section III.B., of this Agreement. The charges for such services shall be specified in the contract and will remain in effect until completion of the services and acceptance by the Consultant. Certified copies of the results of all tests required by the Department under this paragraph are to be mailed to the Department within five (5) calendar days after the tests are completed.

g. FINAL QUANTITIES
Final quantities associated with the accepted construction work shall be submitted to the Department within thirty (30) days after final acceptance of the construction work.

D. PLANNING AND SPECIAL SERVICES – Not included in agreement

This phase may involve activities or studies unrelated to or outside of the scope of basic design and construction phase engineering services routinely performed by the Consultant. Those activities may include master plan and airport layout plan development, environmental studies and assessments, PCI surveys, FWD testing (when used to evaluate pavement as part of a publication revision), first-order NGS monument surveys, boundary surveys, aeronautical surveys, photogrammetric surveys and topographic mapping, preparation of property ownership plats and easements, appraisal and land acquisition services, benefit / cost analysis studies, RSA determination studies, drainage studies and analyses, FEMA/FIRM map revisions and GIS updates. A detailed scope of services shall be attached with anticipated labor effort and costs delineated in ATTACHMENTS D / D1.

E. ENDORSEMENT OF DOCUMENTS

The Consultant will endorse and seal all final draft reports, contract plans, maps, right of way plats, and special provisions for construction contract documents. Such endorsements must be made by a person, duly licensed or registered in the appropriate category by the Department of Financial and Professional Regulation of the state of Illinois, being employed by the Consultant and responsible for the portion of the services for which license registration is required. These sealed documents will serve as the record documents for the services covered by the terms of the Agreement.

F. DELIVERABLES

At a minimum, the Consultant shall provide the Department (copy Sponsor upon request) the following deliverables:

1. Final project estimate of costs complete w/ professional services fees and sponsor reimbursement estimates.
2. DBE participation goal and breakout of DBE work.
3. QA verification of ELM Engineers Estimate for Schedule of Prices.
4. Calendar day estimate of construction and detailed breakout of critical work items and associated production rates.
5. One set of final construction plans (half-size) and special provisions – sealed by the Consultant and executed by the Sponsor.
6. One copy of the construction Safety Plan (per guidance explained in FAA AC 150/5370-2F (or current) Operational Safety on Airports during Construction).
7. Original executed Consultant Project Certification (ATTACHMENT N).
8. Executed DBE Final Documentation (ATTACHMENT O).
9. Electronic copy/access of all information (via CD, electronic submittal or ftp site).

G. NOTICE-TO-PROCEED (NTP)

The Consultant shall not commence any phase of the work until the “official notice-to-proceed” (NTP) has been issued in writing either by the Sponsor or Department (via Office of Planning and Programming).

Services to be performed by the Consultant under this Agreement shall become eligible for funding participation consideration as of the date of the written NTP. The execution date of the consultant retainer agreement or the execution date of a consultant agreement for a single project after consultant selection if not included within the retainer agreement, shall constitute the NTP. The Consultant shall schedule a project phase kick-off meeting (pre-design, pre-construction, etc) with the Sponsor and the Department at the earliest possible convenience upon the Sponsor’s receipt of this letter.

For projects not covered by a program letter or with program letter pending, the Sponsor is fully liable for all costs incurred as a result of such authorization pending future reimbursement once the project is programmed and a program letter is issued. The Sponsor/Consultant is required to schedule a project phase kick-off meeting (pre-design, pre-construction, etc) with the Sponsor and the Department at the earliest possible convenience.

A copy of the program letter shall be included as ATTACHMENT R of this Agreement.

In the absence of a written, dated notice-to-proceed, the execution date of this Agreement shall be used to determine the eligibility of service dates.

The Sponsor and the Department are not liable, and shall not authorize payment to the Consultant, for any services performed prior to the date of notice to proceed or the execution of this Agreement (whichever takes precedent). All effort, regardless of the notice-to-proceed authorization, is subject to review and eligibility funding determination.

H. DETAILED SCOPE OF SERVICES

Under this agreement the Engineer will provide construction phase services for the project as described herein as – **Airfield Lighting Rehabilitation Install Runway 11/29 Medium Intensity Runway Lights & PAPIs.**

The construction phase engineering effort contained within this agreement has been based on the following additional scope related parameters, understanding of proposed improvements and anticipated level of effort:

I. Anticipated September 1, 2026 Start of Contractor Work and Completion Date of October 19, 2026.

II. No winter shutdown is anticipated for this project.

III. Assume 10 hours per day worked by the Contractor.

IV. Assume Contractor work schedule of 5 days/week for the 49 day calendar duration.

V. Engineering effort based on anticipated Contractor working days as follows: 36 working days of full-time inspection at 10 hours per day.

VI. All Engineering effort is expected to be completed by December 31, 2026 (based on Contractor completion date).

The anticipated effort and estimated manhours for each Task is defined within Attachments C, C-1, C-2 and C-3 contained within this contract.

II. CONSULTANT COMPENSATION

The Sponsor agrees to pay the Consultant as compensation for rendering the professional services hereinabove described and submitted using the standard Department invoice forms (ATTACHMENTS G & H). Burden and overhead rates entered into this Agreement shall be in effect for the length of the agreement and will not be adjusted, except as may be determined under an audit of costs by the Auditor General or the Department. The rates used in this Agreement shall be the latest audited or provisional approved rates by IDOT as of the date of execution of this Agreement (approval letter must be attached). Should the rate change in the time between the final approval notification of fees and the execution of this Agreement, hours will be adjusted accordingly so that there is no increase in the final approved not-to-exceed amount.

Any professional services effort performed beyond the not-to-exceed limits expressed below, and for which a future amendment will be sought, will be performed under all Agreement provisions as the original contracted work. The dollar value of such effort is not considered approved for payment until review and approval by the Department.

A. PRELIMINARY ASSESSMENT AND SCHEMATIC DESIGN – Not included in agreement

For services outlined in Section I.A., Preliminary Assessment and Schematic Design, and further detailed in Section I.H., Detailed Scope of Services,

1. a lump sum payment of $ **N/A** (representing approximately 35% of the total estimated professional services compensation for design phase services as determined from the TIP request). The fee shall be paid as a lump sum when the preliminary assessment and schematic design phase deliverables (outlined in Section I.A.) are approved and accepted by the Department.

B. DESIGN PHASE SERVICES – Not included in agreement

For services outlined in Section I.B., Design Phase Services, and further detailed in Section I.H., Detailed Scope of Services,

1. a cost plus a fixed payment of $ **N/A**

   total amount not to exceed $ **N/A** unless a major change or addition to the scope of services is required by the Department or extensions of time are necessary for completion of the project. All justification for amendments shall be documented with effort recorded separate from the hours approved under this Agreement. All amendment requests must be supported by justification per Section III.M., Amendments to the Agreement. The payment of this fee shall be made in monthly installments submitted by the Consultant and approved by the Department. The final charges shall be submitted after the Design Phase Services have been performed, approved and all deliverables accepted by the Department in accordance with the guidance outlined in Section I.F. This period of time expires 30 days after award of the construction contract. Any submittal after this time shall not be considered eligible for payment / reimbursement by the Department unless extended by the Department.

2. a lump sum payment of $ **N/A** unless a major change or addition to the scope of work is required by the Department or extensions of time are necessary for completion of the project. All justification for amendments shall be documented with effort recorded separate from the hours approved under this Agreement. All amendment requests must be supported by justification per Section III.M., Amendments to the Agreement. The fee shall be paid as a lump sum when the design phase deliverables (outlined in Section I.F.) are approved and accepted by the Department.

C. CONSTRUCTION PHASE SERVICES

For services outlined in Section I.C., Construction Phase Services, and further detailed in Section I.H, Detailed Scope of Services,

1. a cost plus a fixed payment of $ **$13,920.00**

   total amount not to exceed $ **$117,000.00** unless a major change or addition to the scope of work is required by the Department or extensions of time are necessary for completion of the project. All justification for amendments shall be documented with effort recorded separate from the hours approved under this Agreement. All amendment requests must be supported by justification per Section III.M., Amendments to the Agreement. The payment of this fee shall be made in monthly installments submitted to and approved by the Sponsor (and/or Department if applicable). The final charges shall be as soon as possible after official notification from the Consultant of the acceptance of the construction work. A time line will be submitted at each billing cycle after 50% which will indicate a projection of the completed engineering fee vs. the contractor's progress.

   If more than one contract exists for the project, the monthly invoices submitted by the Consultant shall detail the amounts of work accomplished under each separate contract.

The invoices shall also indicate the dates that the services were performed. If these services are furnished by the Consultant by obtaining such services outside the Consultant's organization, the Consultant shall be reimbursed at his actual cost for obtaining these services. However, the total payment to the Consultant shall be within the "not to exceed" amount as previously stated unless an amendment to this agreement is approved by the Sponsor (and/or Department if applicable).

D. PLANNING AND SPECIAL SERVICES – Not included in agreement

For services outlined in Section I.D., Planning and Special Services, and further detailed in Section I.H., Detailed Scope of Services,

1. a cost plus a fixed payment of $ **N/A**

   total amount not to exceed $ **N/A** unless a major change or addition to the scope of work is required by the Department or extensions of time are necessary for completion of the project. All justification for amendments shall be documented with effort recorded separate from the hours approved under this Agreement. All amendment requests must be supported by justification per Section III.M., Amendments to the Agreement. The payment of this fee shall be made in monthly installments submitted to and approved by the Sponsor. The final charges for the Special Services Phase shall be submitted within forty-five (45) days after official notification from the Consultant of the acceptance of the construction work or within 45 days after official notification from the Department of acceptance of other non-construction projects unless extended by the Department.

2. a lump sum payment of $ **N/A** unless a major change or addition to the scope of work is required by the Department or extensions of time are necessary for completion of the project. All justification for amendments shall be documented with effort recorded separate from the hours approved under this Agreement. All amendment requests must be supported by justification per Section III.M., Amendments to the Agreement. The fee shall be paid as a lump sum when the deliverables are approved and accepted by the Department.

III. SPECIAL CONDITIONS

The Consultant shall render the services in accordance with generally accepted Professional Standards.

A. TERMINATION

(Reference: 49 CFR Part 18.36(i)(2); FAA Order 5100.38)

The Sponsor, by written seven (7) day notice, may terminate this agreement in whole or in part at any time, because of the failure of the other party to fulfill his agreement obligations. Upon receipt of such notice, the Consultant shall: (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the Sponsor all data, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by the Consultant in performing this agreement whether completed or in process.

1. If the termination is due to the failure of the Consultant to fulfill his agreement obligations, the Sponsor may take over the work and prosecute the same to completion by agreement or otherwise. In such case, the Consultant shall be liable to the Sponsor for any additional cost occasioned to the Sponsor thereby.

2. If, after notice of termination for failure to fulfill agreement obligations, it is determined that the Consultant had not so failed, the termination shall be deemed to have been effected for the convenience of the Sponsor.

3. It is hereby understood and agreed that should the agreement be terminated, the Consultant shall be entitled to and shall receive a fee based on the amount of work accomplished and approved by the Department up to the day of notification of termination. The fee shall be equal to the sum of the actual number of man-hours of each category of work applied at a negotiated hourly rate, plus any outside services approved by the participating agencies and accomplished prior to the notification. If terminated under Section III.HH., Breach of Contract Terms, the Consultant will not be entitled to profit on the work accomplished.

B. CHANGE IN CONSTRUCTION PLANS

It is hereby understood and agreed that if the construction plans are completed in accordance with criteria and/or decisions made by the Sponsor (and/or the Department if applicable), and approved by the Department, and said construction plans are substantially changed or revised, for any reason other than the fault of the Consultant in preparing same, then the Consultant shall be entitled to compensation for rendering the services necessary to complete the changes. The amount of this fee shall be negotiated between the Sponsor, Consultant and the Department, and approved by the Department, and an amendment to the agreement should be accomplished prior to authorizing the Consultant to proceed with the changes. The fee shall be due and payable when the revisions are approved by the Sponsor and the Department.

It is the Consultants responsibility to notify the Department as soon as possible when changes/revisions are identified that are beyond the scope of services contemplated under this Agreement.

C. HOLD HARMLESS

The Consultant shall be responsible to pay for all labor, material and equipment costs incurred and for any and all damages to property or persons to the proportionate extent arising out of the negligent performance of services under this agreement and shall indemnify and save harmless the Sponsor, (and/or the Department if applicable), their officers, agents and employees from all third party suits, claims, actions or damages of any nature whatsoever to the proportionate extent resulting there from. These indemnities shall not be limited by the listing of any insurance coverage. If any errors, negligent acts and/or omissions are made by the Consultant in any phase of the work under this agreement, the correction of which may require additional field or office work, the Consultant will be promptly notified and will be required to perform such additional services as may be necessary to correct these errors, negligent acts and/or omissions without undue delay and without additional cost to the Sponsor (and/or the Department if applicable). The Consultant shall be responsible for any damages incurred as a result of his errors, negligent acts and/or omissions and for any losses or cost to repair or remedy construction as a result of his errors, omission and/or negligent acts, to the extent such error, omission or negligent act breeches the Professional Standard of care. The Consultant shall not be responsible for any consequential damages of the Sponsor or the Department. Neither the Consultant, nor the Sponsor, nor the Department shall be obligated for the other parties' negligence or for the negligence of others.

D. DRAWING OWNERSHIP

It is further mutually agreed by the parties hereto that reproducible copies of the drawings, computer disks, tracings, construction plans, specifications and maps prepared or obtained under the terms of the contract shall be delivered to and become the property of the Sponsor and basic survey notes and sketches, charts, computations and other data shall be made available upon request of the Sponsor. If any information is used by the Sponsor or another Consultant such use or reuse by the Sponsor or others shall be at the sole risk and without liability or legal exposure to the Consultant.

E. CONTRACT FOR OUTSIDE SERVICES

If any of the services outlined in Section I. are furnished by the Consultant by obtaining such services outside the Consultant's organization, the Consultant shall provide an executed contract between the person(s) or firm and the Consultant outlining the services to be performed and the charges for the same. Two (2) copies of the executed contract shall be submitted to the participating agencies for approval prior to the services being performed; all covenants and Special Conditions shall be included and binding on all subcontracts.

F. FORMERLY NOTICE TO PROCEED (See Section I.G.)

G. SUBLET AGREEMENT

Each party binds himself, his partners, successors, executors, administrators and assigns, to the other part of this agreement and to the partners, successors, executors, administrators and assigns for such other party at all covenants of this Agreement.

Except as above, neither the Sponsor nor the Consultant shall assign, sublet or transfer his interest in this agreement without the written consent of the other party hereto.

H. AGREEMENT EXPIRES

This agreement expires upon final approval and acceptance of the completed project(s) by the Sponsor (and/or Department as applicable), and after all final engineering charges have been paid to the Consultant as of the date of project close-out or after five years from the date of execution, whichever comes first. Payment liability by the State is as outlined above (see Section I.G., Notice to Proceed and Section II., Consultant Compensation).

I. EQUAL EMPLOYMENT OPPORTUNITY
(Reference: 49 CFR Part 21; FAA AC 150/5100-15A or latest revision)

The Consultant agrees to conduct the services in compliance with all the requirements imposed by or pursuant to Title VI of the Civil Rights Act of 1964, Part 21 of the Regulations of the Secretary of Transportation, and Executive Order No. 11246, "Equal Employment Opportunity," as amended.

During the performance of this contract, the Consultant, for itself, its assigns and successors in interest (hereinafter referred to as the "Consultant") agrees as follows:

1. Compliance with Regulations. The Consultant shall comply with the Regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

2. Nondiscrimination. The Consultant, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin in the

selection and retention of subconsultants, including procurements of materials and leases of equipment. The Consultant shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

3. Solicitations for Subcontracts, Including, Procurements of Materials and Equipment. In all solicitations either by competitive bidding or negotiation made by the Consultant for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subconsultant or supplier shall be notified by the Consultant of the Consultant's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.

4. Information and Reports. The Consultant shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the sponsor or the Federal Aviation Administration (FAA) to be pertinent to ascertain compliance with such Regulations, orders, and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish this information, the Consultant shall so certify to the sponsor or the FAA, as appropriate, and shall set forth what efforts it has made to obtain the information.

5. Sanctions for Noncompliance. In the event the Consultant's noncompliance with the nondiscrimination provisions of this contract, the sponsor shall impose such contract sanctions as may determine to be appropriate, including, but not limited to:

    a. withholding of payments to the Consultant under the contract until the Consultant complies, and/or

    b. cancellation, termination, or suspension of the contract, in whole or in part.

Incorporation of Provisions. The Consultant shall include the provisions of paragraphs 1 through 5 (above) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Consultant shall take such action with respect to any subcontract or procurement as the sponsor may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event an Consultant becomes involved in, or is threatened with, litigation with a subconsultant or supplier as a result of such direction, the Consultant may request the sponsor and/or Department to enter into such litigation to protect the interests of the sponsor and, in addition, the Consultant.

DISADVANTAGED BUSINESS ENTERPRISE (DBE) ASSURANCES

1. Policy. It is the policy of the Department of Transportation (DOT) that disadvantaged business enterprises as defined in 49 CFR Part 23 shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with Federal funds under this agreement. Consequently, the DBE requirements of 49 CFR Part 23 applies to this agreement.

2. DBE Obligation. The Consultant agrees to ensure that disadvantaged business enterprises as defined in 49 CFR Part 23 have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with Federal funds provided under this agreement. In this regard, all Consultants shall take all necessary and reasonable steps in accordance with 49 CFR Part 23 to ensure that disadvantaged business enterprises have the maximum opportunity to compete for and perform contracts. Consultants shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of DOT-assisted contracts.

J. OPEN ACCESS TO DOCUMENTS
(Reference: 49 CFR Part 18.36(i); FAA Order 5100.38)
(Public Act 90-0572 Section 20-65; Public Act 87-991)

The Consultant shall maintain, for a minimum of 5 years after the completion of the contract, adequate books, records, and supporting documents to verify the amounts, recipients, and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records, and supporting documents related to the contract shall be available for review and audit by the Auditor General; and the Consultant agrees to cooperate fully with any audit conducted by the Auditor General and to provide full access to all relevant materials. Failure to maintain the books, records, and supporting documents required by this Section shall establish a presumption in favor of the State for the recovery of any funds paid by the State under the contract for which adequate books, records, and supporting documentation are not available to support their purported disbursement.

K. CERTIFICATION OF CAPACITY TO CONTRACT
(Public Act 90-0572, Section 50-13)

It is unlawful for any person holding an elective office in this State, holding a seat in the General Assembly, or appointed to or employed in any of the offices of State government, or who is an officer or employee of the Illinois Building Authority or the Illinois Toll Highway Authority, or who is the wife, husband or minor child of any such person, to have or acquire any contract, or any direct pecuniary interest in any contract therein, whether for stationery, printing, paper or for any services, materials or supplies, which will be wholly or partially satisfied by the payment of funds appropriated by the General Assembly of the State of Illinois or in any contract of the Illinois Building Authority or the Illinois Toll Highway Authority. Payments made for a public aid recipient are not payments pursuant to a contract with the State within the meaning of this Section.

It is unlawful for any firm, partnership, association or corporation in which any such person is entitled to receive more than 7 1/2% of the total distributable income to have or acquire any such contract or direct pecuniary interest therein.

It is unlawful for any firm, partnership, association or corporation in which any such person together with his spouse or minor children is entitled to receive more than 15%, in the aggregate, of the total distributable income to have or acquire any such contract or direct pecuniary interest therein.

Nothing in this Section invalidates the provisions of any bond or other security hereto or hereafter offered for sale or sold by or for the State of Illinois.

This Section does not affect the validity of any contract made between the State and an officer or employee of the State or member of the General Assembly, his spouse, minor child or any combination of such persons, if that contract was in existence before his election or employment as such officer, member, or employee. Such a contract is void, however, if it cannot be completed within 6 months after such officer, member, or employee takes office, or is employed.

This Section does not apply to (1) a contract for personal services as a teacher or school administrator between a member of the General Assembly or his spouse, or a State officer or employee or his or her spouse, and any school district, public community, college district, the University of Illinois, Southern Illinois University or any institution under the control of the Board of Governors of State Colleges and Universities or under the control of the Board of Regents or (2) a contract for personal service of a wholly ministerial character including but not limited to services as a laborer, clerk, typist, stenographer, page, bookkeeper, receptionist or telephone switchboard operator, made by a spouse or minor child of an elective or appointive State officer or employee or of a member of the General Assembly or (3) payments made to a

member of the General Assembly, a State officer or employee, his or her spouse or minor child acting as a foster parent, homemaker, advocate, or volunteer for or in behalf of a child or family served by the Department of Children and Family Services.

Any person convicted of a violation of this Section shall be guilty of a business offense and shall be fined not less than $1,000 nor more than $5,000.

The appropriate Certification of Capacity to Contract will be executed in Section III.X., of this agreement.

L. THE CONSULTANT SELECTION

(Reference: 49 CFR Part 18; FAA AC 5100-14D or latest revision)
(30 ILCS 535; IDOT-Aeronautics Administrative Bulletin: 2010-02)

The Village of Schaumburg (Sponsor) hereby certifies that it has completed the prescribed qualifications based consultant selection procedures.

The firm of (Crawford, Murphy and Tilly, Inc.) (Consultant) of (Springfield, IL) (Location) has been selected to provide the engineering services required for the project on:

March 14, 2017
(Date)

A copy of the executed Retainer Agreement identifying the project covered by this Agreement is included as ATTACHMENT U.

M. AMENDMENTS TO THE AGREEMENT

All effort recorded to document a claim for additional compensation must be delineated separately from the original scope of services with personnel, classifications, dates worked, rates, hours and services thoroughly detailed and clearly identified.

The Department shall be notified of potential amendment requests at the earliest possible opportunity once it has been determined that any of the following three circumstances may exist. Any amendments to the Agreement which increases the fee or the time of performance must contain one of the following written determinations (with support documentation) depending upon the circumstances of the change.

1. The undersigned determine that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.

2. The undersigned determine that the circumstances which necessitate this change were not within the contemplation of the contract as signed.

3. The undersigned determine that this change is in the best interest of the state of Illinois and is authorized by law.

Date	Sign Name
	Print Name
	Title

Any professional services effort performed beyond the not-to-exceed limits expressed in Section II. Consultant Compensation, and for which a future amendment will be sought, will be performed under all Agreement provisions as the original contracted work. The dollar value of such effort is not considered approved for payment until review and approval by the Department.

N. CERTIFICATION OF CONSULTANT

(Public Act 90-0572 Section 50-5)

I hereby certify that I am the Vice President (title) and duly

authorized representative of the firm Crawford, Murphy & Tilly, Inc.,

whose address is 2750 West Washington Street, Springfield, IL 62702,
and that neither I nor the above firm I here represent has:

1. employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above Consultant) to solicit or secure this Agreement,

2. agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out the Agreement, or

3. paid or agreed to pay to any firm, organization, or person (other than a bona fide employee working solely for me or the above Consultant) any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out the contract; except as here expressly stated (if any):

The firm certifies by execution:

1. it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm, nor has the firm been barred from being awarded a contract or subcontract.
2. it has not been barred from contracting with a unit of state or local government as a result of a violation of the Criminal Code of 1961.

I acknowledge that this certification is to be furnished to the Federal Aviation Administration of the United States' Department of Transportation in connection with this contract involving participation of Airport Improvement Program (AIP) funds and is subject to applicable state and Federal laws, both criminal and civil.

July 14, 2026
Date

Sign Name

Douglas J. Klonowski, PE
Print Name

Vice President
Title

O. FEDERAL TAXPAYER IDENTIFICATION NUMBER

The following statement is made under penalty of perjury:

"The Firm's correct Federal Taxpayer Identification Number is 37-0844662
. (I am) (This firm is) doing business as a (please check one):

____ Individual _____ Partnership __X__ Corporation

P. DISADVANTAGED BUSINESS ENTERPRISE (DBE) PARTICIPATION

(Reference: 49 CFR Part 26)

Contract Assurance (§26.13) - The Consultant or subconsultant shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The Consultant shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT assisted contracts. Failure by the Consultant to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy, as the recipient deems appropriate.

In keeping with the DBE plan adopted by the Sponsor, the Consultant shall take all necessary and reasonable steps to attain DBE participation in this contract.

The work for each subconsultant should be listed separately. If the subconsultant is being utilized to meet the project DBE goal, they must be prequalified in that category and certified as a DBE in that category. Please indicate that they are certified in that category. The certification list is available on the Department's website on the "Doing Business" menu under Small Business Enterprises and IL UCP directory http://www.dot.il.gov/ucp/ucp.html#DBE Directory. The percent of work is computed based on the individual subconsultant's work effort in each category

Firm Name:_____

Subcontract Amount ($):_____

Prequalification Category	% of Work	DBE Certification

If more than one subconsultant is being used, attach additional sheets.

NOTE: All final payment requests shall include a completed ATTACHMENT O - DBE Final Documentation or the complete information on the Consultant's format.

Q. DISCRIMINATION

(Reference: 49 CFR Part 21; FAA AC 150/5100-15A or latest revision)
(Executive Order 11246 of September 24, 1965; 41 CFR Part 60)

The Consultant agrees not to commit unlawful discrimination in employment in Illinois and further agrees to take affirmative action to ensure that no unlawful discrimination is committed.

R. DUES/FEES TO CLUBS WHICH DISCRIMINATE
(775 ILCS 25/2 Source: P.A. 85-909)

The Consultant of the business entity certifies that it is not prohibited from selling goods or services to the State of Illinois because it pays dues or fees on behalf of its employees or agent or subsidizes or otherwise reimburses them for payment of their dues or fees to any club which unlawfully discriminates.

S. CONFLICT OF INTEREST
(Public Act 90-0572 Section 50-13)

The Consultant agrees to comply with the provision of the Illinois Public Act prohibiting conflict of interest and all the terms, conditions and provisions of those Sections apply to this contract and are made a part of this contract the same as though they were incorporated and included herein.

T. FELONY CONVICTION
(Public Act 90-5072 Section 50-10)

The Consultant certifies that if he/she or the business entity has been convicted of a felony, at least five years has passed since the completion of the sentence as of the contract date.

U. ILLINOIS HUMAN RIGHTS NUMBER

The Consultant must have an Illinois Department of Human Rights prequalification number, or have an application on file with the Illinois Department of Human Rights office at the State of Illinois Center, Suite 10-100, 100 West Randolph, Chicago, Illinois 60601 (refer to Department of Human Rights form).

(#IDHR PC-1/IL 442-0010). IDHR #____93788-00_____.

V. EDUCATIONAL LOAN DEFAULT
(5 ILCS 385).

The Consultant certifies that, if this agreement is with an individual or individuals, that he/she is not in default on an educational loan.

W. DRUG FREE WORKPLACE
(30 ILCS 580).

If the Consultant has 25 or more employees, the following certification shall apply and, by signing this document, the Consultant certifies as follows:

1. The Consultant certifies that he will provide a drug free workplace in compliance with the Drug Free Workplace Act ("Act"). Specifically, Consultant certifies he will do the following:

    a. Publish a statement:
        i. Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance, including cannabis, is prohibited in the Consultants workplace.
        ii. Specifying the actions that will be taken against employees for violations of such prohibition.
        iii. Notifying the employee that, as a condition of employment on this agreement, the employee will:
            1) abide by the terms of the statement; and

2) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than 5 days after such conviction.

b. Establish a drug free awareness program to inform employees about:
   i. the dangers of drug abuse in the workplace;
   ii. the Consultant policy of maintaining a drug free workplace;
   iii. any available drug counseling, rehabilitation, and employee assistance programs; and
   iv. the penalties that may be imposed upon employees for drug violations.

c. Give a copy of the statement described above to each employee engaged in the performance of the contract and post the statement in a prominent place in the workplace.

d. Notify the State within 10 days after receiving notice under part (a)(3)(B) above from an employee or otherwise receiving actual notice of such conviction.

e. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted, as required by §5 of the Act.

f. Assist employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation is required and indicate that a trained referral team is in place.

g. Make a good faith effort to continue to maintain a drug free workplace through implementation of §3 of the Act.

If an individual, the Consultant further certifies that he will not engage in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the agreement.

X. CAPACITY TO CONTRACT

(Public Act 90-0572)

The Consultant certifies that the Corporation's certificate of Authority to do business in Illinois, is in good standing with the Secretary of State's Office.

CERTIFICATION OF CAPACITY TO CONTRACT

Public Act 90-0572 prohibits certain persons and entities from having or acquiring any contract with the State of Illinois and from having or acquiring any direct pecuniary interests in any contract with the State of Illinois, whether for materials, services, supplies, printing or stationery. This prohibition does not extend to certain contracts for personal services of a ministerial nature as provided for in the Act.

(Corporation)

The undersigned, being a duly authorized representatives of Crawford, Murphy and Tilly, Inc., a corporation, hereby certify that they have read Public Act 90-0572 Section 50-13 and that they have checked the records of the corporation and that no person who is entitled to receive individually more than 7 1/2% of the total distributable income of the corporation, or together with their spouse or minor child more than 15% of the total distributable income of the corporation, is (i) an elected State official, a member of the General Assembly, an appointed State officer, a State employee; (ii) an officer or employee of the Illinois Toll Highway Authority or of the Illinois Building Authority; or (iii) a spouse or a minor child of any such enumerated person.

14th day of **July**, AD, 20**26**

Crawford, Murphy & Tilly, Inc.
Corporation

BY _____

Daniel L. Pape, PE, Aviation Group Mgr.
Printed Name & Title

BY _____

Douglas J. Klonowski, PE, Vice President
Printed Name & Title

CERTIFICATION OF CAPACITY TO CONTRACT

Public Act 90-0572 prohibits certain persons and entities from having or acquiring any contract with the State of Illinois and from having or acquiring any direct pecuniary interests in any contract with the State of Illinois, whether for materials, services, supplies, printing or stationery. This prohibition does not extend to certain contracts for personal services of a ministerial nature as provided for in the Act.

(Partnerships and Non-Corporate Firms and Associations)

The undersigned, being each and every one of the partners/members/associates/(other) of

N/A, hereby certify on behalf of themselves individually, that they have read Public Act 90-0572 Section 50-13 and that (i) they are not an elected State official, a member of the General Assembly, an appointed State officer, a State employee; an officer or employee of the Illinois Toll Highway Authority or of the Illinois Building Authority; nor a spouse or minor child of any such enumerated person; or (ii) that they are such an enumerated person but that they are not entitled to receive individually more than 7 1/2% of the total distributable income of the partnership/firm/association, or together with their spouse or a minor child more than 15% of the total distributable income of the partnership/firm/association.

_____day of_____ , AD, 20_____

BY _____ BY _____

_____ _____

Printed Name & Title Printed Name & Title

d/b/a _____

(Name)

CERTIFICATION OF CAPACITY TO CONTRACT

Public Act 90-0572 prohibits certain persons and entities from having or acquiring any contract with the State of Illinois and from having or acquiring any direct pecuniary interests in any contract with the State of Illinois, whether for materials, services, supplies, printing or stationery. This prohibition does not extend to certain contracts for personal services of a ministerial nature as provided for in the Act.

(Individual Consultants)

I, **N/A**,
(Name)

hereby certify that I have read Public Act 90-0572 Section 50-13 and I further certify (i) that I am not an elected State official, a member of the General Assembly, an appointed State officer, a State employee; (ii) that I am not an officer or employee of the Illinois Toll Highway Authority or of the Illinois Building Authority; and (iii) that I am not a spouse or a minor child of any such official, member, officer or employee.

___day of_____, AD, 20_____

BY _____

_____
Printed Name & Title

d/b/a _____
(Name)

Y. CERTIFICATION REGARDING LOBBYING
(Reference: 49 CFR Part 20, Appendix A)

Certification for Contracts, Grants, Loans and Cooperative Agreements.

The Consultant certifies compliance with Section 319 of Public Law 101-102 and to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an Officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

   This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, US Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Z. INTERNATIONAL BOYCOTT
(Applicable to contracts in excess of $10,000):

The Consultant certifies that neither it nor any substantially-owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act. The Consultant makes the certification set forth in Section 5 of the International Anti-Boycott Certification Act.

AA. NON-APPROPRIATION CLAUSE

Obligations of the State will cease immediately without penalty or further payment being required in any fiscal year the Illinois General Assembly fails to appropriate or otherwise make available sufficient funds for payment of this Agreement.

BB. DEBT CERTIFICATION

The Consultant certifies that it, or any affiliate, is not barred from being awarded a contract under 30 ILCS 500/50-11 and 50-12. The Consultant further acknowledges that the contracting State agency may declare the contract void if the preceding certification is false or if the contractor, or any affiliate, is determined to be delinquent in the payment of *any* debt to the State during the term of the contract.

CC. GOODS FROM CHILD LABOR ACT

The Consultant certifies in accordance with Public Act 94-0264 tha1 no foreign made equipment, materials, or supplies furnished to the State under the contract have been produced in whole or in part by the labor of any child under the age of 12.

DD. QUALIFICATION BASED SELECTION ACT

(Reference: 49 CFR Part 18.36; FAA Order 5100.38; FAA AC 150/5100-14 (latest))

The parties hereby certify that there was compliance with the provisions of the State of Illinois' Architectural, Engineering and Land Surveying Qualifications Based Selection Act, Chapter 30 ILCS 535 in the procurement of the services covered by this Agreement.

EE. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

(Reference: 49 CFR Part 29; FAA Order 5100.38)

The Consultant certifies, by submission of this proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. It further agrees by submitting this Agreement that it will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. Where the Consultant or any lower tier participant is unable to certify to this statement, it shall attach an explanation to this solicitation/proposal.

FF. RIGHTS TO INVENTIONS

(Reference: 49 CFR Part 18.36(i)(8); FAA Order 5100.38)

All rights to inventions and materials generated under this contract are subject to regulations issued by the FAA and the Sponsor of the Federal grant under which this contract is executed.

GG. TRADE RESTRICTION CLAUSE

(Reference: 49 CFR Part 30.13; FAA Order 5100.38)

The Consultant or subconsultant, by submission of an offer and/or execution of a contract, certifies that it:

1. is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms published by the Office of the United States Trade Representative (USTR);

2. has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country on said list, or is owned or controlled directly or indirectly by one or more citizens or nationals of a foreign country on said list;

3. has not procured any product nor subcontracted for the supply of any product for use on the project that is produced in a foreign country on said list.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR 30.17, no contract shall be awarded to a Consultant or subconsultant who is unable to certify to the above. If the Consultant knowingly procures or subcontracts for the supply of any product or service of a foreign country on said list for use on the project, the Federal Aviation Administration may direct through the Sponsor cancellation of the contract at no cost to the Government.

Further, the Consultant agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in each contract and in all lower

tier subcontracts. The Consultant may rely on the certification of a prospective subconsultant unless it has knowledge that the certification is erroneous.

The Consultant shall provide immediate written notice to the sponsor if the Consultant learns that its certification or that of a subconsultant was erroneous when submitted or has become erroneous by reason of changed circumstances. The subconsultant agrees to provide written notice to the contractor if at any time it learns that its certification was erroneous by reason of changed circumstances.

This certification is a material representation of fact upon which reliance was placed when making the award. If it is later determined that the Consultant or subconsultant knowingly rendered an erroneous certification, the Federal Aviation Administration may direct through the Sponsor cancellation of the contract or subcontract for default at no cost to the Government.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18, United States Code, Section 1001.

HH. BREACH OF CONTRACT TERMS

(Reference: 49 CFR Part 18.36)

Any violation or breach of terms of this contract on the part of the Consultant or their subconsultants may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this agreement. The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

Policies and procedures for procurement of professional services are established in Federal Regulation Title 49 CFR Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements. The Airport and Airway Improvement Act (AAIA) of 1982, as amended, serves as the enabling legislation. The parties agree that these policies and procedures have been followed.

IN WITNESS WHEREOF, the parties hereto have affixed their hand and seals at

Schaumburg (city), Illinois, this **July 14** (date), 20**26** (year).

ATTEST:

(SEAL)

Village of Schaumburg
(Sponsor Name)

36-2491861
(Federal Employee's Identification Number)

BY _____

Jane Lentino, Village Clerk
Printed Name & Title

BY _____

Brian A. Townsend, Village Manager
Printed Name & Title

ATTEST:

(SEAL)

CRAWFORD, MURPHY & TILLY, INC. CORPORATE SEAL 1963 DELAWARE

CRAWFORD, MURPHY & TILLY, INC.
(Consultant Name)

37-0844662
(Federal Employee's Identification Number)

BY _____

Daniel L. Pape, PE, Aviation Group Mgr.
Printed Name & Title

BY _____

Douglas J. Klonowski, PE, Vice President
Printed Name & Title

LIST OF ATTACHMENTS

ATTACHMENT A / A1 – **PRELIMINARY ASSESSMENT AND SCHEMATIC DESIGN PHASE SERVICES**
ESTIMATE OF COSTS / SALARY EXPENSES

ATTACHMENT B / B1 – **DESIGN PHASE SERVICES**
ESTIMATE OF COSTS / SALARY EXPENSES

ATTACHMENT C / C1 – **CONSTRUCTION PHASE SERVICES**
ESTIMATE OF COSTS / SALARY EXPENSES

ATTACHMENT D / D1 – **PLANNING AND SPECIAL SERVICES**
ESTIMATE OF COSTS / SALARY EXPENSES

ATTACHMENT E – **ENGINEERING REPORT (General Guidance)**

ATTACHMENT F – **RESIDENT ENGINEER'S DIARY (Standard Format)**

ATTACHMENT G – **COST PLUS FIXED PAYMENT INVOICE (Standard Format)**

ATTACHMENT H – **LUMP SUM INVOICE (Standard Format)**

ATTACHMENT I – **EFFORT DETAIL BREAKDOWN (Standard Format)**

ATTACHMENT J – **TESTING SCHEDULE**

ATTACHMENT K – **TESTING RATES & COST SUMMARY**

ATTACHMENT L – **SUMMARY OF PAYROLL BURDEN AND FRINGE COSTS**

ATTACHMENT M – **SUMMARY OF OVERHEAD AND INDIRECT COSTS**

ATTACHMENT N – **PROJECT CERTIFICATION**

ATTACHMENT O – **DBE FINAL DOCUMENTATION**

ATTACHMENT P – **PROJECT SKETCH**

ATTACHMENT Q – **PROJECT LETTING SCHEDULE**

ATTACHMENT R – **OP&P PROGRAM LETTER**

ATTACHMENT S – **CURRENT IDOT PROVISIONAL PAYROLL BURDEN / FRINGE EXPENSE AND GENERAL / ADMINISTRATIVE EXPENSE RATE LETTER**

ATTACHMENT T – **CONSULTANT'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS**

ATTACHMENT U – **RETAINER AGREEMENT**

ATTACHMENT A

PRELIMINARY ASSESSMENT AND SCHEMATIC DESIGN PHASE SERVICES

ESTIMATE OF COSTS

Category	Amount ($)	
1. Direct Salary Costs	_____	(ATTACHMENT A-1)
2. Labor and General and Administrative Overhead[1]	_____	
3. Direct Nonsalary Expenses		
Lodging[2,3]	_____	
Meals/Per Diem[2,3]	_____	
Transportation[2]	_____	
Materials & Supplies	_____	
Printing	_____	
CADD time[4]	_____	
Other Costs (excluding outside services)	_____	
4. Fixed Payment[5]	_____	
5. Outside Services	_____	
Lump Sum **Total Amount Not to Exceed**	$ _____	

Estimated cost of total professional design phase services from TIP: $_____

NOTES:

1/ A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.
2/ Current approved rates established by State of Illinois - Governors Travel Control Board.
3/ Shall not be used in calculation of fixed payment amount.
4/ Maximum CADD rate shall be $15.00/hour.
5/ Fixed Payment (Profit) = (14.5%) x [Direct Salary Costs + (OH&B) x (Direct Salary Costs) + Transportation + Materials & Supplies + Printing + CADD time + Other Costs (excluding outside services)].

ATTACHMENT A-1

PRELIMINARY ASSESSMENT AND SCHEMATIC DESIGN PHASE SERVICES

ESTIMATE OF SALARY EXPENSES

Classification*	Hours	$Rate/Hour	Cost ($)
Principal			
Vice Principal			
Project Manager			
Senior Project Engineer			
Senior Project Architect			
Project Engineer			
Project Architect			
Senior Engineer			
Senior Architect			
Engineer			
Planner			
Registered Land Surveyor			
Land Surveyor			
Senior Engineering Technician			
Engineering Technician			
Engineering Assistant			
CADD/Draftsman/Technician			
Clerical			
Total	(hours)	(average)	$ (total direct salary costs) (ATTACHMENT A)

*Classifications may be adjusted as per Consultant's work force.

ATTACHMENT B

DESIGN PHASE SERVICES

Category	Amount ($)	
1. Direct Salary Costs	_____	(ATTACHMENT B-1)
2. Labor and General and Administrative Overhead[1]	_____	
3. Direct Nonsalary Expenses		
Lodging[2,3]	_____	
Meals/Per Diem[2,3]	_____	
Transportation[2]	_____	
Materials & Supplies	_____	
Printing	_____	
CADD time[4]	_____	
Other Costs (excluding outside services)	_____	
4. Fixed Payment[5]	_____	
5. Outside Services	_____	

Cost Plus Fixed Payment
Total Amount Not to Exceed **$** _____

OR

Lump Sum
Total Amount Not to Exceed $ _____

Estimated Construction Cost: $_____ (ATTACHMENT T)

Attach a sketch labeled ATTACHMENT P in sufficient detail to clearly delineate the proposed areas of work.

NOTES:

1/ A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.
2/ Current approved rates established by State of Illinois - Governors Travel Control Board.
3/ Shall not be used in calculation of fixed payment amount.
4/ Maximum CADD rate shall be $15.00/hour.
5/ Fixed Payment (Profit) = (14.5%) x [Direct Salary Costs + (OH&B) x (Direct Salary Costs) + Transportation + Materials & Supplies + Printing + CADD time + Other Costs (excluding outside services)].

ATTACHMENT B-1

DESIGN PHASE SERVICES

ESTIMATE OF SALARY EXPENSES

Classification*	Hours	$Rate/Hour	Cost ($)
Principal			
Vice Principal			
Project Manager			
Senior Project Engineer			
Senior Project Architect			
Project Engineer			
Project Architect			
Senior Engineer			
Senior Architect			
Engineer			
Planner			
Registered Land Surveyor			
Land Surveyor			
Senior Engineering Technician			
Engineering Technician			
Engineering Assistant			
CADD/Draftsman/Technician			
Clerical			
Total	(hours)	(average)	$ (total direct salary costs) (ATTACHMENT B)

*Classifications may be adjusted as per Consultant's work force.

ATTACHMENT C

CONSTRUCTION PHASE SERVICES

ESTIMATE OF COSTS

Schaumburg Regional Airport

Airfield Lighting Rehabilitation - Install Runway 11/29 Medium Intensity Runway Lights & PAPIs

Attachment C
Construction Phase
ESTIMATE OF COSTS

	CATEGORY			AMOUNT
1	Direct Salary Costs			$35,117.86
2	Labor and General and Administrative Overhead[1]	51.01%		$17,913.62
3	Direct Nonsalary Expenses	114.14%		$40,083.53
	Lodging[2,3]		$	-
	Meals/Per Diem[2,3]		$	-
	Transportation[2]		$	2,726.00
	Materials & Supplies		$	-
	Printing		$	98.00
	CADD time[4]		$	-
	Other Costs (Excluding outside Services)		$	101.00
4	Fixed Payment[5]			$13,920.00
5	Outside Services/Subconsultants			$7,100.00
	TSC Inc. (Material Testing)	$7,100.00		
		Cost Plus Fixed Payment **Total Amount Not to Exceed**		$117,060.01
	Or		**Use =**	$117,000.00

NOTES:

1/ A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.
2/ Current approved rates established by State of Illinois - Governors Travel Control Board.
3/ Shall not be used in calculation of fixed payment amount.
4/ Maximum CADD rate shall be $15.00/hour.
5/ Fixed Payment (Profit) = (14.5%) x [Direct Salary Costs + (OH&B) x (Direct Salary Costs) + Transportation + Materials & Supplies + Printing + CADD time + Other Costs (excluding outside services)].

ATTACHMENT C-1

CONSTRUCTION PHASE SERVICES

ESTIMATE OF SALARY EXPENSES

CLASSIFICATION	TIME REQUIRED (HOURS)	HOURLY WAGE	SALARY EXPENSE
Principal	0	$85.76	$0.00
Senior Principal	34	$84.93	$2,887.62
Senior Principal 2	0	$86.45	$0.00
Project Manager 2	11	$72.20	$794.20
Civil Engineer	72	$38.80	$2,793.60
Project Civil Engineer	0	$47.76	$0.00
Senior Civil Engineer	432	$59.28	$25,608.96
Senior Civil Engineer 2	0	$72.12	$0.00
Structural Engineer	0	$40.89	$0.00
Project Structural Engineer	0	$50.10	$0.00
Senior Structural Engineer	0	$65.13	$0.00
Senior Structural Engineer 2	0	$75.31	$0.00
Specialty Engineer	20	$39.73	$794.60
Project Specialty Engineer	0	$56.40	$0.00
Senior Specialty Engineer 2	14	$81.68	$1,143.52
Specialty Professional	0	$38.16	$0.00
Project Specialty Professional	0	$48.53	$0.00
Senior Specialty Professional	0	$53.40	$0.00
Senior Specialty Professional 2	0	$70.58	$0.00
Planner	0	$38.18	$0.00
Project Planner	0	$49.21	$0.00
Senior Planner	0	$60.22	$0.00
Senior Planner 2	0	$81.00	$0.00
Architect	0	$33.33	$0.00
Senior Architect 2	0	$60.93	$0.00
Environmental Scientist	0	$33.49	$0.00
Project Environmental Scientist	0	$49.50	$0.00
Senior Environmental Scientist	0	$58.37	$0.00
Senior Environmental Scientist 2	0	$74.42	$0.00
Admin	0	$32.07	$0.00
Technician	0	$33.23	$0.00
Project Technician	0	$39.99	$0.00
Senior Technician	21	$52.16	$1,095.36
Administrative Coordinator	0	$31.64	$0.00
Administrative Specialist	0	$41.13	$0.00
Senior Administrative Specialist	0	$52.54	$0.00
		AVERAGE	
TOTAL	**604**	**$58.14**	**$35,117.86**

*Classifications may be adjusted as per Consultant's work force.

Schaumburg Regional Airport

Airfield Lighting Rehabilitation -
Install Runway 11/29 Medium Intensity Runway Lights & PAPIs

Attachment C-2

Construction Phase

Estimated Cost Breakdown Items 4, 5, 6 & 7

Item						
4	**MATERIALS AND SUPPLIES**					
	Surveying Supplies (paint, lathe, stakes, etc)				$ -	
	Drafting Media				$ -	
	Misc. Equipment and Direct Project Supplies				$ -	
				Sub-Total		**$ -**
5	**TRAVEL**					
	Travel Reimbursement	3000	miles@	$ 0.725	$2,175.00	
	Vehicle Days	2	days@	$ 90.00	$ 180.00	
	Other Subsistence & Tolls				$ 371.00	
				Sub-Total		**$ 2,726.00**
6	**PRINTING**					
	Full Size Prints (15 sheets - 2 sets)	30	sheets@	$ 2.40	$ 72.00	
	Photo-copies	130	sheets@	$ 0.20	$ 26.00	
				Sub-Total		**$ 98.00**
7	**OTHER COSTS (EXCLUDING OUTSIDE SERVICES)**					
	Photos/Developing				$ -	
	Direct Project Shipping Expense				$ 101.00	
	Unassigned Misc Project Direct Expense				$ -	
				Sub-Total		**$ 101.00**
						$ 2,925.00

Schaumburg Regional Airport

Airfield Lighting Rehabilitation - Install Runway 11/29 Medium Intensity Runway Lights & PAPIs

Attachment C-3 Construction Phase Engineering

Cost Estimate of Consultant Services (By Task)

Phase #	Element of Work	Hours	Ave Hourly Rate	Total Direct Labor	% of Total Labor	Principal	Senior Principal	Senior Principal 2	Project Manager 2	Civil Engineer	Senior Civil Engineer	Senior Civil Engineer 2	Specialty Engineer	Project Specialty Engineer	Senior Specialty Engineer 2	Technician	Senior Technician	Administrative Specialist
	Construction Phase																	
6000	Office Engineering (per C.1)	49	$70.04	$3,432.04	9.77%	0	20	0	8	4	16	0	0	0	0	0	1	0
6001	*Project Management (1-1/2 hr/week)*	12	$76.38	$916.56	2.61%	0	8	0	0	0	4	0	0	0	0	0	0	0
6002	*Airport and IDA Coordination (1/2 hour/week)*	4	$84.93	$339.72	0.97%	0	4	0	0	0	0	0	0	0	0	0	0	0
6003	*Periodic Site Reviews (1 visit every 3 weeks - 4 hrs per visit)*	8	$84.93	$679.44	1.93%	0	8	0	0	0	0	0	0	0	0	0	0	0
6004	*Subconsultant Coordination and Management*	4	$59.28	$237.12	0.68%	0	0	0	0	0	4	0	0	0	0	0	0	0
6005	*Shop Drawing/Materials/Mix Design Review and IDA Coordination (approx. 1-1/2 hours/item - 10 items plus support staff time) (per C.1.a)*	15	$62.07	$931.12	2.65%	0	0	0	8	3	4	0	0	0	0	0	0	0
6006	*Contractor schedule review and IDA coordination*	2	$59.28	$118.56	0.34%	0	0	0	0	0	2	0	0	0	0	0	0	0
6007	*Respond to Request for Information and Supplemental Sketches (per C.1.b)*	2	$45.48	$90.96	0.26%	0	0	0	0	1	0	0	0	0	0	0	1	0
6008	*Correspondence with contractor, IDA and/or FAA*	2	$59.28	$118.56	0.34%	0	0	0	0	0	2	0	0	0	0	0	0	0
6009	*Coordination of NOTAM's etc. with Airport Operations*	0	$0.00	$0.00	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
6010	*Technical Assistance during grant close-out*	0	$0.00	$0.00	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
6020	PreConstruction Preparation & Miscellaneous Advance Work	12	$72.11	$865.26	2.46%	0	6	0	0	0	6	0	0	0	0	0	0	0
6030	Permitting/Agency/Code Related Coordination	4	$65.74	$262.96	0.75%	0	0	0	2	0	2	0	0	0	0	0	0	0
6040	Surveying/Layout/Project Control	12	$45.48	$545.76	1.55%	0	0	0	0	6	0	0	0	0	0	0	6	0
6050	Resident Project Engineer and Assistants (per C.2)	446	$57.24	$25,531.08	72.70%	0	0	0	0	32	372	0	20	0	10	0	12	0
6051	***Full Time*** *Daily Construction Observation (R.E. Est. 10 hrs. daily for 36 Working/Calendar days~~; Plus 1 Constr. Observers during paving:~~ Parttime inspector for Measurement and Qty Checks - one day/3 weeks)*	422	$57.71	$24,354.12	69.35%	0	0	0	0	20	360	0	20	0	10	0	12	0
6052	*Perform Wage Rate Interviews & Follow-up Info. Gather*	0	$0.00	$0.00	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
6053	*Monitor & Update Grant Financial Status (APMS) or Other Project Cost Allocations*	0	$0.00	$0.00	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
6054	*Monitor DBE Participation*	0	$0.00	$0.00	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
6055	*Materials Review/Certification and Coordination (per C.1.d)*	24	$49.04	$1,176.96	3.35%	0	0	0	0	12	12	0	0	0	0	0	0	0
6060	Quality Assurance Engineer Effort - (Pre-pave meetings, test batch/strip) (610 Concrete Coordination)	8	$60.57	$484.58	1.38%	0	2	0	0	2	4	0	0	0	0	0	0	0
6070	Utility Coordination, Relocation, Protection and Effort	3	$63.59	$190.76	0.54%	0	0	0	1	0	2	0	0	0	0	0	0	0
6080	Final Inspection and Follow-up Action (per C.2.d)	16	$66.17	$1,058.76	3.01%	0	4	0	0	4	4	0	0	0	4	0	0	0
6090	Punchlist Completion/Project Closeout	16	$49.04	$784.64	2.23%	0	0	0	0	8	8	0	0	0	0	0	0	0
6100	Development of Record Drawings (per C.1.c)	8	$52.38	$419.04	1.19%	0	0	0	0	2	4	0	0	0	0	0	2	0
6110	Construction Documentation Close Out/Audit Rev.	30	$51.43	$1,542.98	4.39%	0	2	0	0	14	14	0	0	0	0	0	0	0
	Totals	**604**	**$58.14**	**$35,117.86**	**100.00%**	**0**	**34**	**0**	**11**	**72**	**432**	**0**	**20**	**0**	**14**	**0**	**21**	**0**

ATTACHMENT D

PLANNING AND SPECIAL SERVICES

Category	Amount ($)	
1. Direct Salary Costs	_____	(ATTACHMENT D-1)
2. Labor and General and Administrative Overhead[1]	_____	
3. Direct Nonsalary Expenses		
Lodging[2,3]	_____	
Meals/Per Diem[2,3]	_____	
Transportation[2]	_____	
Materials & Supplies	_____	
Printing	_____	
CADD time[4]	_____	
Other Costs (excluding outside services)	_____	
4. Fixed Payment[5]	_____	
5. Outside Services	_____	
Cost Plus Fixed Payment **Total Amount Not to Exceed**	**$** _____	
OR		
Lump Sum **Total Amount Not to Exceed**	$ _____	

NOTES:

1/ A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.

2/ Current approved rates established by State of Illinois - Governors Travel Control Board.

3/ Shall not be used in calculation of fixed payment amount.

4/ Maximum CADD rate shall be $15.00/hour.

5/ Fixed Payment (Profit) = (14.5%)x[Direct Salary Costs + (OH&B)x(Direct Salary Costs) + Transportation + Materials & Supplies + Printing + CADD time + Other Costs (excluding outside services)].

ATTACHMENT D-1

PLANNING AND SPECIAL SERVICES

ESTIMATE OF SALARY EXPENSES

Classification*	Hours	$Rate/Hour	Cost ($)
Principal			
Vice Principal			
Project Manager			
Senior Project Engineer			
Senior Project Architect			
Project Engineer			
Project Architect			
Senior Engineer			
Senior Architect			
Engineer			
Planner			
Registered Land Surveyor			
Land Surveyor			
Senior Engineering Technician			
Engineering Technician			
Engineering Assistant			
CADD/Draftsman/Technician			
Clerical			
Total	(hours)	(average)	$ (total direct salary costs) (ATTACHMENT D)

*Classifications may be adjusted as per Consultant's work force.

ATTACHMENT E

ENGINEERING REPORT (General Guidance)

The Engineering Report is to be prepared by the Consultant and submitted to the Sponsor and/or Department, if possible, prior to starting Plans and Specifications. The Report shall include, at a minimum, a discussion of the following elements which are applicable and any other elements deemed necessary by the Department:

1. Introduction, project overview and consistency with approved ALP, justification, scope, authorization, funding, required environmental actions and schedule.

2. Investigations and evaluations, including pavement history, PCI information, topographic survey data, soil sampling and testing, boring logs, CBR test results, subgrade stabilization considerations, and seasonal frost issues.

3. Pavement design considerations, including pavement types and/or alternates; any unusual design and reasons therefore, selection of design CBR value, traffic distribution, and reported pavement strength.

4. Rehabilitation, strengthening and/or overlay work shall be detailed as to the type of work required, including existing pavement conditions, material selection considerations, thickness design and economic analysis.

5. Construction features which vary from FAA criteria should be identified including the problem(s) facts, alternative solutions, and/ or desired solution. Is the desired solution the most economical?

6. Items such as materials sources, soils, drainage, water for construction, cost of land vs. development, contractor resources, available finances, and stage development. The report should say how these factors affected the decisions made by the Consultant in the design.

7. Explanation of drainage design criteria including explanation of drainage districts data INPUT and off-site drainage impact on design. Include drainage calculations and modeling.

8. Special considerations for local circumstances such as available material, equipment, contractors, and airport sponsored events.

9. Consultant's choice of options for the lighting design; similar explanation of choices made for the drainage, fencing, turfing and marking, including decisions regarding cover crop seeding.

10. Approach conditions which will result from proposed work and comparison with FAA criteria.

11. Analysis of potential RSA determination (if applicable).

12. Development of PCN for runway strengthening and rehabilitation projects.

13. Description of non-AIP work and quantity separation from AIP eligible items.

14. Identify work to be done by others such as utility companies and airports sponsor forces.

15. The Consultant's preliminary estimate of construction costs, fees and expenses shall be included.

16. A discussion of project safety concerns (per guidance explained in FAA AC 150/5370-2F (or current) Operational Safety on Airports during Construction) shall be included.

17. A discussion of project phasing / sequencing and estimate of construction calendar days shall be included.

ATTACHMENT F

Illinois Department of Transportation

Resident Engineer's Diary

Airport: _____ Date: _____

Contractor: _____ IL Project No.: _____ AIP Project _____

Temperature _____ Wind: _____ Weather Conditions: _____

Status: ☐ Active ☐ Suspended Jobsite Conditions: ☐ Workable ☐ Non-workable

Controlling Item: _____

Workforce

Consultant (# of people, hours): _____

Contractor (# of people, equipment, hours):

Daily Work

Pay items / General Location:

Instructions to Contractor / Unusual Events:

Verbal Approvals (official & item): _____

Additional Work (change order, etc.): _____

Official Visitors: _____

Materials Deliveries (material, quantity, quality) / Testing (test, location, corrective action):

Other:

Calendar Days: _____ Awarded
_____ Charged
_____ Remaining

DBE Onsite? (yes or no)
Own forces used? (yes or no)
Own equipment used? (yes or no)

Submitted _____ Firm: _____ Date: _____

ATTACHMENT G

COST PLUS FIXED PAYMENT INVOICE (Standard Format)

To: _____, Chief Engineer
Illinois Department of Transportation
Division of Aeronautics
Abraham Lincoln Capital Airport
1 Langhorne Bond Drive
Springfield, IL 62707-8415

From (Firm):_____
Address:_____
Telephone No.:_____
Invoice # _____ Date:_____
[ ] Partial [ ] Final

Attn: _____, Section Chief

Airport: _____ Municipality: _____, IL
Illinois Project No. _____ Federal Project No. _____
Notice to Proceed Date (OP&P Program Letter or Sponsor Authorization): _____
Per A/E Agreement/Amendment dated: _____

Services (Check only those services pertaining to invoice):

[ ] Preliminary Assessment and Schematic Design Phase
[ ] Design Phase
[ ] Construction Phase
[ ] Planning and Special Services
[ ] Other ( )
[ ] Amendment(s)

Service Dates: For Services Rendered From (date): _____ To (date): _____

Period	To Date	Billing
(1) Direct Salaries	$_____	$_____
Include all information per ATTACHMENT I (EFFORT DETAIL BREAKDOWN)		
(2) Labor and General and Administrative Overhead (_____%)	$_____	$_____
(3) Direct Non-Salary Expenses (OT Premium)	$_____	$_____
Support documentation must accompany all payment requests of direct non-salary expenses.		
(4) Profit – (Fixed Payment $_____ x _____% Complete)	$_____	$_____
(5) SUBTOTAL (1) – (4)	$_____	$_____
(6) Outside Services	$_____	$_____

TOTAL AMOUNT EARNED TO DATE: (5) + (6) $_____
Maximum Payable (per Engineering Agreement) $_____
Estimated total cost to complete project (for billings after 50%) $_____
Less Total Amount(s) Previously Invoiced $_____
PAYMENT DUE THIS INVOICE $_____

I certify that to the best of my knowledge, the percent of work shown as complete on this Invoice is correct.

By: _____ _____
Printed Name and Title

Department Approval
By: _____ _____
Printed Name and Title

NOTE: This format is for general information. The Consultant's format containing essential data may be acceptable.

ATTACHMENT H

LUMP SUM INVOICE (Standard Format)

To: _____, Chief Engineer
Illinois Department of Transportation
Division of Aeronautics
Abraham Lincoln Capital Airport
1 Langhorne Bond Drive
Springfield, IL 62707-8415

From (Firm):_____
Address:_____
Telephone No.:_____
Invoice # _____ Date:_____
[ ] Partial [ ] Final

Attn: _____, Section Chief

Airport: _____ Municipality: _____, IL
Illinois Project No. _____ Federal Project No. _____
Notice to Proceed Date (OP&P Program Letter or Sponsor Authorization): _____
Per A/E Agreement/Amendment dated: _____

Services (Check only those services pertaining to invoice):

[ ] Preliminary Assessment and Schematic Design Phase
[ ] Design Phase
[ ] Construction Phase
[ ] Planning and Special Services
[ ] Other ( )
[ ] Amendment(s)

Service Dates:
For Services Rendered From (date): _____ To (date): _____

(1) Lump Sum (LS) Fee (or Maximum Payable per Engineering Agreement) $_____

(2) Percent of Work Complete: _____%

(3) Fee Earned to Date: (LS $_____ x _____% Complete) $_____

(4) Less Total Amount(s) Previously Invoiced $_____

(5) PAYMENT DUE THIS INVOICE $_____

I certify that to the best of my knowledge, the percent of work shown as complete on this Invoice is correct.

By: _____ _____
Printed Name and Title

Department Approval

By: _____ _____
Printed Name and Title

NOTE: This format is for general information. The Consultant's format containing essential data may be acceptable.

ATTACHMENT I

EFFORT DETAIL BREAKDOWN (Standard Format)

Page ____ of ____ Pages

Airport: _____
Illinois Project No. _____
Federal Project No. _____

Invoice No. _____
Date: _____

ENGINEERING COSTS BREAKDOWN

Agreement Paragraph Governing Services	Service Performed	Date Performed	Employee's Name and Classification	Hours	Rate	Amount

Total _____

ENGINEERING FIRM

Name _____

Address _____

_____

_____

Prepared By _____

Date _____

NOTE:
This format is for general information; however the consultant's format containing the essential data may be acceptable.

ATTACHMENT J *(see attached proposal)*

TESTING SCHEDULE

Testing Schedule - anticipated for the Preliminary Assessment and Schematic Design, Design and Construction phases of the project. See subconsultant work scope

Description	Approximate Number
ASTM D 421, Particle Size Analysis	
ASTM D 2217	
ASTM C 422	
ASTM D 698, Moisture-Density Relations of Soil	
ASTM D 1557	
ASTM D 427, Shrinkage Factors of Soil	
ASTM D 2434, Permeability of Granular Soils	
AASHTO T 194, Determination of Organic Materials in Soils by Wet Combustion	
ASTM D 1883, Bearing Ratio of Laboratory Compacted Soil	
AASHTO T 222, Modulus of Soil Reaction	
ASTM D 2487, Soil Classification “Unified System”	
ASTM D 2113, Soil Borings	
ASTM C 207, Hydrated Lime	
ASTM C 131, Abrasion	
ASTM C 88, Soundness	
ASTM D 946, Penetration	
ASTM D 3381, Viscosity	
ASTM D 1559, Marshall Method	
ASTM C 136, Gradation	
ASTM D 2172, Extraction and Gradation	
ASTM D 2726, Bulk Specific Gravity	
ASTM D 2041, Maximum Theoretical Specific Gravity	
ASTM D 2950, Nuclear Density	
ASTM C 117 Washed Aggregate Sample	
ASTM D 4318, Liquid Limit, Plastic Limit, Plasticity Index	
ASTM C 127, Absorption and Specific Gravity	
ASTM C 128	
ASTM C 566, Moisture Content	
ASTM C 31, PCC Test Cylinders	
ASTM C 141, Slump	
ASTM C 231, Air Content	
ASTM C 78, Flexural Strength	
ASTM C 138, Yield, Cement Content	
ASTM D 412, Rubber in Tension	
ASTM D 1664, Striping Test	

The testing form shall be adjusted to the specific project. The consultant shall not assume IDOT will provide any testing and inspections. Payment for these services shall be at the rates established in ATTACHMENT K. - TESTING RATES & COST SUMMARY.

ATTACHMENT K *(see attached proposal)*

TESTING RATES & COST SUMMARY

DESCRIPTION OF TEST	ESTIMATED COST PER TEST	NUMBER REQUIRED	TOTAL $

June 22, 2026

TESTING SERVICE CORPORATION

Local Office

457 E. Gundersen Drive, Carol Stream, IL 60188-2492
630.653.3920

Corporate Office

360 South Main Place, Carol Stream, IL 60188-2404
630.462.2600

Website: https://www.tsccorp.com

Mr. Douglas J. Klonowski
Crawford, Murphy & Tilly, Inc.
550 North Commons Drive Suite 116
Aurora, IL 60504

RE: P.N. 78,270 (Revised)
Construction Material Engineering
Airfield Lighting Rehabilitation
IL Project: 06C-4837, AIP Project: 3-17-SBGP-185
Schaumburg Regional Airport
905 West Irving Park Road
Schaumburg, IL

Dear Mr. Klonowski:

Testing Service Corporation (TSC) is pleased to submit this revised proposal to provide the Construction Material Engineering for the referenced project. The broad objectives of our work will be to conduct and interpret tests, and to report our findings as directed by Crawford, Murphy & Tilly, Inc.

TSC is staffed and equipped to provide any of the following services that may be ordered by you:

- **Field Quality Control Services**
  - Observe proof-rolling operations.
  - Recommend amount of undercut using IDOT cone penetrometer procedure.
  - Perform in-place density tests on engineered fill/backfill and granular base course.
  - Test plastic concrete for slump, air content, temperature, unit weight and cast test cylinders.
  - Establish rolling pattern for bituminous concrete pavement mix with nuclear density gauge.
  - Pickup samples in the field for laboratory tests.

- **Bituminous Concrete Batch Plant Quality Control Services**
  - Daily hot bin and extraction analysis.
  - Sampling and testing of stockpile materials.
  - Check and adjust mixing formulas, as necessary.
  - Check temperatures of bitumen, drum and final mix.
  - Mold Marshall samples and check for stability and flow or determine density of Prepared (HMA) specimen by means of Gyratory Compactor.
  - Other tests as required by current IDOT procedures guide.

- **Portland Cement Concrete Batch Plant Quality Control Services**
  - Verify that current IDOT mix design is being used.
  - Check moisture content of fine aggregate.
  - Perform sieve analysis on stockpiled materials, as required by IDOT criteria.
  - Check the slump, air and temperature of final mix.
  - Other tests, as required by current IDOT procedure guide.

- **Laboratory**
  - Perform laboratory compaction curve for each soil type used.
  - Determine density and thickness for core samples submitted by contractor.
  - Aggregate gradation and soundness analysis.
  - Perform compressive and flexural strength tests for concrete cylinders and beams.
  - Other tests, as required.

- **QA Manager Services**
  - Review test results performed by our technicians in accordance with IDOT specification.
  - Monitor and schedule site visits to test 20% of the total quantities for HMA and PCC mixes.
  - Complete the necessary paperwork for PCC and HMA testing and electronically submit them to IDOT and your office.

TSC's field technicians are represented by Local 150 of the International Union of Operating Engineers. Supervision of the testing, observation, and reporting is provided by a Registered Professional Engineer. Reports will generally be issued on a weekly basis as work progresses. Invoices will be issued monthly, subsequent to the reporting period.

A revised budget amount of Seven Thousand One Hundred Dollars ($7,100.00) is recommended for your project. This estimate is based on a review of plans and specifications provided by Crawford, Murphy & Tilly, Inc. and prior experience on similar projects. TSC's itemized estimate is included in the "Assumptions and Estimated Fee" portion of this proposal. Factors such as weather and contractor efficiency and deviations from minimum testing and observation requirements may significantly impact the CME budget. Our fee is further subject to this proposal being accepted by you on or before December 31, 2026.

The Services performed by TSC under this proposal are now subject to prevailing wage regulations under Illinois law. Prevailing wage rates are established in June by the State of Illinois. Should the established wage be changed between the time of this proposal and the time of work, it will be necessary to revise this proposal so that the rates required by law are properly reflected. Prevailing wage categories are defined as follows:

Material Tester I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

Material Tester II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete and concrete and asphalt batch plants, adjusting proportions of bituminous mixtures.

TSC's fees include TSC's services being performed subject to the attached General Conditions which are incorporated herein. Unless we receive written instructions to the contrary, invoices will be sent to:

Accounts Payable
Crawford, Murphy & Tilly, Inc.
2750 West Washington Street
Springfield, IL 62702
Tel: (630) 820-1022
Email: ap@cmtengr.com

When completing the attached project data form, kindly indicate who is to receive copies of TSC's report and other project data. Your consideration of our proposal is appreciated. We look forward to being of service to you on this project.

Respectfully Submitted,

TESTING SERVICE CORPORATION

Jeffrey R. Martinka, P.E.
Vice President

Prepared by

Trevor M. Messacar
Staff Engineer

JRM:TMM:tlv

Enc: General Conditions
Project Data Sheet

Approved and accepted for CMT by:

- Doug Klonowski
(NAME)

Vice President/Aurora Office Manager
(TITLE)

July 14, 2026
(DATE)

SCHEDULE OF FEES

CONSTRUCTION MATERIALS ENGINEERING SERVICES

ITEM I	FIELD SERVICES			
A.	Material Tester I	Per Hour:	$	130.00
B.	Material Tester II	Per Hour:	$	135.00
C.	Transportation, Light Vehicle	Per Trip:	$	65.00

The time is portal-to-portal from the office servicing the project.
Increase hourly rate by 1.5 for over 8.0 hours per day on Saturday.
Increase hourly rate by 1.7 for Sunday or Holiday work.
The minimum trip charge for 0 to 4 hours is four (4) hours and for 4 to 8 hours is eight (8) hours Monday through Friday and eight (8) hours on Saturday and Sunday.

Engineering services for summary report preparation are invoiced at the Graduate Engineer Rate.

D.	Use of Nuclear Moisture/Density Gauge	Per Day:	$	50.00
E.	Pickup Concrete Test Samples			
	1. Fewer than 20 Cylinders at Grade Level	Per Trip:	$	120.00
	2. 20 or more Cylinders or Cylinders in Basement or on Elevated Deck or Concrete Beams	Per Trip:	$	160.00
F.	Structural Steel Test Equipment			
	1. Ultrasonic Flaw Detector	Per Day:	$	100.00
	2. Magnetic Particle Yoke	Per Day:	$	50.00
G.	Fire-Proofing			
	1. Cohesion Test Supplies	Per Day:	$	75.00
	2. Density Test	Each:	$	50.00
ITEM II	LABORATORY SERVICES			
	A. Soils			
	1. Compaction Curve to establish the Maximum Dry Unit weight and optimum water content			
	a. Modified (AASHTO T180, ASTM D1557)	Each:	$	250.00
	b. Standard (AASHTO T99, ASTM D698)	Each:	$	250.00
	c. Add for Methods B, C, or D	Each:	$	20.00

2. Thin-Walled Tube Samples			
a. Combined Water Content & Dry Unit Weight Determination	Each:	$	20.00
b. Unconfined Compressive Strength	Each:	$	23.00
B. Portland Cement Concrete/Aggregates			
1. Concrete Test Cylinders (4"x8")			
a. Compressive Strength	Each:	$	17.00
b. Spares/Handling Charge	Each:	$	17.00
c. Trim End of Specimen When Necessary	Additional:	$	15.00
2. Concrete Test Cylinders (6"x12")			
a. Compressive Strength	Each:	$	20.00
b. Spares/Handling Charge	Each:	$	20.00
c. Trim End of Specimen When Necessary	Additional:	$	15.00
3. Concrete Beams for Flexural Strength Testing	Each:	$	50.00
4. Mortar Cubes			
a. Compressive Strength	Each:	$	19.00
b. 2" Cube Mold	Per Day:	$	10.00
5. Contractor Made Cylinders	Each:	$	40.00
a. Trim End of Specimen When Necessary	Additional:	$	20.00
6. Evaluation of Mortars for Plain & Reinforced Masonry			
a. Pre-Construction	Each:	$	350.00
b. Cement/Aggregate Ratio	Each:	$	75.00
7. Masonry Block Prisms	Each:	$	50.00
8. Sieve Analysis			
a. Washed w/200 Sieve	Each:	$	125.00
b. Unwashed	Each:	$	100.00
C. Bituminous Concrete			
1. Extraction Analysis			
a. Unwashed	Each:	$	250.00
b. Washed	Each:	$	250.00
2. Compaction of Bituminous Mixture by Gyratory Methods and Bulk Specific Gravity Test	Set of Two	$	225.00
3. Theoretical Maximum Specific Gravity of Paving Mixture	Each:	$	110.00
4. Determining Asphalt Content by Ignition Oven:	Each:	$	125.00

5. Determining Asphalt Content by Ignition Oven and Washed Gradation:	Each:	$	225.00
6. Bulk Density of Core Specimens	Each:	$	70.00

ITEM III CONSULTATION AND REPORT PREPARATION

A. Registered Professional Engineer, Principal	Per Hour:	$	250.00
B. Registered Professional Engineer	Per Hour:	$	200.00
C. Graduate Civil Engineer	Per Hour:	$	170.00
D. Daily Engineering Services	Per Hour:	$	170.00
E. Transportation			
1. Light Vehicle	Trip Charge:	$	70.00
2. Light Vehicle (Over 100 miles round trip)	Per Mile:	$	0.72
3. Public Transportation	Cost + 10%		

The above rates are valid through December 31, 2026.

ASSUMPTIONS & ESTIMATED FEE

The following estimate is based on our current cost structure.

Portland Cement Concrete/Field					
Item No.	ITEMS	Unit	Quantity	Unit Price	Amount
1	Material Tester I	Hour	32	130.00	$ 4,160.00
2	Material Tester I (Overtime)	Hour		195.00	$ 0.00
3	Travel, Light Vehicle	Trip	8	70.00	$ 560.00
4	Pickup Test Samples	Each	8	120.00	$ 960.00
5	Concrete Test Cylinders (6" x 12")	Each	20	20.00	$ 400.00
6	Concrete Test Cylinders (4" x 8")	Each		17.00	$ 0.00
7	Sieve Analysis, Aggregate	Each		125.00	$ 0.00
				Subtotal	$ 6,080.00

Estimate Basis - Eight (8) 4-hour trips for testing of AR125 structural Portland Cement Concrete.

Project Coordination & Report Preparation					
Item No.	ITEMS	Unit	Quantity	Unit Price	Amount
1	Project Engineer	Hour		170.00	$ 0.00
2	QA Manager	Hour	6	170.00	$ 1,020.00
				Subtotal	$ 1,020.00

TSC's base fee schedule includes up to three copies of each report.

Estimated Total: $ 7,100.00

RECOMMENDED BUDGET: $ 7,100.00

TESTING SERVICE CORPORATION

GENERAL CONDITIONS

Geotechnical and Construction Services

1. PARTIES AND SCOPE OF WORK: If Client is ordering the services on behalf of another, Client represents and warrants that Client is the duly authorized agent of said party for the purpose of ordering and directing said services, and in such case the term "Client" shall also include the principal for whom the services are being performed. Prices quoted and charged by TSC for its services are predicated on the conditions and the allocations of risks and obligations expressed in these General Conditions. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services ordered by Client are adequate and sufficient for Client's intended purpose. Unless otherwise expressly assumed in writing, TSC's services are provided exclusively for client. TSC shall have no duty or obligation other than those duties and obligations expressly set forth in this Agreement. TSC shall have no duty to any third party. Client shall communicate these General Conditions to each and every party to whom the Client transmits any report prepared by TSC. Ordering services from TSC shall constitute acceptance of TSC's proposal and these General Conditions.

2. SCHEDULING OF SERVICES: The services set forth in this Agreement will be accomplished in a timely and workmanlike manner. If TSC is required to delay any part of its services to accommodate the requests or requirements of Client, regulatory agencies, or third parties, or due to any cause beyond its reasonable control, Client agrees to pay such additional charges, if any, as may be applicable.

3. ACCESS TO SITE: TSC shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as a result of its services or the use of its equipment; however, TSC has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires TSC to restore the site to its former condition, TSC will, upon written request, perform such additional work as is necessary to do so and Client agrees to pay to TSC the cost thereof plus TSC's normal markup for overhead and profit.

4. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that Client has advised TSC of any known or suspected hazardous materials, utility lines and underground structures at any site at which TSC is to perform services under this Agreement. Unless otherwise agreed in writing, TSC's responsibility with respect to underground utility locations is to contact the Illinois Joint Utility Locating Information for Excavators for the location of public, but not private, utilities.

5. DISCOVERY OF POLLUTANTS: TSC's services shall not include investigation for hazardous materials as defined by the Resource Conservation Recovery Act, 42 U.S.C.§ 6901, et, seq., as amended ("RCRA") or by any state or Federal statute or regulation. In the event that hazardous materials are discovered and identified by TSC, TSC's sole duty shall be to notify Client.

6. MONITORING: If this Agreement includes testing construction materials or observing any aspect of construction of improvements, Client's construction personnel will verify that the pad is properly located and sized to meet Client's projected building loads. Client shall cause all tests and inspections of the site, materials and work to be timely and properly performed in accordance with the plans, specifications, contract documents, and TSC's recommendations. No claims for loss, damage or injury shall be brought against TSC unless all tests and inspections have been so performed and unless TSC's recommendations have been followed.

TSC's services shall not include determining or implementing the means, methods, techniques or procedures of work done by the contractor(s) being monitored or whose work is being tested. TSC's services shall not include the authority to accept or reject work or to in any manner supervise the work of any contractor. TSC's services or failure to perform same shall not in any way operate or excuse any contractor from the performance of its work in accordance with its contract. "Contractor" as used herein shall include subcontractors, suppliers, architects, engineers and construction managers.

Information obtained from borings, observations and analyses of sample materials shall be reported in formats considered appropriate by TSC unless directed otherwise by Client. Such information is considered evidence, but any inference or conclusion based thereon is, necessarily, an opinion also based on engineering judgment and shall not be construed as a representation of fact. Subsurface conditions may not be uniform throughout an entire site and ground water levels may fluctuate due to climatic and other variations. Construction materials may vary from the samples taken. Unless otherwise agreed in writing, the procedures employed by TSC are not designed to detect intentional concealment or misrepresentation of facts by others.

7. DOCUMENTS AND SAMPLES: Client is granted an exclusive license to use findings and reports prepared and issued by TSC and any sub-consultants pursuant to this Agreement for the purpose set forth in TSC's proposal provided that TSC has received payment in full for its services. TSC and, if applicable, its sub-consultant, retain all copyright and ownership interests in the reports, boring logs, maps, field data, field notes, laboratory test data and similar documents, and the ownership and freedom to use all data generated by it for any purpose. Unless otherwise agreed in writing, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed sixty (60) days after submission of TSC's report.

8. TERMINATION: TSC's obligation to provide services may be terminated by either party upon (7) seven days prior written notice. In the event of termination of TSC's services, TSC shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses. The terms and conditions of these General Conditions shall survive the termination of TSC's obligation to provide services.

9. PAYMENT: Client shall be invoiced periodically for services performed. Client agrees to pay each invoice within ~~thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to in writing for valid cause within sixty (60) days at the rate of twelve (12%) per annum (or the maximum interest rate permitted by applicable law, whichever is the lesser) until paid and TSC's costs of collection of such accounts, including court costs and reasonable attorney's fees.~~ fifteen (15) days upon payment from Owner.

10. WARRANTY: TSC's professional services will be performed, its findings obtained and its reports prepared in accordance with these General Conditions and with generally accepted principles and practices. In performing its professional services, TSC will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession. In performing physical work in pursuit of its professional services, TSC will use that degree of care and skill ordinarily used under similar circumstances. This warranty is in lieu of all other warranties or representations, either express or implied. Statements made in TSC reports are opinions based upon engineering judgment and are not to be construed as representations of fact.

~~Should TSC or any of its employees be found to have been negligent in performing professional services or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming through Client and all parties claiming to have in any way relied upon TSC's services or work agree that the maximum aggregate amount of damages for which TSC, its officers, employees and agents shall be liable is limited to $50,000 or the total amount of the fee paid to TSC for its services performed with respect to the project, whichever amount is greater.~~

~~In the event Client is unwilling or unable to limit the damages for which TSC may be liable in accordance with the provisions set forth in the preceding paragraph, upon written request of Client received within five days of Client's acceptance of TSC's proposal together with payment of an additional fee in the amount of 5% of TSC's estimated cost for its services (to be adjusted to 5% of the amount actually billed by TSC for its services on the project at time of completion), the limit on damages shall be increased to $500,000 or the amount of TSC's fee, whichever is the greater. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the exposure to an award of greater damages.~~

11. INDEMNITY: Subject to the provisions set forth herein, TSC and Client hereby agree to indemnify and hold harmless each other and their respective shareholders, directors, officers, partners, employees, agents, subsidiaries and division (and each of their heirs, successors, and assigns) from any and all claims, demands, liabilities, suits, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, arising, or allegedly arising, from personal injury, including death, property damage, including loss of use thereof, due in any manner to the negligence of either of them or their agents or employees or independent contractors. In the event both TSC and Client are found to be negligent or at fault, then any liability shall be apportioned between them pursuant to their pro rata share of negligence or fault. TSC and Client further agree that their liability to any third party shall, to the extent permitted by law, be several and not joint. ~~The liability of TSC under this provision shall not exceed the policy limits of insurance carried by TSC.~~ Neither TSC nor Client shall be bound under this indemnity agreement to liability determined in a proceeding in which it did not participate represented by its own independent counsel. The indemnities provided hereunder shall not terminate upon the termination or expiration of this Agreement, but may be modified to the extent of any waiver of subrogation agreed to by TSC and paid for by Client.

12. SUBPOENAS: TSC's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay TSC pursuant to TSC's then current fee schedule for any TSC employee(s) subpoenaed by any party as an occurrence witness as a result of TSC's services.

13. OTHER AGREEMENTS: TSC shall not be bound by any provision or agreement (i) requiring or providing for arbitration of disputes or controversies arising out of this Agreement or its performance, (ii) wherein TSC waives any rights to a mechanics lien or surety bond claim; (iii) that conditions TSC's right to receive payment for its services upon payment to Client by any third party or (iv) that requires TSC to indemnify any party beyond its own negligence These General Conditions are notice, where required, that TSC shall file a lien whenever necessary to collect past due amounts. This Agreement contains the entire understanding between the parties. Unless expressly accepted by TSC in writing prior to delivery of TSC's services, Client shall not add any conditions or impose conditions which are in conflict with those contained herein, and no such additional or conflicting terms shall be binding upon TSC. The unenforceability or invalidity of any provision or provisions shall not render any other provision or provisions unenforceable or invalid. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. In the event of a dispute arising out of or relating to the performance of this Agreement, the breach thereof or TSC's services, the parties agree to try in good faith to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association as a condition precedent to filing any demand for arbitration, or any petition or complaint with any court. Paragraph headings are for convenience only and shall not be construed as limiting the meaning of the provisions contained in these General Conditions.

ATTACHMENT L (Optional)

SUMMARY OF PAYROLL BURDEN AND FIXED COSTS

	% of Direct Productive Payroll
Federal Insurance Contributions Act	
State Unemployment Compensation	
Federal Unemployment Compensation	
Workmen's Compensation Insurance	
Paid Holidays, Vacation, Sick Leave	
Bonus	
Pension	
Group Insurance	
TOTAL PAYROLL BURDEN & FRINGE COSTS	%

NOTE:
A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.

ATTACHMENT M (Required)

SUMMARY OF OVERHEAD AND INDIRECT COSTS

CRAWFORD, MURPHY & TILLY, INC.
SUMMARY OF INDIRECT OVERHEAD COST
AUDITED CALENDAR YEAR 2024
AND PROVISIONAL 2024/2025

CMT ACCOUNT NUMBER	ACCOUNT NAME	% OF DIRECT LABOR COSTS	
	PAYROLL BURDEN AND FRINGE BENEFITS		
6151	FICA Tax	12.52%	
6102, 6103, 6170	Paid Time Off (Vacation, Holidays and Sick Leave)	17.16%	
6154, 6156, 6158	Group Medical, Life, Workers Comp, Disability and Unemployment Insurance	10.47%	
6159, 6160	Employee Retirement Plan Contributions	10.86%	51.01%
	GENERAL & ADMINISTRATIVE OVERHEAD EXPENSE		
6104-6120	Indirect Salaries - Not Allocable to Projects	71.92%	
6222, 6224	Miscellaneous Taxes	1.07%	
6231	Professional Fees	3.11%	
6251	Rent	7.91%	
6252	Utilities	0.49%	
6271	Telephone & Data	1.48%	
6253-6255	Maintenance, Repairs & Supplies	1.31%	
6261-6265	Office Supplies, Shipping & Reproduction	0.55%	
6281, 6284	Seminars, Registration & Education	2.46%	
6291,92,95,6321-23,	Travel & Vehicle Expense	3.76%	
6331, 6332	Business Insurance	2.81%	
6351,52,61,62,69	Equipment Expense, Repairs & Maintenance	0.91%	
6366, 6367, 6368	Computer Expense & Supplies	12.56%	
6371,6372,6381,6382	Maps, Reference Books, Engineering & Survey Supplies	0.53%	
6401+COFC	Depreciation & Cost of Facilities Capital (0.56%)	3.27%	114.14%
	TOTAL OVERHEAD		165.15%

NOTE: A letter from IDOT with approval or provisional payroll burden / fringe and general / administrative expense rates must be attached (ATTACHMENT S) for verification of rates.

ATTACHMENT N

PROJECT CERTIFICATION

Airport: _____ Letting Date: _____
IL Project No.: _____
Federal Project No.: _____
Contract No: _____

Project Description: _____

_____

Pursuant to Federal Aviation Regulations, Part 152, as amended, and as a condition to receiving any Federal and/or State financial assistance through a Grant Offer from the FAA and/or the State of Illinois - Department of Transportation for the proposed airport development project, it is hereby represented, to the best of our knowledge, information, and belief that:

1. The Consultant has been selected to provide the necessary professional services for the project described herein and identified in the Professional Services Request For Qualifications (RFQ).
   Selection Date (Required):_____ Copy of Retainer attached (ATTACHMENT U).
2. Project is clearly delineated on the currently approved Airport Layout Plan.
   Approval Date (Required):_____.
3. Project is environmentally cleared. [ ] CatEx [ ] EA [ ] EIS [ ] FONSI
   Approval Date (Required):_____.
4. All Corps/EPA permits and other regulatory agency reviews/approvals/mitigation have been satisfied and there are no known encumbrances to the completion of the project.
   [ ] Yes [ ] No.
5. Plans were prepared in accordance with FAA approved standards and advisory circulars; and, the specifications were prepared in accordance with the FAA approved *Illinois Standard Specifications For Construction Of Airports*, along with the Division of Aeronautics' most current Policy Memorandums and "Handout" Specifications, except as noted by attached Modification of Standards (MOS) which has been addressed and justified in the engineering report and submitted to and approved by the FAA and Engineer of Design. [ ] Yes [ ] No.
   Approval Date of MOS (If applicable):_____.
6. The design conforms to the approved project scope. [ ] Yes [ ] No.
7. Provisions have been included for safety during construction (per guidance explained in FAA AC 150/5370-2F (or current) Operational Safety on Airports during Construction). [ ] Yes [ ] No.
8. The plans, special provisions and quantities have been thoroughly checked in accordance with best management practices by the Consultant for accuracy and consistency, and are in conformance with AC 150/5300-13 (latest edition). All contract deliverables referenced in Section I.F. DELIVERABLES have been submitted, received and determined acceptable.
   [ ] Yes [ ] No.

Date _____ By: _____
Design Engineer (Consultant)

Date _____ By: _____
Sponsor

Date _____ By: _____ P.E.
Department Design Engineer

Date _____ By: _____ P.E.
Engineer of Design

ATTACHMENT O

DBE FINAL DOCUMENTATION

Illinois Department of Transportation

Prime Consultant

Name _____
Address _____
_____
Telephone _____

DBE Subconsultant

Name _____
Address _____
_____
Telephone _____

Subject

Airport _____
Illinois Project No. _____
Federal Project No _____

Contract Amounts

Consultant Contract Amount _____
DBE Contract Amount _____
DBE Participation (%) _____

This documentation verifies the services provided and the amount paid to the DBE Subconsultant on the above captioned contract. The undersigned certifies that the services reported herein were executed by the DBE, that the DBE actually provided the services and that the services reported herein conform to the services reported in the approved Professional Services Agreement together with any amendments approved by the Sponsor and/or Division as applicable.

Description of Service Provided	Contract Amount	Amount Paid	Difference (+/-)
1.			
2.			
3.			
4.			
5.			
6.			
Totals			

DBE Contract amount has been met or exceeded [ ] Yes [ ] No *(check one).*

DBE Contract amount not met – Shortfall $_____ *(documentation explaining shortfall attached).*

Prime Consultant

_____
Print Name

_____
Title

_____
Signature

_____
Date

DBE Subconsultant

_____
Print Name

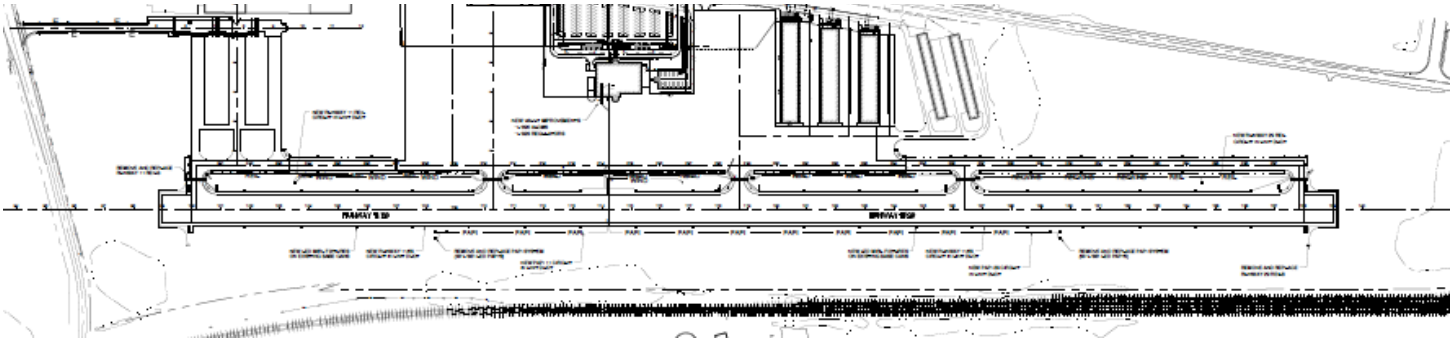
_____
Title

_____
Signature

_____
Date

ATTACHMENT P

PROJECT SKETCH



ATTACHMENT Q

PROJECT LETTING SCHEDULE

The proposed anticipated project schedule is as follows. This rebid project will be Local Let.

Schedule Item	Anticipated Duration	Due Date
Develop Final Plans & Specifications (100%)	-	April 22, 2026
Local Letting Bid Opening	-	May 12, 2026
Award Date	-	July 14, 2026

It is agreed that delays in the consultant receiving agency comments and approvals beyond the review period presented will result in a revised, mutually agreeable schedule for subsequent submittals.

ILLINOIS DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS
2026 LETTING SCHEDULE WITH ASSOCIATED REGRESSIVE DATES

22 Week Project Development Timeline (154 Calendar Days)				IDOT Letting Date	Anticipated Award Date	Anticipated Start to Work Date
START (0%)	35%	80%	100%			
Pre-design Meeting Target Date	Engineering Report to IDA for Comments	*Sealable* Plans and Specifications to IDA for Comments	Approved and *Sealed* Final Plans and Specifications to IDA			
15-Nov-2024	10-Jan-2025	21-Mar-2025	18-Apr-2025	13-Jun-2025	12-Sep-2025	10-Oct-2025
03-Jan-2025	28-Feb-2025	09-May-2025	06-Jun-2025	01-Aug-2025	31-Oct-2025	01-May-2026
21-Feb-2025	18-Apr-2025	27-Jun-2025	25-Jul-2025	19-Sep-2025	19-Dec-2025	01-May-2026
11-Apr-2025	06-Jun-2025	15-Aug-2025	12-Sep-2025	07-Nov-2025	06-Feb-2026	01-May-2026
13-Jun-2025	08-Aug-2025	17-Oct-2025	14-Nov-2025	16-Jan-2026	17-Apr-2026	15-May-2026
08-Aug-2025	03-Oct-2025	12-Dec-2025	09-Jan-2026	06-Mar-2026	05-Jun-2026	03-Jul-2026
26-Sep-2025	21-Nov-2025	30-Jan-2026	27-Feb-2026	24-Apr-2026	24-Jul-2026	21-Aug-2026
14-Nov-2025	09-Jan-2026	20-Mar-2026	17-Apr-2026	12-Jun-2026	11-Sep-2026	09-Oct-2026
02-Jan-2026	27-Feb-2026	08-May-2026	05-Jun-2026	31-Jul-2026	30-Oct-2026	01-May-2027
20-Feb-2026	17-Apr-2026	26-Jun-2026	24-Jul-2026	18-Sep-2026	18-Dec-2026	01-May-2027

**Requirements of the 80% milestone submittal shall include a complete set of Contract Documents, as outlined in the A/E agreement, designed and reviewed for adherence to Federal Aviation Administration (FAA) and Illinois Division of Aeronautics (IDA) concepts and standards by a licensed Illinois Professional Engineer. Submittals shall include but not limited to the following documents: Construction Plans, Special Provisions and Construction Safety Phasing Plan with a detailed Estimate of Costs, Contract Time, and DBE Participation Goal along with any applicable Modifications of Standards and Certification requirements required by the FAA Review Matrix Guide per memorandum dated 08/02/2016.*

Revised 04/10/2025

2026 Letting Schedule.xlsx

ATTACHMENT R

OP&P PROGRAM LETTER

Illinois Department of Transportation
Office of Planning and Programming
2300 South Dirksen Parkway / Springfield, Illinois / 62764

July 1, 2023

Mr. Erik Trydal
Schaumburg Regional Airport
905 W Irving Park Rd Ste 116
Schaumburg, IL 60193

Mr. Trydal,

The Illinois Department of Transportation's Airport Improvement Program provides funding for projects at airports throughout the state to ensure the continuation of safe and efficient operations at these facilities and maximize opportunities for economic development in Illinois.

The project detailed herein was selected for your airport based on project requests submitted to the Department during the Transportation Improvement Program (TIP) meetings. This program is based on Federal Aviation Administration (FAA) funding levels established in federal legislation which provide for a minimum of $1 million in entitlement funds for primary airports and a maximum of $150,000 entitlement funds for non-primary airports. Federal legislation calls for a maximum 90% federal participation. As such, the state and local match will be 5% each for all projects which are eligible for state funding. All other federal projects which are not eligible for state funds will require a minimum 10% local match.

Funding for the Illinois Airport Improvement Program is dependent upon receipt of Federal funds and legislative authorization of state appropriations. In addition, proposed development and land acquisition must be shown on an approved ALP, have cleared environmental processing, and the land already acquired or have a signed purchase agreement. For projects seeking Federal Discretionary Funds these requirements must be completed, and evidence of completion provided to Aeronautics by **October 1, 2023** before a project can be considered for funding.

The Department and the Airport Sponsor hereby specifically agree that they shall pay the above defined percentages of all project costs. Airport sponsors shall be responsible to pay for all planning and design services at time of project letting and seek reimbursement within the project at the time of award. In addition, the GRANTEE shall pay such additional project costs which exceed the sum of the GRANTOR's funds and the Federal funds, as are herein committed for this Project. **In the event your project exceeds these budget totals, the Sponsor may elect to pay any additional project costs which exceed the total sum of state and federal funds as planned and programmed to complete the project. If additional funds are deemed necessary post award, an amendment to the Agency Agreement with the Department must be developed and approved by the Department and the FAA before any additional funding may be allocated.**

In the event the Illinois General Assembly fails to appropriate funds, or sufficient funds are otherwise not made available for these projects, the Airport Sponsor will be required to pay the state and local costs as itemized below. This will include any amount which exceeds the totals listed.

Projects were selected based on the FAA's National Priority System as well as other state and local priorities. The Department has programmed the following project to be included in IDOT's FY 2024 Proposed Airport Improvement Program for your airport:

The project **"Install Runway 11/29 Medium Intensity Runway Lights & PAPIs"** will be funded as follows:

State Apportionment	$351,000
Federal Non-Primary Entitlement Funds	$300,000
Federal BIL Funds	$159,000
State Match	$45,000
Local Match	$45,000
Total Project Cost	$900,000

***If this project is seeking AIP Federal Discretionary Funds from the Federal Aviation Administration (FAA) until such time the funds are received by the Department this project is not guaranteed.**

Each federal fiscal year the Bipartisan Infrastructure Law (BIL) Funding will be announced in December. As such if a project is programmed with BIL Funds, those funds will not be available until December of that year for eligible project use. Programmed BIL Funds are an estimate based upon the previous fiscal year funding for the airport. The FAA has said that BIL funds may vary in amounts slightly from year to year.

The Office of Intermodal Project Implementation (Aeronautics) letting schedule for construction projects must be strictly followed to ensure projects are advertised and brought to letting in an organized manner. The letting schedule allows for 30 weeks to develop a project from the date of the pre-design meeting to the letting.

To ensure eligibility of professional services for state and federal funding participation, you are required to satisfy the qualifications based selection process and enter into a retainer agreement, or professional services A/E agreement with the consultant of record selected for the project prior to any costs being incurred. This should take place prior to the project initiation/pre-design meeting. Aeronautics will facilitate this process, as well as the initial development and review of fees.

The project contained in this letter is officially programmed for development provided all state and federal requirements have been met. It is now the Airport Sponsor's responsibility to initiate the professional services phase of the project. Please contact Aeronautics, either directly or through your consultant, to schedule a project initiation meeting.

ATTACHMENT S

CURRENT IDOT PROVISIONAL PAYROLL BURDEN / FRINGE EXPENSE AND GENERAL / ADMINISTRATIVE EXPENSE RATE LETTER



Illinois Department of Transportation
2300 South Dirksen Parkway / Springfield, Illinois / 62764

February 20, 2026

Subject: PRELIMINARY ENGINEERING
Consultant Unit
Prequalification File

Stan Hansen
CRAWFORD, MURPHY, & TILLY, INC.
2750 West Washington Street
Springfield, IL 62702

Dear Stan Hansen,

We have completed our review of your "Statement of Experience and Financial Condition" (SEFC) which you submitted for the fiscal year ending Dec 31, 2024. Your firm's total annual transportation fee capacity will be $108,000,000.

Your firm's payroll burden and fringe expense rate and general and administrative expense rate totaling 165.15% are approved on a provisional basis. The rate used in agreement negotiations may be verified by our Bureau of Investigations and Compliance in a pre-award audit. Pursuant to 23 CFR 172.11(d), we are providing notification that we will post your company's indirect cost rate to the Federal Highway Administration's Audit Exchange where it may be viewed by auditors from other State Highway Agencies.

Your firm is required to submit an amended SEFC through the Engineering Prequalification & Agreement System (EPAS) to this office to show any additions or deletions of your licensed professional staff or any other key personnel that would affect your firm's prequalification in a particular category. Changes must be submitted within 15 calendar days of the change and be submitted through the Engineering Prequalification and Agreement System (EPAS).

Your firm is prequalified until December 31, 2025. You will be given an additional six months from this date to submit the applicable portions of the "Statement of Experience and Financial Condition" (SEFC) to remain prequalified.

Sincerely,
Jack Elston, P.E.
Bureau Chief
Bureau of Design and Environment

ATTACHMENT T

CONSULTANT'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS

N/A – Construction Phase Services

ATTACHMENT U

RETAINER AGREEMENT

Village of Schaumburg Regional Airport
Professional Services
Request for Qualifications

Intent: The Village of Schaumburg (hereafter Village) is seeking information from qualified consulting firms with the intent to award a multi-year retainer contract. Under the direction of the Village's Transportation Department the successful consultant will be responsible for developing or planning and engineering, as well as the design of aviation related projects at the Schaumburg Regional Airport. Additionally the successful contractor will aid the Village's Transportation Department in construction management of projects.

Preliminary Scope of Work: The "planned projects" to be included in the retainer contract will include, but shall not be limited to, the following:

a) Rehabilitate Alpha, Bravo, and Charlie T-Hangar Taxiway Pavement
b) Sitework for new T-Hangar Buildings
c) Construct new T-Hangar Buildings
d) Airfield Lighting Rehabilitation – Phase 2
e) Acquire Runway Protection Zone (RPZ) for Runway 11 end
f) Reconstruct, Light and Mark Terminal and GA Apron- Phase 5
g) Sitework for Airport Snow Removal and Equipment Storage Facility
h) Construct Airport SRE Storage Facility
i) Construct, light and mark east quadrant general aviation development
j) Construct, light and mark east quadrant entrance road and automobile parking
k) Consultation on FAA requirements regarding airport development issues, including grant assurance compliance, and assistance with Commonwealth Edison's West Central Reliability Project.

* An agreement for the preliminary design, construction documents, construction and special services for each project will be entered into independently with the successful consultant at the appropriate time.

Contract Terms: This contract shall be a five (5) year agreement and shall begin on the date of award to and including April 30, 2022. The Village shall, however, retain the right to cancel and terminate the contract by giving a thirty (30) day notice in writing to the consultant. In the event of such cancellation, the consultant shall be entitled to receive payment for services and work performed and materials and equipment furnished under the terms of the contract prior to the effective date of such cancellation, but will not be entitled to receive any damages on account of such or any further payment whatsoever.

Selection Process: The Village is conducting an open engineering selection in accordance with the most recent addition of the FAA Advisory Circular AC 150/5100-14D and Order 5100.38C "Architectural, Engineering and Planning Consultant Services for Airport Grant Projects" and the Airport Improvement Program Handbook. All future projects must meet these guidelines wherever applicable. Eligible work must be performed and completed in such a manner as to be reimbursable from federal aid funds.

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH CRAWFORD, MURPHY & TILLY, INC. FOR CONSTRUCTION PHASE SERVICES, IN THE AMOUNT OF $117,000.00 FOR THE AIRFIELD LIGHTING IMPROVEMENT PROJECT.

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg authorize the Village Manager and Village Clerk to execute a Professional Services Agreement with Crawford, Murphy & Tilly, Inc. for Construction Phase Services for the Airfield Lighting Improvement Project; and

WHEREAS, the Transportation Committee, Transportation Department, Finance Department, and Legal have reviewed the Professional Services Agreement marked Attachment "A" attached hereto; and

WHEREAS, it would be in the best interest of the Village of Schaumburg to execute the Professional Services Agreement for Construction Phase Services for the Airfield Lighting Improvement Project.

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

SECTION ONE: That the Village Manager and Village Clerk are hereby authorized to execute the Professional Services Agreement with Crawford, Murphy & Tilly, Inc. marked as Attachment "A" for Construction Phase Services for the Airfield Lighting Improvement Project.

SECTION TWO: That the Village Manager and Village Clerk are hereby authorized to sign any documents in furtherance of this Resolution.

SECTION THREE: That this Resolution shall be in full force and effect after passage and approval as required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with Mead & Hunt, Inc. for the Hangar Feasibility Study at Schaumburg Regional Airport.
07/14/26
Village Board

Presenter: Erik Trydal - Airport Manager
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
5114715-7501	$100,000.00	$97,910.00

The budget status for this request is: Under Budget

Amount Under Budget: $2,090.00

Executive Summary:

The Village completed a Hangar Development and Feasibility Study in 2017 but due to the uncertainty of the COVID-19 pandemic, the Airport had to focus its attention on other needs. With continued high demand based on the current hangar waitlist, Airport Strategic Plan tenant survey, and the Airport business survey in 2025, the Village decided to move forward with an updated Hangar Feasibility Study for 2026.

A Request for Qualifications (RFQ) was posted on the Village's OpenGov Procurement Portal on April 22, 2026, for development of the Hangar Feasibility Study. The RFQ window was opened on May 20, 2026, and the Village received four submissions. There were submissions from Mead & Hunt, Kimley-Horn and Associates, Precision Consulting Firm, and The Aviation Planning Group. On June 2, 2026 staff held a planning meeting to evaluate the firm offering the highest qualifications and experience with this scope of work. The evaluation was based on key personnel, qualifications of firm and team, project approach, and relevant experience. Staff determined that Mead & Hunt would be selected as the most qualified candidate.

Staff received the draft scope and fee for the Hangar Feasibility Study and reviewed it with Mead & Hunt. Mead & Hunt's fee to develop the study is $97,910.00 and is $2,090.00 under the approved $100,000 budget.

Once completed, the study will give the Village a better understanding of the best way to proceed with building additional hangars out at the Airport. The tasks that will be completed include existing airport conditions, market and peer Airport benchmarking, site feasibility and constraints, conceptual development alternatives, return on investment analysis, and final recommendations. Mead & Hunt will present the final study and findings to the Pilot Technical Advisory Committee and Schaumburg Regional Airport Advisory Commission when the study is completed.

Staff recommends that the Village Execute a Professional Services Agreement for the Hangar

Feasibility Study with Mead & Hunt, Inc.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager and Village Clerk to execute an agreement with Mead & Hunt, Inc. for the Hangar Feasibility Study at Schaumburg Regional Airport, and approve the required Resolution.

ATTACHMENTS:

- Professional Services Agreement Hangar Feasibility Study Final.pdf
- 06C Hangar Study Draft Scope and Fee.pdf
- Evaluation Tabulation.docx
- Resolution.pdf

VILLAGE OF SCHAUMBURG
PROFESSIONAL SERVICES AGREEMENT FOR
Aviation Management Consulting Services
Hangar Feasibility Study

THIS AGREEMENT is dated as of the day of_____, 20 (***"Agreement"***) and is by and between the **VILLAGE OF SCHAUMBURG**, an Illinois municipal corporation (***"Village"***) and the Consultant identified in Subsection 1A below.

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in the Agreement, and pursuant to the Village's statutory powers, the parties agree as follows:

SECTION 1. CONSULTANT.

A. Engagement of Consultant. The Village desires to engage the Consultant identified below to provide all necessary professional consulting services and to perform the work in connection with the project identified below:

Consultant Firm Name: Mead & Hunt, Inc.
Street Address: 200 N. LaSalle St., Suite 2715
City, State, Zip: Chicago, IL 60601
Telephone: 847-989-5463
Email: kevin.spitz@meadhunt.com

B. Project Description.

Due to the high demand and frequent requests for hangar space, the Airport is seeking consultant assistance to conduct a hangar development and feasibility study. The goals of the study include evaluating market demand, forecasting fleet mix, identifying strategies to meet the needs of tenants, evaluating financial implications, and considering available hangar options.

C. Representations of Consultant. The Consultant has submitted to the Village a description of the services to be provided by the Consultant, a copy of which is attached as Exhibit 1 to this Agreement (***"Services"***). The Consultant represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the professional consulting services set forth in Exhibit 1 in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

D. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall not exceed $97,910.00, as outlined in Exhibit 1, including reimbursable expenses as identified in Exhibit 1, unless amended pursuant to Subsection 8A of this Agreement.

SECTION 2. SCOPE OF SERVICES.

A. Retention of the Consultant. The Village retains the Consultant to perform, and the Consultant agrees to perform, the Services.

B. Services. The Consultant shall provide the Services pursuant to the terms and conditions of this Agreement.

C. Commencement; Time of Performance. The Consultant shall commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties or on the date specified in Exhibit 1 (the ***"Commencement Date"***). The Consultant shall diligently and continuously prosecute the Services until the completion of the Services, but in no event later than 365 days after the date of the execution of this Agreement (***"Time of Performance"***).

D. Reporting. The Consultant shall regularly report to the Village, regarding the progress of the Services during the term of this Agreement.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

A. Agreement Amount. The total amount billed for the Proposal during the term of this Agreement shall not exceed the amount identified as the Agreement Amount in Subsection 1D of this Agreement, without the prior express written authorization of the Village.

B. Invoices and Payment. The Consultant shall be paid as provided in Exhibit 1. The Consultant shall submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The amount billed in any such invoice shall be based on the method of payment set forth in Exhibit 1. The Village shall pay to the Consultant the amount billed within 30 days after its receipt and approval of such an invoice.

C. Records. The Consultant shall maintain records showing actual time devoted and costs incurred, and shall permit the authorized representative of the Village to inspect and audit all data and records of the Consultant for work done under the Agreement. The records shall be made available to the Village at reasonable times during the Agreement period, and for three years after the termination of the Agreement.

D. Claim In Addition To Agreement Amount. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Village, the Consultant shall provide written notice to the Village of such claim within 7 days after occurrence of such action as provided by Subsection 8D of this Agreement, and no claim for additional compensation shall be valid unless made in accordance with this Subsection. Any changes in the Agreement Amount shall be valid only upon written amendment pursuant to Subsection 8A of this Agreement. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant shall proceed with all of the Services required to complete the Services under this Agreement as determined by the Village without interruption.

E. Taxes, Benefits and Royalties. The Agreement Amount includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

F. Final Acceptance. The Services, or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed.

SECTION 4. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The Key Project Personnel identified in Exhibit 1 shall be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel shall not be changed without the Village's prior written approval.

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The Consultant shall notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassigning, or resignation.

C. Approval and Use of Subcontractors. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by the Village in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by the Agreement. All Services performed under any subcontract shall be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the Village, the Consultant shall immediately upon notice from the Village remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation in excess of the amount contained in this Agreement or for a delay or extension of the Time of Performance as a result of any such removal or replacement.

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term ***"Confidential Information"*** shall mean information designated as "Confidential" in the possession or under the control of the Village relating to the technical, business or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (i) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of said information to the Consultant under this Agreement (***"Time of Disclosure"***); (ii) to have been in the public domain prior to the Time of Disclosure; (iii) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (iv) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access to or be directly or indirectly exposed to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without express prior written consent of the Village unless required to perform the Services set forth in this Agreement. The Consultant shall be permitted to disclose Confidential Information as necessary to its subcontractors to fulfill the obligations required by this Agreement. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

SECTION 6. STANDARD OF CARE; INDEMNIFICATION; INSURANCE.

A. Standard of Care. The Consultant shall perform the Service in accordance with the standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in the same locale in existence at the time of performance of this Agreement. The standard of care expressed shall be in addition to any other representations expressed in the Agreement. Consultant explicitly waives all other representation, expressed or implied by law.

B. Indemnification. The Consultant shall, without regard to the availability or unavailability of any insurance either of the Village or the Consultant, indemnify and save harmless, the Village, its officials, and its employees, against any and all damages, liabilities, losses, and expenses, including reasonable attorneys' fees and administrative expenses recoverable under applicable law, to the extent arising, out of or caused by, the Consultant's negligent or wrongful acts or omissions in the performance of, or failure to perform, the Services or any part thereof, except to the extent caused by the negligence of the Village.

C. Insurance. Contemporaneous with the Consultant's execution of this Agreement, the Consultant shall provide certificates of insurance and upon request, policies of insurance, all with coverages and limits acceptable to the Village, and evidencing at least the minimum insurance coverages and limits as set forth in Exhibit 2 to this Agreement. But in no event shall any work begin without an insurance certificate or policy having been provided and approved by the Village. Such certificates shall be from companies with a general rating of A and a financial size category of Class X or better, in Best's Insurance Guide. Such certificates of insurance shall provide that no insurer change, modification in, or cancellation of any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given to the Village; provided that cancellation due to nonpayment shall require ten days written notice. The Consultant shall, at all times during the term of this Agreement, maintain and keep in force, at the Consultant's expense, the insurance coverages provided above, including without limitation at all times to meet the Standard of Care requirements of Subsection 6(A) of this section.

D. No Personal Liability. No elected or appointed official or employee of the Village shall be personally liable, in law or in contract, to the Consultant as the result of the execution of this Agreement. Likewise, no claims or suits shall be made against the employees of the Consultant as a result of the execution of this Agreement.

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

A. Relationship of the Parties. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing, in or done pursuant to this Agreement, shall be construed (i) to create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and Consultant; or (ii) to create any relationship between the Village and any subcontractor of the Consultant.

B. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge, (1) no Village employee or agent is interested in the business of the Consultant or this Agreement; (2) as of the date of this Agreement neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

C. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code, 720 ILCS 5/33E-1 *et seq.* The Consultant represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer, and this Agreement shall, at the Village's option, be null and void.

D. Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A) (4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A) (4).

E. Patriot Act Compliance. The Consultant represents and warrants to the *Village* that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Consultant further represents and warrants to the Village that the Consultant and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Consultant hereby agrees to defend, indemnify and hold harmless the Village, its corporate authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the representations and warranties in this subsection.

F. Termination. Notwithstanding any other provision hereof, the Village may terminate this Agreement at any time upon 15 days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as determined as provided in Exhibit 1. The Consultant may also terminate the Agreement in the event the Village fails to make payment for services rendered, but only after the Consultant has provided written notice to the Village of the lack of payment and allowed the Village 30 days to make payment or contest the payment or amount.

G. Term. The time of performance of this Agreement, unless terminated pursuant to the terms of this Agreement, shall expire on the date the Village determines that all of the Services under this Agreement are completed or upon final payment to Consultant. A determination of completion shall not constitute a waiver of any rights or claims which the Village may have or thereafter acquire with respect to any breach hereof by the Consultant or any right of indemnification of the Village by the Consultant.

H. Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable building and zoning statutes, ordinances, rules, and regulations, and the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq*., and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq*. Consultant shall also comply with all conditions of any federal, state, or local grant received by Village and made known to the Consultant with respect to this Agreement or the Services.

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

I. Default. If it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that permits completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other material requirement of this Agreement (***"Event of Default"***), and fails to cure any such Event of Default within ten business days after the Consultant's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Cure by Consultant. The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement.

2. Termination of Agreement by Village. The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement.

3. **Withholding of Payment by Village.** The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of reasonable actions taken by the Village in response to any Event of Default by the Consultant.

J. No Additional Obligation. The Parties acknowledge and agree that the Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant or with any vendor solicited or recommended by the Consultant.

K. Village Board Authority. Notwithstanding any provision of this Agreement, any negotiations or agreements with, or representations by the Consultant to vendors shall be subject to the approval of the Village Board of Trustees. The Village shall not be liable to any vendor or other third party for any agreements made by the Consultant, purportedly on behalf of the Village, without the knowledge and approval of the Village Trustees.

L. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such non-confidential information that the Village may have that may be relevant and helpful to the Consultant's performance of the Services. The Consultant agrees to cooperate with the Village in the performance of the Services to complete the work and with any other consultants engaged by the Village.

M. News Releases. The Consultant shall not issue any news releases or other public statements regarding the Services without prior approval from the Village

N. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement (***"Documents"***) shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village upon payment of all sums due and owing Consultant under the Agreement. Any reuse of Documents other than for the purposes of this Agreement shall be at Village risk and Consultant shall not be liable for any reuse of the Documents.

O. GIS Data. *[NOTE: Use this only if applicable]* The Village has developed digital map information through Geographic Information Systems Technology (***"GIS Data"***) concerning the real property located within the Village. If requested to do so by the Consultant, the Village agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. **Limited Access to GIS Data.** The GIS Data provided by the Village shall be limited to the scope of the Services that the Consultant is to provide for the Village;

2. **Purpose of GIS Data.** The Consultant shall limit its use of the GIS Data to its intended purpose of furtherance of the Services; and

3. **Agreement with Respect to GIS Data.** The Consultant does hereby acknowledge and agree that:

a. **Trade Secrets of the Village.** The GIS Data constitutes proprietary materials and trade secrets of the Village and, shall remain the property of the Village;

b. **Consent of Village Required.** The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village;

c. **Supply to Village.** At the request of the Village, the Consultant shall supply the Village with any and all information that may have been developed by the Consultant based on the GIS Data;

d. **No Guarantee of Accuracy.** The Village makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant's intended use thereof; and

e. **Discontinuation of Use.** At such time as the Services have been completed to the satisfaction of the Village, the Consultant shall cease its use of the GIS Data for any purpose whatsoever; and, upon request, an authorized representative of the Village shall be afforded sufficient access to the Consultant's premises and data processing equipment to verify that all use of the GIS Data has been discontinued.

SECTION 8. GENERAL PROVISIONS.

A. Amendment. No amendment or modification to this Agreement shall be effective unless and until such amendment or modification is in writing, properly approved in accordance with applicable procedures, and executed.

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

C. Binding Effect. The terms of this Agreement shall bind and inure to the benefit of the Parties hereto and their agents, successors, and assigns.

D. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("e-mail"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid and received by the addressee thereof when delivered by e-mail and (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii) or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Subsection, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Schaumburg
1000 Woodfield Rd
Schaumburg, IL 60173
Attention: Sidney Kenyon
E-mail: skenyon@schaumburg.com

Notices and communications to the Consultant shall be addressed to, and delivered at, the following address:

Consultant Firm Name: Mead & Hunt, Inc.
Street Address: 200 N. LaSalle St., Suite 2715
City, State, Zip: Chicago, IL 60601
Attention: Kevin Spitz
Facsimile:
Email: kevin.spitz@meadhunt.com

E. Third Party Beneficiary. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation other than the Consultant shall be made or be valid against the Village.

F. Provisions Severable. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

G. Time. Time is of the essence in the performance of this Agreement.

H. Governing Laws. This Agreement shall be interpreted according to the laws of the State of Illinois.

I. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the Village and the Consultant with respect to the Proposal and the Services.

J. Waiver. No waiver of any provision of this Agreement shall be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

K. Exhibit. Exhibits 1 and 2, are attached hereto, and by this reference incorporated in and made a part of this Agreement. In the event of a conflict between the Exhibit and the text of this Agreement, the text of this Agreement shall control.

L. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

M. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

N. **Waiver of Consequential Damages.** Neither party shall be liable for or required to indemnify the other party for any incidental, consequential, exemplary, special or punitive damages, including lost profit, regardless of how characterized and even if such party has been advised of the possibility of such damages, which arise from the performance of this agreement or in connection with this agreement, and regardless of the form of action (whether in contract, tort, negligence, strict liability or otherwise).

O. **Limitation of Liability.** Village and consultant have evaluated the risks and rewards associated with this project, including consultant's fee relative to the risks assumed, and agree to allocate certain of the risks so, to the fullest extent permitted by law, consultant's liability, and that of its officers, directors, employees, agents, and subcontractors, arising out of breach of contract, breach of warranty, negligence or any other cause of action, shall be limited to $100,000 or consultant's fee, whichever is greater.

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By:_____
Village Manager

ATTEST:

By:_____
Village Clerk

CONSULTANT

By:_____

TITLE:_____

ATTEST:

By:_____

TITLE: _____

EXHIBIT 1

SCOPE OF SERVICES

AGREEMENT AMOUNT

[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

[INCLUDE HOURLY RATES, LUMP SUM AMOUNTS, REIMBURSABLE COSTS, SCHEDULE FOR LUMP SUM OR INSTALLMENT PAYMENTS, INVOICE FORMAT, ETC.]

[SHALL INCLUDE SCHEDULE]

EXHIBIT 2

INSURANCE COVERAGES

A. Worker's Compensation and Employer's Liability with limits not less than:

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

$500,000 injury-per occurrence

$500,000 disease-per employee

$500,000 disease-policy limit

Such insurance shall evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than $1,000,000 for vehicles owned, non-owned, borrowed or rented.

All employees shall be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

$1,000,000 Bodily Injury and Property Damage $2,000,000 Aggregate

Coverages shall include:

- Broad Form Property Damage Endorsement
- Broad Form Contractual Liability (must expressly cover the indemnity provisions of the Contract)

D. Umbrella Policy or Excess liability Insurance with a limit of liability of not less than $2,000,000.

The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance, except professional liability, on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

E. Professional Liability Insurance. With a limit of liability of not less than $1,000,000 per claim/$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out deviation from the professional standard of care set forth in the Agreement. If the policy is a claims made policy, it shall remain in effect for 5 years after the work has been completed.

F. Village as Additional Insured. Village shall be named as an Additional Insured on all policies except for:

Worker's Compensation

Professional Liability

Each such additional Insured endorsement shall identify Village as follows: Village of Schaumburg, including its Board members and elected and appointed officials, its officers, and employees.

G. Other Parties as Additional Insureds. In addition to Village, the following parties shall be named as additional insured on the following policies:

Additional Insured	Policy or Policies
_____	_____
_____	_____

The Consultant will provide certificates of insurance evidencing the types and limits of insurance specified. The certificates of insurance will specifically address each of the requirements noted. All insurance noted is primary and in no event will be considered contributory to any insurance purchased by the Village.

The same full insurance coverage provided to the named insured, whether it is the Consultant or a sub-contractor, shall be provided to the Village without any limitations or endorsements that might limit or exclude coverage.

Any and all deductibles or other forms of retention are the responsibility of the Consultant. All deductibles or other forms of retention are subject to the approval of the Village. Consultant will disclose to the Village in writing the amounts of any deductible or self-insured retentions on the insurance required under this contract.

Consultant waives any right of subrogation it may have or later acquire against the Village.

The Consultant shall not allow any subcontractor to commence work on their subcontract until the same insurance has been obtained by the subcontractor. The Consultant and their subcontractor(s) shall maintain all insurance required for not less than one (1) year after completion of this contract except professional liability which shall be for 5 years.

Scope of Services

Hangar Feasibility Study

Schaumburg Regional Airport (06C)

Schaumburg, Illinois

This Scope of Services (scope), prepared by Mead & Hunt (Consultant) for the Schaumburg Regional Airport (06C or the Airport) Hangar Feasibility Study (Study), describes the goals for and tasks to be carried out in the Hangar Feasibility Study for the Village of Schaumburg (Sponsor).

Study Purpose and Goals

With the Airport's strong and diverse GA user base and existing hangar units fully occupied, the Sponsor has a demonstrated need to expand hangar capacity at the Airport.

The purpose of this Study is to produce a clear, data-driven understanding of where and how additional hangar development can occur. For this, hangar market rates, hangar types, flexibility of site layouts, and suitable development and financing models will be identified to accommodate future needs, long-term sustainability, and changing market conditions.

Study Elements

The Study is organized as follows:

1. Project Management
2. Existing Conditions
3. Waitlist and User Needs Assessment
4. Market and Peer Airport Benchmarking
5. Site Feasibility and Constraints
6. Conceptual Development Alternatives
7. Financial and Return on Investment Analysis
8. Final Recommendations

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Project Team

Below are designated points of contact for this project. The scope assumes that the Airport Sponsor point of contact will provide consolidated 06C comments on any deliverables.

Airport Sponsor

Schaumburg Regional Airport (Primary)
Erik Trydal, Airport Manager
905 W. Irving Park Rd
Schaumburg, IL 60193
847 923 3778
etrydal@schaumburg.com

Village of Schaumburg (Secondary)
Sidney Kenyon, Director of Transportation
101 Schaumburg Court
Schaumburg, IL 60193
847 923 3859
skenyon@schaumburg.com

Consultant Team

Mead & Hunt, Inc. (Primary)
Alex Gale, Project Manager
200 N. LaSalle St., Suite 2715
Chicago, Illinois 60601
608 443 0519
alex.gale@meadhunt.com

Mead & Hunt, Inc. (Secondary)
Brad Musinski, Deputy Project Manager
200 N. LaSalle St., Suite 2715
Chicago, Illinois 60601
707 284 8685
brad.musinski@meadhunt.com

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1. Project Management

This task details the process for managing, coordinating, and communicating internally and externally during the project. This includes establishing the schedule, tracking project progress, mitigating risks, solving challenges, invoicing, monitoring project budget, and reporting project status.

1.1 Project Design

The Consultant will develop and provide the Sponsor with a scope, schedule, and project fee.

The scope will define the tasks required to complete the project. The schedule will define approximate start and stop dates for each task, and list periods of review by the Sponsor. The project fee will show estimated hours by each task.

1.2 Project Calls

The Consultant will schedule recurring calls every other week with the Sponsor to discuss key project elements, collaborate on Study decisions, and report the project status.

The Consultant anticipates up to 10 30-minute status calls during the five-month project, attended by the Consultant's project manager and other Consultant staff, as needed. These will be status calls only, with no formal agenda or meeting minutes produced.

1.3 Internal Project Management

The Consultant will make use of its internal project controls to manage the team and ensure that the project remains on schedule and within budget. This task also includes effort for management items, such as developing project invoices. The Consultant will submit monthly invoices to the Sponsor on a monthly basis, reflecting project percent completion.

2. Existing Conditions

This task includes an assessment of the Airport's current hangar inventory, previous hangar study, airfield geometry, taxiway and taxilane access, utilities, and landside circulation in addition to a review of the most recently approved Airport Layout Plan (ALP), 2004. The review of this information will aid in determining the best locations for hangar development areas and a summary will be including in the final report.

2.1 Waitlist and User Needs Assessment

The Consultant will conduct a comprehensive assessment of existing and latent hangar demand at the Airport. This task includes a review of the current hangar waitlist, including aircraft types, wait times, tenant characteristics, and trends in demand.

The Consultant will develop a targeted user needs assessment and will be administered by 06C to prospective tenants by means of email. This outreach will help establish aircraft storage needs, hangar type preferences, willingness to pay, and sensitivity to various rental or lease structures.

The findings will be synthesized into a clear understanding of current and future demand drivers, unmet facility needs, and the aircraft types likely to occupy new hangar facilities. This information will be summarized and presented during a regular check-in call with the Sponsor and included in the final report.

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3. Market and Peer Airport Benchmarking

The following tasks outline the methodology for collecting and processing the data in this Study. The Consultant will request data from the Sponsor and up to nine benchmark general aviation airports in the Chicago region. Based on discussions with the Sponsor, the following airports are anticipated to be contacted for hangar facility details and rates:

- DuPage (DPA)
- Lewis University (LOT)
- Chicago Executive (PWK)
- Lake in the Hills (3CK)
- Bolingbrook (1C5)
- Aurora (ARR)
- Waukegan (UGN)
- Dekalb (DKB)
- Joliet (JOT)

Airport management will provide contact information for these benchmark airports and the Consultant will request hangar data to analyze and determine market rent estimates and types suitable for adaptation to 06C.

3.1 Hangar Data Collection

To obtain data from the benchmark airports, the Consultant will develop a survey. The survey will solicit the following information from each benchmark airport:

- Hangar types present on the airport, including number of units and dimensions
- For land lease sites, does the airport cover site development costs?
- For each hangar unit:
    - Ground lease vs. building lease
    - Year of hangar construction
    - Year of last revitalization
    - Monthly rent
    - Escalation terms
    - Subletting permission
    - Hangar door size and type (door width, height, and wing box)
    - Heating/air conditioning
    - Lighting
    - Electric outlets
    - Internet
    - Water/sewer connectivity
    - Floor type
    - Fire suppression
    - Which party is responsible for:
        - Hangar utilities (water, electricity, gas)
        - Hangar maintenance
        - Snow clearance
        - Insurance

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The Consultant will develop the draft survey in electronic format via Excel spreadsheet and submit it to Airport management for review and comment. The Consultant will address the comments and produce a second draft, intended to be the final survey, for Sponsor approval.

After receiving the Sponsor's approval of the survey and outreach to benchmark airports, the Consultant will draft an email for the Sponsor to send to the benchmark airports asking for their assistance. The Consultant will send the survey to the appropriate contact at each benchmark airport and request that the survey be returned within two weeks.

The Consultant will review this data with the Sponsor during a biweekly project call described in Task 1.2. The Consultant will conduct follow-up calls or emails to the benchmarking airports to resolve questions about the data to the extent that remaining project schedule and budget allow.

3.2 Benchmark Airport Survey Review

Using the data obtained by the hangar survey, the Consultant will conduct a data analysis for the benchmark airports consisting of the following:

3.2.1 Measures of Central Tendency

The Consultant will express the hangar lease rate data in terms of annual per square foot lease payments for each hangar unit. The Consultant will, where possible, make adjustments to account for differences in hangar facilities, such as whether the lease rate includes utilities.

The Consultant will assess each hangar unit and classify it as either Standard T-hangar or Standard Box hangar to align with the categories that the Sponsor uses. The Sponsor will provide definitions for the hangar categories it uses. Within these classifications, the Consultant will evaluate the mean, median, standard deviation, range, and minimum and maximum values of hangar lease rates. The Consultant will prepare tables with these values.

3.2.2 Lease Rate and Type Correlations with Facility Characteristics

The Consultant will analyze the results from the benchmark airport survey to determine if there are correlations between hangar lease rates and types and facility characteristics that can be used to estimate appropriate market rental rates for the Airport's hangars.

The Consultant will prepare a summary and spreadsheet to be included as part of the final report to detail any correlation between these characteristics (as listed in Task 3.1) and their associated lease rates and types.

4. Site Feasibility and Constraints

The Consultant will evaluate all feasible hangar development areas identified in the 2004 ALP and three additional locations (a total of four development sites) to be discussed with the Sponsor.

The locations to be considered are:

- East green site
- West tie-down area
- West green site
- Existing ALP site (far west green site and paved area to the east)

This analysis will assess airfield geometry, taxiway/taxilane access, separation standards, landside circulation, utility availability, and potential environmental constraints. A planning level overview of stormwater and drainage requirements will also be considered based on available information. The Consultant will identify site-specific limitations and required infrastructure improvements. The Consultant will coordinate with the Sponsor and the Village Community Development Department to identify any Village regulatory or permitting considerations that may affect development feasibility.

The deliverable of this task will be a graphical definition of the buildable envelope for hangar development and an accompanying table detailing any constraints that could influence future hangar type, size, and configuration. The buildable areas will be illustrated graphically on an aerial image of the Airport property and supported by narrative and tables as necessary and included in the final report.

5. Conceptual Development Alternatives

Based on demand findings and site feasibility, the Consultant will prepare two conceptual hangar development alternatives for each site (a total of eight alternatives) illustrating viable configurations of T-hangars and box hangars.

Each alternative will be developed using aerial imagery and will depict building footprints, taxilane geometry, vehicle access, automobile parking, utilities, and supporting infrastructure. Alternatives will be evaluated for operational efficiency, constructability, phasing potential, and alignment with the Sponsor's long-term development objectives.

The Consultant will conduct a comparative analysis to help the Sponsor understand strengths and tradeoffs among alternatives and identify the most practical and cost-effective development paths.

6. Financial and Return on Investment (ROI) Analysis

The Consultant will prepare a pro forma financial return on investment (ROI) evaluation of the preferred alternative. This evaluation will include capital cost estimates, operating and maintenance considerations, and projected revenue streams.

The Consultant will develop a baseline pro forma projection that considers a 30-year project life cycle beginning the year the hangars are constructed. The baseline projections will not consider specific financing mechanisms; however, this task will identify reimbursable items and grants or funding opportunities. The projections are intended to forecast cash flows associated with hangar development and resulting Airport revenues. The Consultant will perform an internal audit of the pro forma model to verify functionality, the reasonableness of underlying assumptions, and revenue, cost, and ROI calculations. The analysis will estimate an ROI that includes all site preparation costs, as well as one that excludes the portion of site preparation costs that may be covered by funding sources other than the Airport.

The projections will consider both public and private hangar ownership scenarios to account for these two different business models. The lease rate structure will be based on the recommended hangar lease rates developed under Task 3, and escalated annually using the Consumer Price Index. The pro forma analysis will calculate an ROI for each scenario at the 30-year point for comparison purposes.

The Consultant will provide clear, decision-ready financial comparisons that enable the Sponsor to understand the economic implications of each development model and select the approach that best supports its strategic and fiscal goals.

7. Final Recommendations

The results of the Study will be documented in the following final deliverables:

- Technical Report
- Final Presentation

7.1 Technical Report

The Consultant will draft a Technical Report that summarizes the data and analysis from Tasks 2-6.

The Consultant will submit two draft Technical Reports to the Sponsor for review and comment. After this review, the Consultant will address any comments and provide the Sponsor with a Word file and a PDF file of the final Technical Report.

7.2 Final Presentation

The Consultant will develop a PowerPoint (PPT) presentation that highlights key aspects of the Study. The Consultant will provide the Sponsor with two drafts of this presentation for review, which will be completed and returned to the Consultant with consolidated comments within two weeks of receipt. The Consultant will address any comments and provide a final PPT file of the presentation to the Sponsor. Two members of the Consultant will present the final study and findings to the Airport Board and Pilot Technical Advisory Committee in person during the February meeting.

Project Fee

The project will be billed as a lump sum project, with invoicing monthly. Each invoice will bill by percent complete for each task and include a brief project status report. The fee is summarized by task in table below.

Task	**Fee**
1. Project Management	$9,954
2. Existing Conditions	$4,257
3. Market and Peer Airport Benchmarking	$24,340
4. Site Feasibility and Constraints	$7,783
5. Conceptual Development Alternatives	$10,831
6. Financial and Return on Investment (ROI) Analysis	$19,176
7. Final Recommendations	$20,979
Expenses	$590
Total	**$97,910**

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SCHAUMBURG REGIONAL AIRPORT - HANGAR FEASIBILITY STUDY
EVALUATION TABULATION

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Key Personnel Points Based 10 Points (20%)	Qualifications of Firm and Team Points Based 15 Points (30%)	Project Approach Points Based 15 Points (30%)	Relevant Experience Points Based 10 Points (20%)	Total Score (Max Score 50)
Mead & Hunt	8.3	13.3	13.7	9	**44.33**
Kimley-Horn and Associates, Inc.	7.7	13.3	12.7	8	**41.67**
The Aviation Planning Group LLC	7.7	13	11.7	7.7	**40**
Precision Consulting Firm LLC	5.7	9.3	9.3	5.3	**29.67**

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH MEAD & HUNT, INC. FOR THE HANGAR FEASIBILITY STUDY AT SCHAUMBURG REGIONAL AIRPORT.

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg authorize the Village Manager and Village Clerk to execute an Agreement with Mead & Hunt, Inc. for the Hangar Feasibility Study at Schaumburg Regional Airport; and

WHEREAS, the Transportation Committee, Transportation Department, Finance Department, and Legal have reviewed the contract marked Attachment "A" attached hereto; and

WHEREAS, it would be in the best interest of the Village of Schaumburg to execute an Agreement with Mead & Hunt, Inc. for the Hangar Feasibility Study at Schaumburg Regional Airport.

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

SECTION ONE: That the Village Manager and Village Clerk are hereby authorized to execute an Agreement with Mead & Hunt, Inc. marked as Attachment "A" for the Hangar Feasibility Study at Schaumburg Regional Airport.

SECTION TWO: That the Village Manager and Village Clerk are hereby authorized to sign any documents in furtherance of this Resolution.

SECTION THREE: That this Resolution shall be in full force and effect after passage and approval as required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-___An Ordinance Granting a Special Use for a Banquet Hall for Vanam Indian Vegetarian (331 W. Golf Road - Z2603-02).
07/14/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Z2603-02 Vanam Indian Veg ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A BANQUET HALL FOR VANAM INDIAN VEGETARIAN (331 W. GOLF ROAD)

CASE NO. Z2603-02

ADOPTED: JULY 14, 2026

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

JULY 15, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A BANQUET HALL FOR VANAM INDIAN VEGETARIAN (331 W. GOLF ROAD)

CASE NO. Z2603-02

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on June 24, 2026 and has recommended a Special Use for a Banquet Hall for Vanam Indian Vegetarian located at 331 W. Golf Road, Case No. Z2603-02;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Banquet Hall for Vanam Indian Vegetarian located at 331 W. Golf Road, Case No. Z2603-02 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 Banquet Hall described as follows:

- Special Use for a Banquet Hall [Title 15, Chapter 154, Section 154.198(E) of the Zoning Ordinance]

for Vanam Indian Vegetarian located at 331 W. Golf Road, Case No. Z2603-02 described be and is hereby granted on the property legally described as:

> THAT PART OF THE WEST 800.00 FEET OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION) WHICH LIES SOUTH OF THE SOUTH LINE OF GOLF ROAD AS WIDENED BY COURT CASE 71 L 8442 AND NORTH OF THE NORTHERLY LINE OF HIGGINS ROAD AS WIDENED UNDER STATE BOND ISSUE 72, ALL IN COOK COUNTY ILLINOIS. ALSO LOT 2 OF HIGGINS GOLF SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER WITH THE SOUTH LINE OF SAID GOLF ROAD AS WIDENED; A DISTANCE OF 404.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES 48 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 212.57 FEET; THENCE NORTH 85 DEGREES 58 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 381.80 FEET TO THE EAST LINE OF SAID WEST 800.00 FEET OF THE NORTHWEST QUARTER OF SECTION 15, THENCE NORTH A DISTANCE OF 211.58 FEET TO SAID SOUTH LINE OF GOLF ROAD AS WIDENED; THENCE SOUTH 86 DEGREES 11 MINUTES 44 SECONDS WEST 395.28 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION, ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 8.4491 ACRES MORE OF LESS.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A BANQUET HALL FOR VANAM INDIAN VEGETARIAN (331 W. GOLF ROAD)

CASE NO. Z2603-02

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. 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.
2. The floor plan has been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
3. No additional wall sign permits shall be permitted on the property without approval from the Village Board.
4. A liquor license shall be obtained prior to serving alcohol at the proposed Banquet Hall.
5. A state-certified food manager shall be onsite at all times while food is being prepared.
6. The following plans/exhibits, shall be adopted as part of the governing ordinance:
   a. Business Narrative; received by the Community Development Department on March 25, 2026.
   b. Floor Plan, prepared by Studio Carney Architecture, dated December 18, 2025, and received by the Community Development Department on February 9, 2026.

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 14th day of July, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Granting a Special Use for a Banquet Hall and Valet Parking for Swadeshi Banquet Hall (1209 E. Golf Road - Z2604-01).
07/14/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Z2604-01 Swadeshi ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A BANQUET HALL AND VALET PARKING PLAN FOR SWADESHI BANQUET HALL (1209 E. GOLF ROAD)

CASE NO. Z2604-01

ADOPTED: JULY 14, 2026

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

JULY 15, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A BANQUET HALL AND VALET PARKING PLAN FOR SWADESHI BANQUET HALL (1209 E. GOLF ROAD)

CASE NO. Z2604-01

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on June 24, 2026 and has recommended a Special Use for a Banquet Hall and Valet Parking Plan for Swadeshi Banquet Hall located at 1209 E. Golf Road, Case No. Z2604-01;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for a Banquet Hall and Valet Parking Plan for Swadeshi Banquet Hall located at 1209 E. Golf Road, Case No. Z2604-01 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 Banquet Hall and Valet Parking Plan described as follows:

- Special Use for a Banquet Hall [Title 15, Chapter 154, Section 154.174 (B) of the Zoning Ordinance]
- Valet Parking Plan [Title 11, Chapter 129, Section 129.06]

for Swadeshi Banquet Hall located at 1209 E. Golf Road, Case No. Z2604-01 be and is hereby granted on the property legally described as:

PARCEL 2:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1!4 OF SECTION 13; TOGETHER WITH THAT PART OF THE EAST, I /2 OF SECTION 14. IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL T1ERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF GOLF ROAD PER COURT CASE O. 68L 13469. WITH A LINE DRAWN 770.23 FEET (MEASURED PERPENDICULARLY) WEST OF AND PARALLEL WITH THE WEST LINE OF MEACHAM ROAD PER THE A FORE SAID COURT CASE NO. 68L13469: THENCE SOUTH 00 DEGREE. 25 MINUTES. 37 SECONDS WEST, A DISTANCE OF 660.795 FEET ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION. WITH A LINE DRAWN PERPENDICULARLY TO SAID WEST LINE OF MEACHAM ROAD THROUGH A POINT ON THE WEST LINE OF THE AFORESAID NORTHWEST I 4 OF SAID SECTION 13, SAID POINT BEING 803.816 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF 1E NORTHWEST CORNER OF SAID NORTHWEST 1/4: THENCE NORTH 89 DEGREES. 34 MINUTES. 23 SECONDS WEST. A DISTANCE OF 485.443 FEET ALONG THE LAST DESCRIBED PERPENDICULAR IINE TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE A FORE SAID NORTHWEST L /4 OF SAID SECTION 13; THENCE CONTINUING ALONG THE LAST DESCRIBED PERPENDICULAR LINE NORTH 89 DEGREES. 34 MINUTES. 23

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A BANQUET HALL AND VALET PARKING PLAN FOR SWADESHI BANQUET HALL (1209 E. GOLF ROAD)

CASE NO. Z2604-01

SECONDS WEST. A DISTANCE OF 44.681 FEET; THENCE NORTH 02 DEGREES. 17 MINUTES. 18 SECONDS WEST. A DISTANCE OF 635 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF GOLF ROAD PER COURT CASE NO. 71 L9862. SAID POINT OF INTERSECTION BEING 74.12 FEET (AS MEASURED ALONG SAID SOUTH LINE) WESTERLY OF THE EAST LINE OF THE A FORE SAID NORTHEAST I /4 OF SAID SECTION 14: THENCE FORTH 87 DEGREES. 45 MINUTES. 35 SECONDS EAST. A DISTANCE OF 74.12 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID NORTHEAST 1/4: HENCE FORTH 87 DEGREES. 42 MINUTES. 42 SECONDS EAST. A DISTANCE OF 486.713 FEET ALONG THE AFORESAID SOUTH LINE OF GOLF ROAD PER COURT CASE O. 68LL 3469. TO THE POINT OF BEGINNING. IN COOK COUNTY. ILLINOIS.

EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14. TOWNSHIP 41 NORTH. RANGE I 0 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14: THENCE ON AN ILLINOIS COORDINATE SYSTEM NAO 83(2011) EAST ZONE BEARING OF SOUTL10 DEGREE 21 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 166.07 FEET TO THE SOUTH RIGHT OF WAY LINE OF GOLF ROAD (ILLINOIS ROUTE 58) ACCORDING TO JUDGMENT ORDER. CASE NUMBER 71 L 9862 FILED DECEMBER 18, . 1I 974 IN THE CIRCUIT COURT OF COOK COUNTY. ILLINOIS: THENCE SOUTH 87 DEGREES 46 MINUTES 25 SECONDS WEST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF GOLF ROAD (ILLINOIS ROUTE 58), A DISTANCE OF 59.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES 44 MINUTES 58 SECONDS WEST. A DISTANCE OF 211.20 FEET TO THE EAST RIGHT OF WAY LINE OR NATIONAL PARKWAY RECORDED JULY 26, 1978 AS DOCUMENT NUMBER 24553597; THENCE NORTH 2 DEGREES 16 MINUTES 28 SECONDS WEST ALONG THE SAID EAST LIGHT OF WAY LINE OF NATIONAL PARKWAY, A DISTANCE OF 15.00 FEET TO THE AID SOUTH RIGHT OF WAY LINE OF GOLF ROAD (ILLINOIS ROUTE 58): HENCE NORTH 87 DEGREES 46 MINUTES 25 SECONDS EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF GOLF ROAD (ILLINOIS ROUTE 58), A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A BANQUET HALL AND VALET PARKING PLAN FOR SWADESHI BANQUET HALL (1209 E. GOLF ROAD)

CASE NO. Z2604-01

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. 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.
2. The floor plan has been accepted as preliminary by the Building and Health Divisions. The plans will receive a much more detailed review during building permit review.
3. A liquor license shall be obtained prior to serving alcohol at the proposed Banquet Hall.
4. A state-certified food manager shall be onsite at all times while food is being prepared.
5. Prior to issuance of building permits the petitioner shall submit revised building floor plans as follows:
   a. All bathrooms shall meet current accessibility codes.
   b. Provide 2 added toilets, 1 lavatory to the Woman's restroom, and 1 added toilet, 2 urinals, 1 added lavatory to the Men's restroom.
   c. Provide an additional service sink.
   d. Provide 2 lobby exits of 43.2" clear.
   e. Resize 3 comp sink.
6. Prior to issuance of building permit the petitioner shall submit scaled building elevations detailing the proposed modifications to the building façade and a revised site plan that accurately represents the site layout.
7. Prior to issuance of building permit the site plan shall be revised to:
   a. Provide a dumpster enclosure constructed per the requirements of Code section 96.06.
   b. Show a 60ft (3-cars length) valet pick-up and drop-off area.
8. The designated valet pick-up and drop off area shall be located 20ft away from any pedestrian crossings.
9. Some of the existing fire lane signage in front of the banquet hall shall be relocated to exclude an area no larger than 3 cars length (60ft max.) for valet pick- up and drop-off
10. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Business Narrative, received by the Community Development Department on April 15, 2026.
    b. Valet Parking Plan, received by the Community Development Department on January 22, 2026.
    c. Revised Banquet Hall Floor Plans; Sheets A-02; received by the Community Development Department on May 29, 2026.
    d. Revised Site Plan; Sheet A-01; received by the Community Development Department on May 29, 2026.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR A BANQUET HALL AND VALET PARKING PLAN FOR SWADESHI BANQUET HALL (1209 E. GOLF ROAD)

CASE NO. Z2604-01

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 14th day of July, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting a Teardown and Replacement Plan (319 Wianno Lane – P2604-01).
07/14/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- 26-XXX

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING AN APPROVAL OF A TEARDOWN AND REPLACEMENT PLAN FOR KOSINSKI RESIDENCE (319 WIANNO LANE)

CASE NO. P2604-01

ADOPTED: JULY 14, 2026

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

JULY 15, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING AN APPROVAL OF A TEARDOWN AND REPLACEMENT PLAN FOR KOSINSKI RESIDENCE (319 WIANNO LANE)

CASE NO. P2604-01

WHEREAS, the Plan Commission of the Village of Schaumburg conducted a public hearing on June 17, 2026 and has recommended approval of a Teardown and Replacement Plan for Kosinski residence located at 319 Wianno Lane, Case No. P2604-01.

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Teardown and Replacement Plan for Kosinski residence located at 319 Wianno Lane, Case No. P2604-01 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 Teardown and Replacement Plan as follows:

- Teardown and Replacement Plan [Title 15, Chapter 154, Section 154.52 of the Village Zoning Ordinance] for Kosinski residence located at 319 Wianno Lane, Case No. P2604-01 be and is hereby granted on the property legally described as:

  LOT 17056 IN WEATHERSFIELD UNIT 17, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON JANUARY 23, 1972 AS DOCUMENT NUMBER 21791037.

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. A new construction 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. The development approvals granted herein, without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
2. Prior to issuance of a Building Permit, the petitioners will submit a $10,000 Letter of Credit/Subdivision Bond/Cash security to ensure the proper installation and maintenance of silt fence and tree protection fence, completion of final grading and sodding of the lot, and submittal of the as-built grading plan. This security is also required to cover any damages to public improvements (including sidewalk, curb, gutter, driveway aprons, roadway, and utility lines) during construction. Damaged public improvements will be repaired or

replaced by the petitioner at the cost of the petitioner as directed by the Village Engineering Field Inspector. If damaged public improvements are not repaired/replaced by the petitioner, the Village will use the Letter of Credit to repair/replace the damaged public improvements.

3. The petitioners shall comply with all requirements of the Village Single-Family Residential Teardown and Replacement Ordinance.
4. Prior to the issuance of the Occupancy Permit, the petitioner shall have a minimum of two trees (shade, ornamental, or evergreen) on site. Existing trees shall count toward this requirement.
5. The sugar maple tree located near the northeast corner of the property shall be removed
6. Tree preservation fencing shall be provided around existing trees.
7. Tree preservation fencing shall be installed and inspected prior to issuance of a permit.
8. Prior to the issuance of a Building Permit the petitioner shall make a parkway tree contribution in the amount of $500.00 to replace the existing parkway tree to be removed, if replacement is determined feasible by the Engineering and Public Works Department.
9. For one- and two-family dwellings: “An automatic sprinkler system shall be installed in one- and two-family dwellings.” (2021 IRC, Section R313.2).
10. Prior to the commencement of framing, the petitioner shall be responsible for submitting a spot survey to the Community Development Department – Building Division for review and approval.
11. The Building Division has preliminarily accepted the plans. Additional review will be conducted during permit review.
12. The new sanitary service must be augured under Wianno. No open cuts.
13. A second sanitary cleanout on the sanitary service within 5 feet of the front property line is required.
14. Prior to issuance of a building permit, the grading plan shall be revised to include the following:
    a. Move the B-box outside the lot line, preferably between the sidewalk and the property line. Or between the sidewalk and curb if there isn't room between the sidewalk and lot line.
    b. Increase the water service size from 1.25 inch to 1.5 inch.
15. An as-built grading plan shall be submitted to the Village of Schaumburg Community Development Department for review and approval prior to final acceptance of the project.
16. The following plans shall be adopted as part of the enabling ordinance
    a. Project Narrative, received by the Community Development Department on May 18, 2026.
    b. Sheet 1, Boundary Survey with Topography, Demolition and Erosion Control Plan, prepared by Carradus Land Survey, Inc., dated March 10, 2026, and received by the Community Development Department on May 27, 2026.
    c. Sheet 2, Proposed Site Improvements and Site Grading Plan, prepared by Carradus Land Survey, Inc., dated March 10, 2026, revised May 27, 2026, and received by the Community Development Department on May 27, 2026.
    d. Sheet A-1, Cover Sheet and Site Plan – prepared by Helen M. Liptak – Architect, dated March 3, 2026, Revised May 13, 2026, and received by the Community Development Department on May 18, 2026.
    e. Sheet A-2 through A-4, Floor Plans and Elevations – prepared by Helen M. Liptak – Architect, dated March 3, 2026, Revised May 13, 2026, and received by the Community Development Department on May 18, 2026.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING AN APPROVAL OF A TEARDOWN AND REPLACEMENT PLAN FOR KOSINSKI RESIDENCE (319 WIANNO LANE)

CASE NO. P2604-01

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 14th day of July, 2026.

ATTEST: Tom Dailly, Village President

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Granting a Special Use for a Home-Based Business - Threading Salon for Archee Global LLC (3 N. Staffire Drive – P2605-02).
07/14/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 26-XXX

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR HOME-BASED BUSINESS – THREADING SALON FOR ARCHEE GLOBAL LLC (3 N. STAFFIRE DRIVE)

CASE NO. P2605-02

ADOPTED: JULY 14, 2026

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

JULY 15, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR HOME-BASED BUSINESS – THREADING SALON FOR ARCHEE GLOBAL LLC (3 N. STAFFIRE DRIVE)

CASE NO. P2605-02

WHEREAS, the Plan Commission of the Village of Schaumburg conducted a public hearing on July 1, 2026, and has recommended approval of a Special Use for Home-Based Business – Threading Salon for Archee Global LLC located at 3 N. Staffire Drive, Case No. P2605-02.

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for Home-Based Business – Threading Salon for Archee Global LLC located at 3 N. Staffire Drive, Case No. P2605-02 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 Home-Based Business – Threading Salon as follows:

- Special Use for a Home-Based Business [Title 15, Chapter 154, Section 154.65(B)(5) of the Village Zoning Ordinance] for Archee Global LLC located at 3 N. Staffire Drive, Case No. P2605-02 be and is hereby granted on the property legally described as:

  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 RECORDED ON JANUARY 27, 1975 AS DOCUMENT NUMBER 2792704, IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS

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 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.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR HOME-BASED BUSINESS – THREADING SALON FOR ARCHEE GLOBAL LLC (3 N. STAFFIRE DRIVE)

CASE NO. P2605-02

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.

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 14th day of July, 2026.

ATTEST: Tom Dailly, Village President

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Amending Title 7, Chapters 74 and 75, Various Schedules (Metra Station Drive).
07/14/26
Village Board

Presenter: Rachel Applegate, Transportation Planner
Lead Department: Transportation

Executive Summary:

Metra Station Drive is a newly constructed roadway in southwest Schaumburg that provides secondary access to the Schaumburg Metra Station. The roadway runs through the southern portion of the Experior Logistics development and connects Rodenburg Road to the east with the Schaumburg Metra Station commuter parking lot to the west. The full access intersection with Rodenburg Road prohibits eastbound trucks from making right turn movements, and the partial access with the Metra Station commuter lot prohibits left turns into the parking lot to maintain the existing one-way circulation pattern. To ensure drivers do not drive the wrong way, north-facing Do Not Enter signs have been installed just south of the intersection.

Metra Station Drive was constructed by the Experior Group, LLC as part of the Experior Logistics development, and the public roadway improvements were accepted by the Village Board on January 13, 2026. The proposed ordinance will establish the required parking restrictions and traffic regulations for the roadway. Staff has prepared an exhibit illustrating the existing posted signage along with the proposed parking restriction for reference.

The ordinance establishes stop control regulation at the following location:

- Metra Station Drive stopping for Rodenburg Road

Additional regulations will include:

- Westbound vehicles on Metra Station Drive will be prohibited from making left turning movements into the Metra Station parking lot and will be required to yield the right-of-way to oncoming vehicles prior to entering northbound circulation.
- The posted speed limit on Metra Station Drive will be 25 miles per hour.
- Parking will be prohibited on Metra Station Drive at all times.

Staff is recommending that the Village Board adopt an ordinance amending the following sections of the Village of Schaumburg Code of Ordinances:

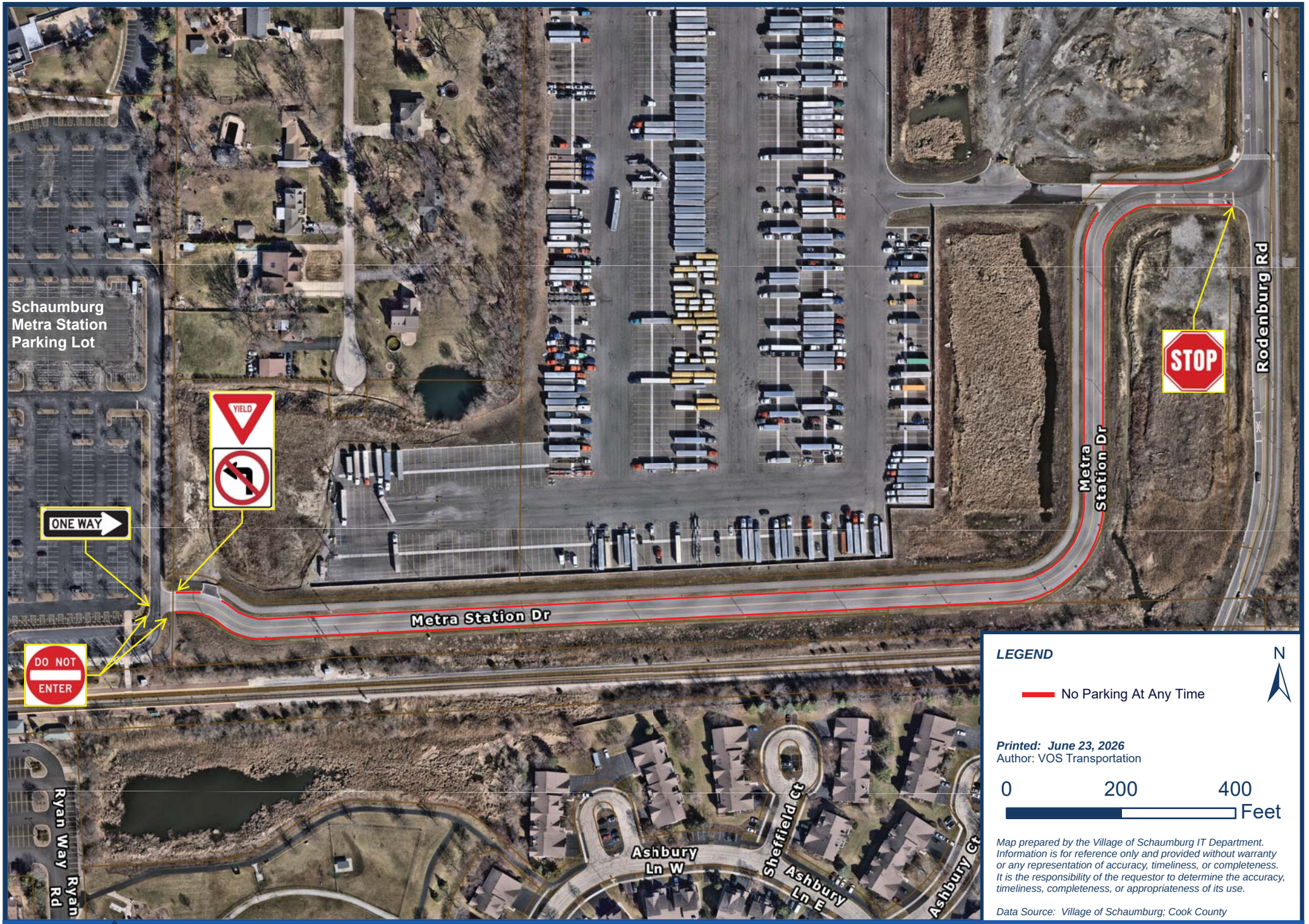
- Title 7, Chapter 74 - Schedule I - Two Way Stop Intersections
- Title 7, Chapter 74 - Schedule XI - Turns Prohibited
- Title 7, Chapter 74 - Schedule XIII (B) - Speed Limits [25 mph]
- Title 7, Chapter 75 - Schedule I - No Parking At Any Time

Recommended Action:

The Village Manager recommends the Village Board adopt an Ordinance amending Title 7, Chapters 74 and 75, Various Schedules (Metra Station Drive).

ATTACHMENTS:

- Metra Station Drive Exhibit
- Schaumburg ORD No 26-XXX Metra Station Drive.pdf



LEGEND

N

No Parking At Any Time

Printed: June 23, 2026
Author: VOS Transportation

0 200 400 Feet

Map prepared by the Village of Schaumburg IT Department. Information is for reference only and provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the requestor to determine the accuracy, timeliness, completeness, or appropriateness of its use.

Data Source: Village of Schaumburg; Cook County

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VILLAGE OF SCHAUMBURG

Metra Station Drive

PUBLICATION OF:

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING TITLE 7, CHAPTERS 74 AND 75, VARIOUS SCHEDULES (METRA STATION DRIVE)

ADOPTED: JULY 14, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JULY 15, 2026

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING TITLE 7, CHAPTERS 74 AND 75, VARIOIUS SCHEDULES (METRA STATION DRIVE)

WHEREAS, the Transportation Department recommended to the Transportation Committee amending the Code of Ordinances for Metra Station Drive in regards to Two Way Stop Intersections, Turns Prohibited, Speed Limits [25 mph], and No Parking Any Time; and

WHEREAS, the Village President and Board of Trustees of the Village of Schaumburg have determined that said amendment is in the best interest of the Village.

BE IT ORDAINED by the President and Board of Trustees of the Village of Schaumburg, Cook County, Illinois, as follows:

SECTION ONE: That Title 7, Chapter 74, Section 74.01, Schedule I. Two Way Stop Intersections is hereby amended to add the following:

Metra Station Drive and Rodenburg Road (Metra Station Drive to stop).

SECTION TWO: That Title 7, Chapter 74, Section 74.11, Schedule XI. Turns Prohibited is hereby amended to add the following:

Metra Station Drive. A left hand turn from westbound Metra Station Drive to the Schaumburg Metra commuter station parking lot, at any time.

SECTION THREE: That Title 7, Chapter 74, Section 74.13, Schedule XIII, (B). Speed Limits [25 mph] is hereby amended to add the following:

Metra Station Drive

SECTION FOUR: That Title 7, Chapter 75, Section 75.01, Schedule I. No Parking At Any Time is hereby amended to add the following:

Metra Station Drive**,** both sides.

SECTION FIVE: 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:

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Amending Title 7, Chapters 74 and 75, Various Schedules (Cartwright Lane, Cartwright Court, Miller Way, Redlinger Road, and Scholten Drive).
07/14/26
Village Board

Presenter: Rachel Applegate, Transportation Planner
Lead Department: Transportation

Executive Summary:

Introduction
Summit Grove is a newly constructed subdivision that includes 149 single family residential lots and a network of residential roadways that connects Summit Drive to the west with Plum Grove Road to the east. Approved as part of the subdivision, Nitti Development constructed the following roadways:

- Cartwright Court and Lane
- Kingsport Drive - east leg from Summit Drive
- Miller Way
- Redlinger Road
- Scholten Drive

The public roadway improvements were accepted by the Village Board on March 24, 2026. The proposed ordinance will establish the required parking restrictions and traffic regulations for these roadways. Staff has prepared an exhibit illustrating the existing posted signage conditions along with the proposed parking restriction for reference.

Proposed Traffic and Parking Regulations
Staff has reviewed the applicable traffic and parking regulations to ensure the newly established roadways are appropriately reflected in the village code. The ordinance establishes stop control regulations at the following locations:

- Redlinger Road stopping for Cartwright Lane
- Miller Way stopping for Redlinger Road
- Miller Way stopping for Scholten Drive
- Scholten Drive stopping for Redlinger Road
- Redlinger Road stopping for Plum Grove Road
- 3-Way Stop Control for Kingsport Drive, Scholten Drive, and Cartwright Lane

In response to a Customer Service Request separate from this proposed ordinance, the Transportation Department completed an all-way stop control engineering study at the intersection of Redlinger Road and Scholten Drive. The evaluation considered applicable factors outlined in the Manual on Uniform Traffic Control Devices (MUTCD), including crash history, sight distance, traffic volumes, and other operational and safety considerations. Based on the findings of the engineering study, staff has determined that additional stop control on Redlinger Road is not recommended at this time.

Additional regulations will include:

- On the following roadways, the overnight parking restriction will apply, and the posted speed limit will be 25 miles per hour:
  - Cartwright Court and Lane
  - Miller Way
  - Redlinger Road
  - Scholten Drive
- Parking will be prohibited on the north side of Scholten Drive from the eastern property line of 524 Scholten Drive to the western property line of 536 Scholten Drive to accommodate visibility for residents traveling to and from the private park.
- Parking will be prohibited on both sides of Kingsport Drive from Summit Drive to the intersection with Cartwright Lane and Scholten Drive.

Kingsport Drive west of Summit Drive already has established traffic regulations for speed limit and stop control in the Village Code. This existing code language also applies to Kingsport Drive east of Summit Drive. Staff is proposing a no parking restriction for the short segment of Kingsport Drive east of Summit Drive to maintain clear access. Upon approval, staff will work with the Engineering and Public Works Department to install the no parking signage.

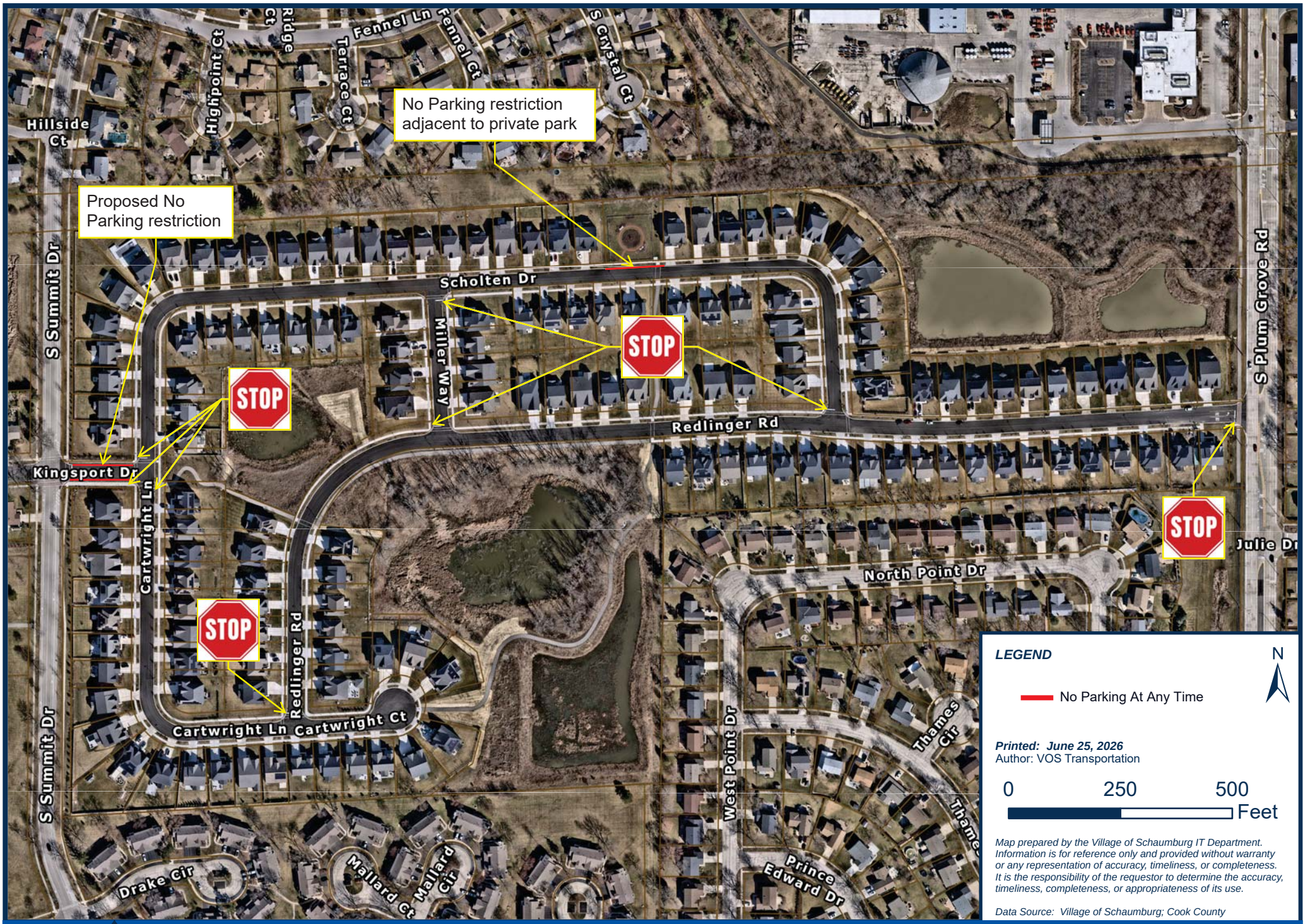
Recommendation
Staff is recommending that the Village Board adopt an ordinance amending the following sections of the Village of Schaumburg Code of Ordinances:

- Title 7, Chapter 74 - Schedule I - Two Way Stop Intersections
- Title 7, Chapter 74 - Schedule II - Three Way Stop Intersections
- Title 7, Chapter 74 - Schedule XIII (B) - Speed Limits [25 mph]
- Title 7, Chapter 75 - Schedule I - No Parking At Any Time

Recommended Action:

The Village Manager recommends the Village Board adopt an Ordinance amending Title 7, Chapters 74 and 75, Various Schedules (Cartwright Lane, Cartwright Court, Miller Way, Redlinger Road, and Scholten Drive).

ATTACHMENTS:
- Summit Grove Exhibit
- Schaumburg ORD No 26-XXX Summit Grove



Summit Grove Subdivision

VILLAGE OF SCHAUMBURG

PUBLICATION OF:

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING TITLE 7, CHAPTERS 74 AND 75, VARIOUS SCHEDULES (CARTWRIGHT LANE, CARTWRIGHT COURT, MILLER WAY, REDLINGER ROAD, AND SCHOLTEN DRIVE)

ADOPTED: JULY 14, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JULY 15, 2026

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING TITLE 7, CHAPTERS 74 AND 75, VARIOUS SCHEDULES (CARTWRIGHT LANE, CARTWRIGHT COURT, MILLER WAY, REDLINGER ROAD, AND SCHOLTEN DRIVE)

WHEREAS, the Transportation Department recommended to the Transportation Committee amending the Code of Ordinances for Summit Grove in regards to Two Way Stop Intersections, Three Way Stop Intersections, Speed Limits [25 mph], and No Parking At Any Time; and

WHEREAS, the Village President and Board of Trustees of the Village of Schaumburg have determined that said amendment is in the best interest of the Village.

BE IT ORDAINED by the President and Board of Trustees of the Village of Schaumburg, Cook County, Illinois, as follows:

SECTION ONE: That Title 7, Chapter 74, Section 74.01, Schedule I. Two Way Stop Intersections is hereby amended to add the following:

Cartwright Lane and Redlinger Road (Redlinger Road to stop).
Miller Way and Redlinger Road (Miller Way to stop).
Miller Way and Scholten Drive (Miller Way to stop).
Redlinger Road and Scholten Drive (Scholten Drive to stop).
Plum Grove Road and Redlinger Road (Redlinger Road to stop).

SECTION TWO: That Title 7, Chapter 74, Section 74.02, Schedule II. Three Way Stop Intersections is hereby amended to add the following:

Kingsport Drive, Scholten Drive, and Cartwright Lane.

SECTION THREE: That Title 7, Chapter 74, Section 74.13, Schedule XIII, (B). Speed Limits [25 mph] is hereby amended to add the following:

Cartwright Court
Cartwright Lane
Miller Way
Redlinger Road
Scholten Drive

SECTION FIVE: That Title 7, Chapter 75, Section 75.01, Schedule I. No Parking at Any Time is hereby amended to add the following:

Kingsport Drive, both sides, from Summit Drive to Cartwright Lane and Scholten Drive, for a distance of 85 feet.

Scholten Drive, north side, from the east property line of 524 Scholten Drive to the west property line of 536 Scholten Drive, for a distance of 130 feet.

SECTION SIX: 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:

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Granting a Site Plan Approval for Building and Parking Lot Development for Napleton Schaumburg Subaru (200 W. Higgins Road – SP2605-02).
07/14/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- SP2605-02 Napleton Sch Subaru ORD

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL FOR BUILDING AND PARKING LOT DEVELOPMENT FOR NAPLETON SCHAUMBURG SUBARU (200 W. HIGGINS ROAD)

CASE NO. SP2605-02

ADOPTED: JULY 14, 2026

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

JULY 15, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL FOR BUILDING AND PARKING LOT DEVELOPMENT FOR NAPLETON SCHAUMBURG SUBARU (200 W. HIGGINS ROAD)

CASE NO. SP2605-02

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the application is in full compliance with the regulations and requirements of the Zoning Ordinance, and that granting of said Site Plan Approval for Building and Parking Lot Development for Napleton Schaumburg Subaru located at 200 W. Higgins Road, Case No. SP2506-01 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 Site Plan Approval for Building and Parking Lot Development for Napleton Schaumburg Subaru located at 200 W. Higgins Road, Case No. SP2506-01 is in the best interest of the Village, be and is hereby granted on the property legally described as:

PARCEL 1:
THAT PART OF THE EAST 37 LINKS (24.42 FEET) OF THE SOUTHWEST 1/4, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 ALL TAKEN AS ONE TRACT LYING NORTH OF THE NORTHEASTERLY LINE OF HIGGINS ROAD AS MONUMENTED AND OCCUPIED, AND LYING WEST OF THE WEST LINE OF MALL DRIVE AS DEDICATED PER DOCUMENT NO. 21076004, ALL IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION SAID POINT BEING 143.60 FEET NORTH (AS MEASURED ALONG SAID WEST LINE) OF THE AFORESAID NORTHEASTERLY LINE OF HIGGINS ROAD, THENCE EASTERLY ALONG A LINE FORMING AN ANGLE WITH SAID WEST LINE OF 89 DEGREES 05 MINUTES 00 SECONDS AS MEASURED FROM NORTH TO EAST A DISTANCE OF165.00 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE TO SAID NORTHEASTERLY LINE OF HIGGINS ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE POINT OF INTERSECTION WITH THE WEST LINE OF MALL DRIVE AFORESAID; THENCE NORTHERLY ALONG SAID WEST L1NE 458.00 FEET; THENCE WESTERLY PERPENDICULARLY TO SAID WEST LINE OF MALL DRIVE 244.00 FEET; THENCE SOUTHERLY 74.568 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE LAST DESCRIBED LINE TO A POINT; THENCE WESTERLY 161.206 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE LAST DESCRIBED LINE TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 37 LINKS (24.42 FEET) OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 175.167 FEET ALONG SAID WEST LINE TO THE POINT OF INTERSECTION WITH A LINE FORMING AN ANGLE OF 89 DEGREES 05 MINUTES 00 SECONDS FROM SOUTH TO WEST WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION AND PASSING THROUGH THE POINT

OF BEGINNING; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO SAID POINT OF BEGINNING, ALL IN COOK COUNTY. ILLINOIS

PARCEL 2:
PART OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTH EAST 1/4 WITH THE NORTHERLY RIGHT OF WAY OF STATE ROUTE 72 (HIGGINS ROAD); THENCE NORTH ALONG SAID WEST LINE, 143.6 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 165.0 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, 171.6 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 72 (HIGGINS ROAD); THENCE NORTH 81 DEGREES 08 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 167.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY. ILLINOIS

PARCEL 3:
THAT PART OF THE EAST 37 LINKS (24.42 FEET) OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF HIGGINS ROAD AS MONUMENTED AND OCCUPIED AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST 1/4 AND THE NORTHEASTERLY LINE OF HIGGINS ROAD AFORESAID; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF 143.60 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE WITH SAID EAST LINE OF 90 DEGREES, 55 MINUTES, 00 SECONDS AS MEASURED FROM NORTH TO WEST A DISTANCE OF 24.423 FEET TO A POINT ON THE WEST LINE OF THE EAST 37 LINKS AFORESAID; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 139.337 FEET TO THE NORTHEASTERLY LINE OF HIGGINS ROAD AFORESAID; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 24.725 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL FOR BUILDING AND PARKING LOT DEVELOPMENT FOR NAPLETON SCHAUMBURG SUBARU (200 W. HIGGINS ROAD)

CASE NO. SP2605-02

SECTION TWO: That said Site Plan Approval for Building and Parking Lot Development for Napleton Schaumburg Subaru located at 200 W. Higgins Road, Case No. SP2506-01 be and it is hereby granted subject to compliance with the following conditions:

1. The terms and conditions of Ordinance No. 23-059 or other ordinances not specifically revised herein are hereby reaffirmed by reference.
2. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, which including landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.
3. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
4. Any change to the approved plans listed below must be brought to the attention of the Director of Community Development before any construction can begin. Ad-hoc field changes are considered a violation of approved plans and could result in the revocation of development permits.
5. No signage is being approved as part of this Site Plan Approval, a separate sign permit is required for any signage.
6. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Architecture and Engineering Plans to the Community Development Department which include the following:
    a. Fire department access shall be provided at security gates with a Knox Box or Knox Padlock. (Engineering Plans GM)
    b. Front drive aisle shall be designated as a fire lane. Signage shall be provided and the curb shall be painted yellow. (Engineering Plans GM)
    c. Valves and hydrants shall be Mueller and Clow Only
    d. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area. All DIP shall be encased; Encasement of piping shall be V-Bio Enhance.
    e. Provide CA-6 backfill only. no CA-7, no sand.
    f. Connection shall be provided via dry connection and cut in a TEE for 8" loop, valve and valve vault to be adjacent. Schedule shut downs with VOS. Valve Vaults to be 5'.
    g. Provide continental crosswalks over both commercial driveways.
    h. Provide hatched design for all crosswalks internal to the site.
    i. For the pedestrian crossing on the south end of the north-south drive aisle adjacent to the east side of the proposed building, provide detectable warnings for this pedestrian access route.
    j. For the pedestrian crossing north of the traffic signal, provide R1-6A Pedestrian Crossing sign for both directions of vehicular travel.

k. Per code section 151.08, ensure clear sight distances are maintained entering and exiting the development from Higgins Road (Illinois Route 72) by 350 feet.
l. Provide a truck turning template for service and emergency vehicles expected to service the site. Ensure turning maneuvers do not cross into opposing traffic or additional traffic lanes.
m. Where electric vehicle (EV) charging stations are provided for public use, at least one accessible EV charging station shall be provided and designed to be usable by individuals with disabilities. Accessible EV charging stations shall be located on an accessible route and shall provide the required accessible vehicle space, access aisle, reach ranges, and operable parts necessary for accessibility. Submit revised site and architectural plans demonstrating compliance with applicable accessibility requirements and current accessibility standards for EV charging facilities.

7. Prior to the issuance of a Building Permit, the petitioner shall submit a revised copy of the Building Plans to the Community Development Department which include the following:
   a. A Knox Box shall be provided at the main entrance and at the sprinkler room. (Architectural Plans A00.50)
8. The following plans shall be adopted as part of the governing ordinance:
   a. Project Narrative, prepared by Simon Design Group and received by the Community Development Department on April 20, 2026.
   b. Site Plan AA00.50, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   c. Site Lighting Photometric Plan PH1, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   d. Floor Plan - L1 A02.01, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   e. Floor Plan - L2 + Basement A02.02, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   f. Ext. Elevation A04.01, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   g. Ext. Elevation A04.02, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   h. Ext. Materials A04.03, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   i. Ext. Materials A04.04, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   j. Ext. Materials A04.05, prepared by Simon Design Group, dated February 18, 2026, last revised May 21, 2026, and received by the Community Development Department on May 22, 2026.
   k. Overall Tree Preservation Plan TP1.0, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL FOR BUILDING AND PARKING LOT DEVELOPMENT FOR NAPLETON SCHAUMBURG SUBARU (200 W. HIGGINS ROAD)

CASE NO. SP2605-02

l. Tree Preservation Plan North TP1.1, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026
m. Tree Preservation Plan South TP1.2, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026
n. Overall Landscape Plan L1.1, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026
o. Landscape Plan North L1.1, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026
p. Landscape Plan South L1.2, prepared by Kathryn Talty Landscape Architects, dated February 7, 2023, last revised July 15, 2024, and received by the Community Development Department on April 20, 2026

SECTION THREE: The Director of Community Development of the Village of Schaumburg is hereby directed to issue the necessary permits upon proper application to effectuate the provisions of this ordinance.

SECTION FOUR: 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 14th day of July, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Fence Variation for 200 Tulip Court
07/14/26
Village Board

Presenter: Chidochashe Baker, AICP, Community Planner
Lead Department: Community Development

Executive Summary:

Case Title
P2605-01 / 200 Tulip Court / Fence Variation

Hearing Date
June 3, 2026

Summary
The petitioner is requesting a variation to allow a solid perimeter fence with gaps less than 30% of the surface for the subject property located at 200 Tulip Court.

Recommended Action:

Staff Recommendation
Recommending Denial

Vote
2-5 with two absent.

If the Village Board concurs with the Plan Commission recommendation, they should approve the request as presented.

ATTACHMENTS:
- Staff Report
- Location Map
- Application.pdf
- Variation Narrative & Justification
- Plat of Survey
- P2605-01 Hernandez Residence Minutes.pdf

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Chidochashe Baker AICP Community Planner

HEARING DATE: June 3, 2026

DATE PREPARED: May 22, 2026

CASE NUMBER: P2605-01

TITLE: P2605-01/ 200 Tulip Ct / HERNANDEZ RESIDENCE / Fence Variation

BACKGROUND INFORMATION

Petitioner:	Juan Hernandez
Address of Petitioner:	200 Tulip Court
Status of Petitioner:	Owner and Occupant of Subject Property
Location of Subject Property	East of S. Barrington Rd., South of Schaumburg Rd, North of W. Weathersfield Way

Requested Action:

- Variation to allow a perimeter fence with less than 30% of the surface unobstructed to both light and air [Title 9, Chapter 102, Sections 102.10(A) of the Village Code]

ANALYSIS

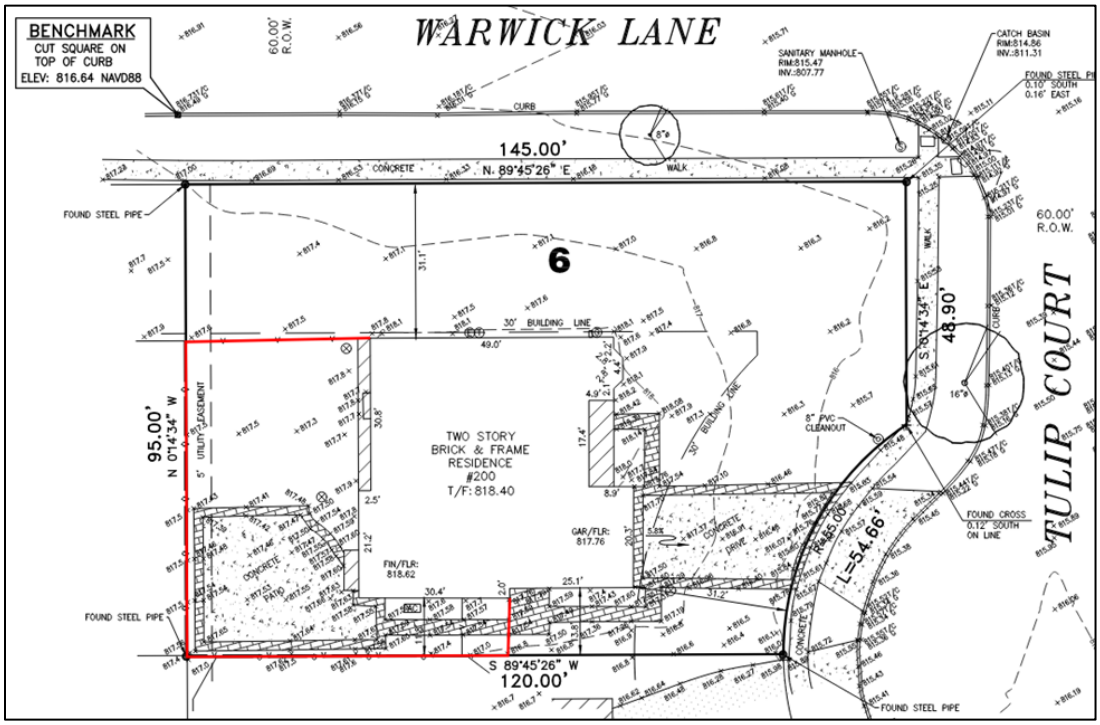
Staff Discussion:



The petitioner is requesting a variation to allow a solid perimeter fence with gaps less than 30% of the surface for the subject property located at 200 Tulip Court. In August,2025, a fence permit (RBLD 25-1274) was issued to the petitioner's contractor to install a 5ft perimeter fence along with landscape work. The fence was proposed to be constructed with 6-inch wood composite boards with 2 5/8-inch gaps in between. Per code section 102.10 (A), perimeter fences may be **open or semi-open** and no greater than five feet (5') in height when measured along the vertical from the surface of the ground to the highest point on the fence. Semi-open fences are defined as "a fence having a regular pattern of which between eighty percent (80%) and thirty percent (30%) of the surface unobstructed to both light and air when viewed perpendicular to the plane of the fence. Whereas a solid fence is defined as "a fence having a regular pattern that has less than thirty percent

(30%) of the surface which is open and unobstructed to both light and air when viewed perpendicular to the plane of the fence." As shown in the approved fence location plan below, the fence would be considered a perimeter fence.

Fence Location



In September,2025, staff conducted inspection for the fence. Upon inspection, staff noted that the fence was constructed of 6 inches wood composite boards with metal brackets added to the top and bottom of each panel as shown in the images below. The inspection failed for non-compliance with the 30% open gap space requirement.





The brackets added approximately 2.5 inches to each fence panel/board and increased the solid surface coverage to a total of 8.5 inches. The required unobstructed gaps were not recalculated for a larger solid area (panels and brackets) and remained at approximately 2.625. Staff has prepared the exhibit below showing the minimum fence gap calculation for a fence panel/board width of 6 inches and 8.5 inches per Village Code.

Required gap for 6-inch board	**Required gap for 8.5-inch board + brackets**
$\frac{70\%}{6\ inches} = \frac{30\%}{x}$	$\frac{70\%}{8.5\ inches} = \frac{30\%}{x}$
$70 \times x = 30 \times 6$	$70 \times x = 30 \times 8.5$
$70x = 180$	$70x = 255$
$\frac{70x}{70} = \frac{180}{70}$	$\frac{70x}{70} = \frac{255}{70}$
$x = 2.57\ inches$	$x = 3.64\ inches$

In the past, the Village Board has denied several fence variations for a variety of reasons. Examples of denied fence variations are below.
A solid fence in a side yard located at 1332 Sharon Lane (Case No. P0510-02). A request for a six-foot tall, solid, perimeter fence located at 520 Grace Lane (Case No. P0808-02) was also denied. These requests were denied due to the negative precedent that may be set; however, the staff evaluation was that the property owner at 520 Grace Lane created their own hardship due to failure to secure a permit and redesignation of a side yard and rear yard for a corner property. A six-foot tall, solid perimeter fence was also denied for 100 Dorset Lane (Case No. P1704-01); the property owner at this location requested a fence variation to comply with Union Pacific Railroad's policy for K-9 handlers.

Staff is not supportive of the requested variation for several reasons. The hardship was created because the fence was not installed per approved plans or code requirements to provide 30% to 80% gap unobstructed to both light and air. The fence does not meet the intent of the code to have 30% of the surface unobstructed to both light and air. Additionally, per code, the current fence would be defined as a solid fence. In residential districts solid fences are only allowed:

1. as privacy fences when installed up to 16 feet into the rear yard as measured from the rear of the principal structure and no closer to the side property line than the required side yard distance.
2. along property lines contiguous to parks, recreational areas or schools,

3. along property lines contiguous to property zoned or used for multifamily, manufacturing uses, business uses or office uses or if a parking lot abuts a single-family residence to provide screening for both light and noise.
4. abut the following thoroughfare: Irving Park Road, Higgins Road, Golf Road, Schaumburg Road, Roselle Road, Bode Road, Wise Road, Plum Grove Road, Springinsguth Road, Meacham Road and Jones Road north of Higgins Road.

The Zoning Ordinance states that the Plan Commission may take into consideration the extent to which the following facts have been established which may be favorable to the applicant:

The particular physical surroundings, shape, or topographical conditions of the property would bring a hardship upon the owner if the strict letter of the regulations were carried out.
The petitioner is requesting a variation to allow a fence that was not installed per the approved plans. Staff does not believe that the particular physical surroundings, shape, or topographical conditions of the property present a hardship upon the owner if the strict letter of the regulations were carried out.

The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.
Per code, perimeter fences (fences constructed within 6 inches of the property line) within all residential districts are required to be semi-open or open having 30% to 80% of the surface unobstructed to both light and air. Per code the constructed fence would be defined as a solid fence. In residential districts solid fences are only allowed:

1. as privacy fences when installed up to 16 feet into the rear yard as measured from the rear of the principal structure and no closer to the side property line than the required side yard distance.
2. along property lines contiguous to parks, recreational areas or schools,
3. along property lines contiguous to property zoned or used for multifamily, manufacturing uses, business uses or office uses or if a parking lot abuts a single-family residence to provide screening for both light and noise.
4. abut the following thoroughfare: Irving Park Road, Higgins Road, Golf Road, Schaumburg Road, Roselle Road, Bode Road, Wise Road, Plum Grove Road, Springinsguth Road, Meacham Road and Jones Road north of Higgins Road.

The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
There is no evidence that the variation has been requested to make more money from the property.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
The hardship is self-created in this case because the fence was not installed per approved plans and code requirements to provide 30% to 80% permeable surface to light and air. The property

owner contacted the village to contest the failed fence inspection, alleging their contractor received incorrect guidance from staff. The owner claimed the contractor was told that mounting brackets would not be included in opacity calculations for a semi-open fence. The owner requested approval of the fence inspection since they indicated their contractor received incorrect guidance from staff and the fence as installed met the intent of the ordinance.

Granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
Granting this variation will allow a non-compliant fence to remain and will set a negative precedent to allow solid perimeter fences.

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 variation may impair an adequate supply of light and air to adjacent property.

Granting 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.
Granting the variation will confer on the applicant a special privilege that is denied by this chapter to the properties of the same district.

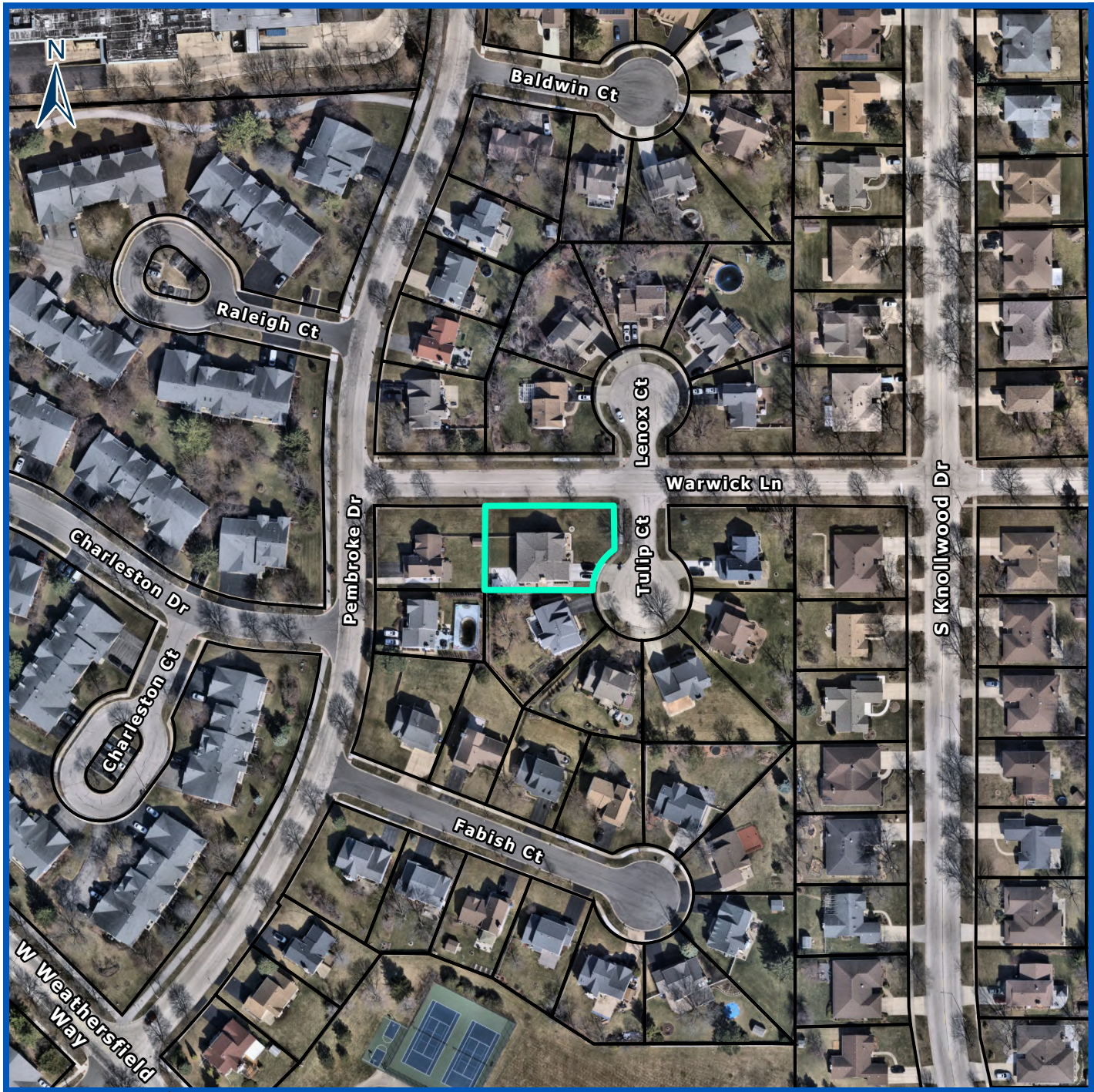
RECOMMENDATION

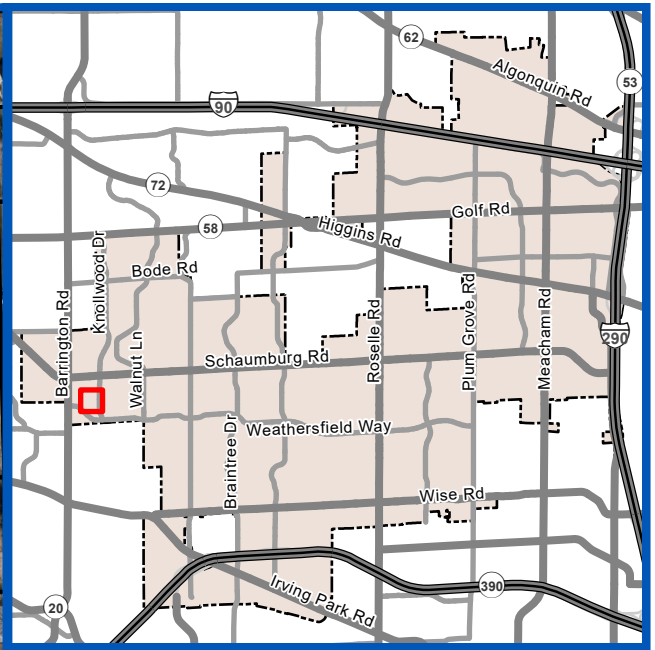
Staff has reviewed the requested variations and recommends **denial** of a fence variation for the property located at 200 Tulip Lane, Case No. P2605-01.

Should Plan Commission recommend approval of the fence variation, the following conditions shall apply:

1. The following plans shall be adopted as part of the governing ordinance:
    a. Plat of Survey, received by the Community Development Department on May 5, 2026.
    b. Fence Image, received by the Community Development Department on May 5, 2026.
    c. Fence Variation Narrative and Justification, received by the Community Development Department on May 5, 2026.

pc: Petitioner





Subject Property

P2605-01

HERNANDEZ RESIDENCE

Fence Variation

0 80 160

Feet

VILLAGE OF SCHAUMBURG

200 Tulip Lane

Prepared By:
Village of Schaumburg
Community Development Department

Village of Schaumburg, IL

June 1, 2026

Record No: DEVR-26-24

Development Review Application

Status: Active

Submitted On: 4/23/2026

Primary Location

200 TULIP CT
Schaumburg, IL 60193

Owner

HERNANDEZ, JUAN P
Tulip Ct 200 TULIP CT
SCHAUMBURG, IL 60193

Applicant

Juan Hernandez
[redacted]
[redacted]
200 Tulip Ct
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Chido Baker

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

Site Information

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

Residential

PIN Number*

071930200600000

HOA approval needed?

No

Township of Subject Property?

Schaumburg

Residential Subtype

Single Family

Approvals Requested

Setback Variation

☐

Tear down and Replacement

☐

FAR Credit Approval

☐

Special Use - Residential

☐

Residential Variation

☐

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*

Fence panel board spacing variation request.

Project Staff

Type

Other

If Other, Describe

Company Name

Arriaga Pavers

Staff Name*

Simon Arriaga

Staff Mailing Address*

[redacted]

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

Juan P. Hernandez
Apr 23, 2026

Narrative Statement to the Village Variation Review Board

Property Address: 200 Tulip Ct
Permit No.: RBLD-25-1274

I submit this narrative in support of my request for relief and reconsideration regarding the failed inspection of a permitted rear-yard fence installation at my residence, located at 200 Tulip Ct.

Background and Permit History

Following the completion of a substantially large residential addition project at my home, I experienced repeated unprofessional and inconsistent treatment by Village inspection staff, specifically Mr. Kryder and Mr. Brock V. Whittkamp. As a result of those experiences, I took deliberate steps to ensure that all subsequent permitted work would strictly comply with Village requirements and that any ambiguities would be resolved in advance through direct communication with the Village.

In 2025, I applied for and was issued Permit No. **RBLD-25-1274** for the installation of a composite board fence along the perimeter of the rear yard. The work was performed by **Arriaga Pavers**, a professional contractor.

Composite Fence Design and Code Ambiguity

The fence installed at my property consists of **horizontal composite boards manufactured with tongue-and-groove edges**. To properly cover the grooves and achieve a finished and structurally sound installation, **aluminum metal spacers** are required at the top and bottom of each board.

While the Village fence ordinance references spacing requirements based on board width, it **does not address composite fence systems that require spacers**, nor does it clarify whether spacers are to be included when calculating total board width for spacing compliance. This ambiguity is particularly significant given that the "30% unobstructed to light and air" standard is a functional and purpose-driven requirement rather than a purely dimensional one.

Proactive Pre-Construction Inquiry to Village Staff

Because of this lack of clarity—and due to my prior negative experiences with inspection staff—I instructed my contractor to contact the Village inspection department **before construction began** to obtain explicit direction.

On **September 17, 2025, at approximately 9:48 a.m.**, my contractor, **Mr. Simon Arriaga**, called the Village inspection department at **847-923-4420**. He was transferred to **Mr. Brock**

V. Whittkamp. The **sole and explicit purpose of this call** was to inquire how fence board spacing should be calculated when metal spacers are required for composite boards.

During this call, Mr. Arriaga advised Mr. Whittkamp that:

- Each composite board is **6 inches wide**
- The required metal spacers add approximately **2.5 inches**
- The total effective assembly width per board is therefore **8.5 inches**

Mr. Whittkamp specifically instructed Mr. Arriaga to **base spacing solely on the width of the composite board itself**, excluding the spacers. He further stated that the required spacing was **2 5/8 inches**, consistent with Village regulations.

Relying on this direct guidance from Village staff, Arriaga Pavers proceeded with construction as instructed.

Construction and Numerical Compliance

The completed fence was constructed with:

- A **minimum spacing of 2 5/8 inches**, and
- Spacing measurements reaching up to **2 3/4 inches** in some sections.

This project represents an investment in excess of **$40,000**, undertaken specifically in reliance on the direction provided by the Village prior to construction.

Even if the total board assembly width of **8.5 inches** is used for calculation, the ordinance's **30% unobstructed requirement** equates to approximately **2.55 inches** (2 and 9/16 inches). The fence as constructed **meets or exceeds this threshold**.

Ordinance Intent vs. Technical Interpretation

The inspection report cited the fence for allegedly failing to meet the requirement that "a minimum of 30% of the surface is unobstructed to both light and air when viewed perpendicular to the plane of the fence."

The purpose of this standard is to prevent fences from functioning as solid walls and to preserve:

- Light penetration
- Airflow
- Visibility

- Aesthetic openness

The fence at 200 Tulip Ct clearly achieves these objectives:

- It is visually semi-open, with consistent, visible gaps between slats
- Sunlight passes freely through the fence, maintaining brightness in the rear yard
- Airflow is unobstructed and consistent with the ordinance's purpose

Treatment of Structural Spacers

Each composite slat includes aluminum spacers at the top and bottom that are required for proper tongue-and-groove installation. These spacers are **narrow, structural framing components**, not visual barriers. Treating them as full solid obstructions materially overstates their impact on openness and misrepresents the actual visual and functional characteristics of the fence.

Including these spacers as equivalent to solid boards contradicts both:

- The practical function of the fence, and
- The intent of the ordinance itself.

Functional Compliance and Reasonableness

Even if a hyper-technical calculation were to suggest a marginal deviation when spacers are treated as fully solid elements, the fence plainly complies with the **spirit, purpose, and functional goals** of the ordinance. It does not act as a solid wall and does not impede light, air, or visibility.

The ordinance is fundamentally performance-based, and by any reasonable, real-world assessment, this fence is a **semi-open fence**.

Inspection Failure and Subsequent Conduct

Despite the above, the fence failed inspection. When I attempted to discuss this issue with **Mr. Kryder and Mr. Whittkamp**, both individuals refused to speak with me directly. Front desk staff advised that they had been instructed **not to transfer calls** to either inspector.

I subsequently filed a complaint with **Mr. Ryan Franklin**. His investigation confirmed—via phone records—that the September 17, 2025 call did occur. However, during interviews, Mr. Kryder and Mr. Whittkamp denied discussing fence spacing with Mr. Arriaga, despite acknowledging that the call took place.

This denial is inconsistent with the facts. The **only purpose of the call** was to ask about fence board spacing; no other subject was discussed.

Request for Relief

I respectfully request that the Board grant relief based on the following:

1. **Documented reliance on explicit pre-construction guidance from Village staff**
2. **Ambiguity in the Village code regarding composite fences requiring spacers**
3. **Numerical compliance with the 30% spacing requirement**
4. **Clear functional and visual compliance with the ordinance's intent**
5. **Principles of fairness, consistency, and equitable enforcement**

Accordingly, I request that the fence be deemed compliant as constructed, or alternatively, that the Board grant a variance or direct a re-inspection that evaluates the fence based on the ordinance's purpose rather than an overly rigid mathematical interpretation inclusive of structural spacers.

I am happy to provide photographs, diagrams, contractor statements, permit documentation, and any additional information the Board may require.



Door Fence Post With Tape Measure



Fence Door Post with Tape Measure



Outside of Fence Door Entrance





To show elevation difference between Neighbor’s side and 200 Tulip Ct Side and to demonstrate visible gaps under bottom boards of all fence sections.



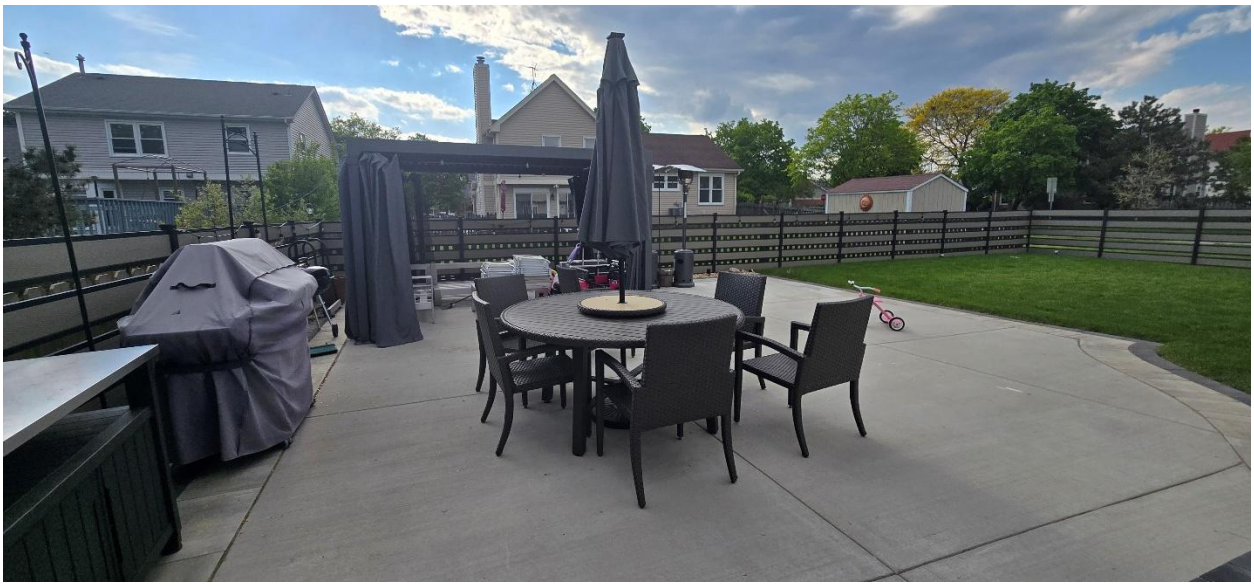
Inside of yard view



Inside of Yard View



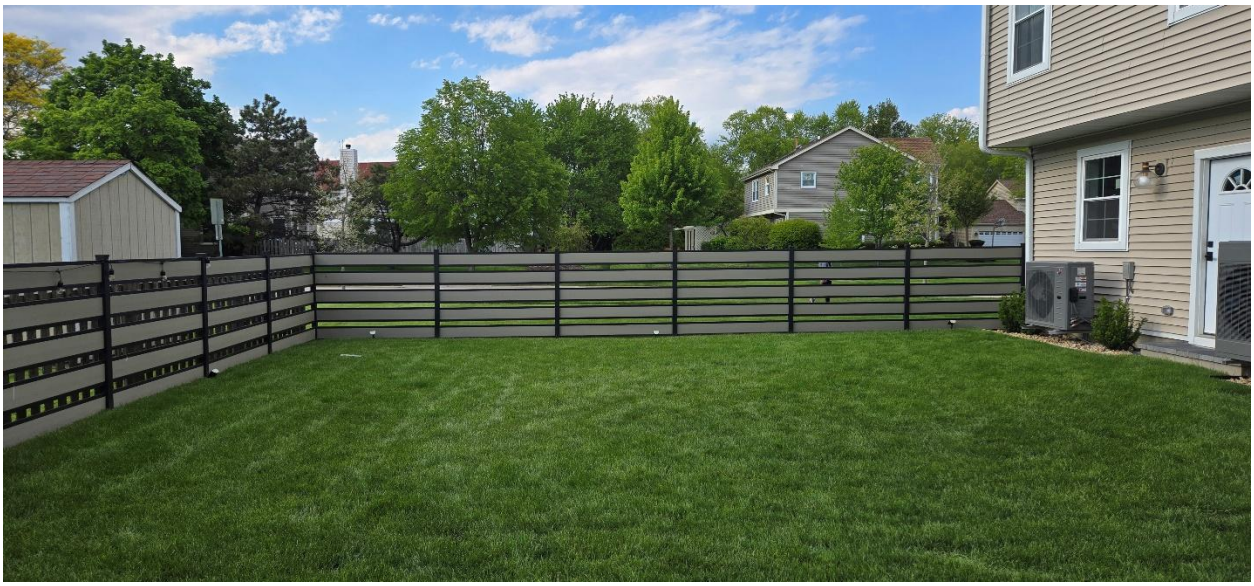
Inside of Yard View



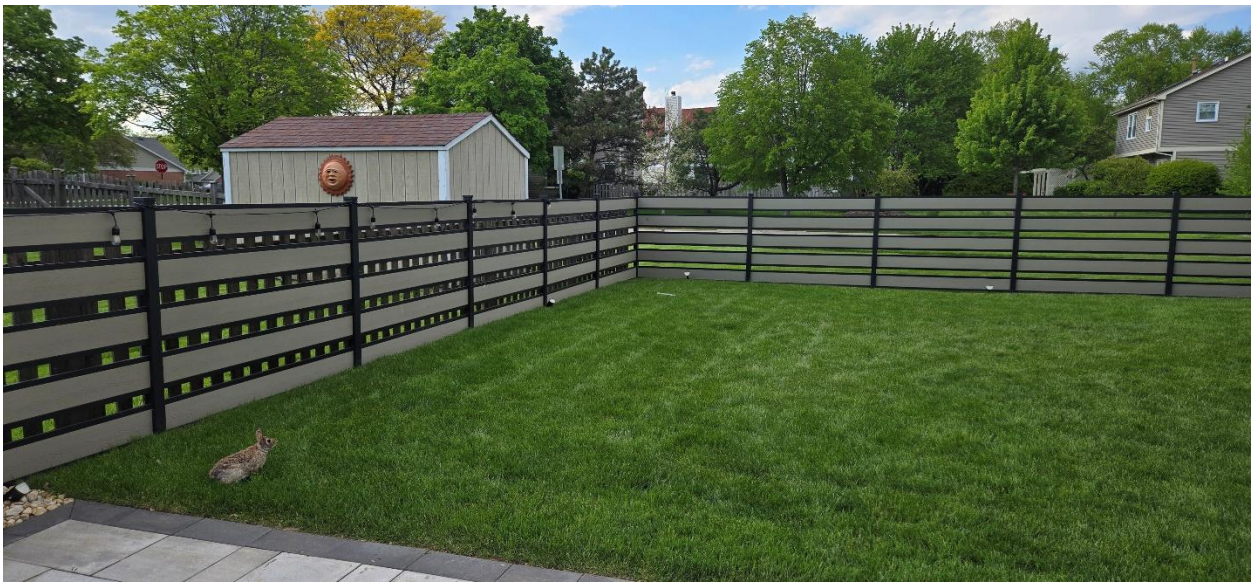
Inside of Yard View



Inside of Yard View [Facing Warwick Street]



Inside of Yard View [Facing Warwick Street]



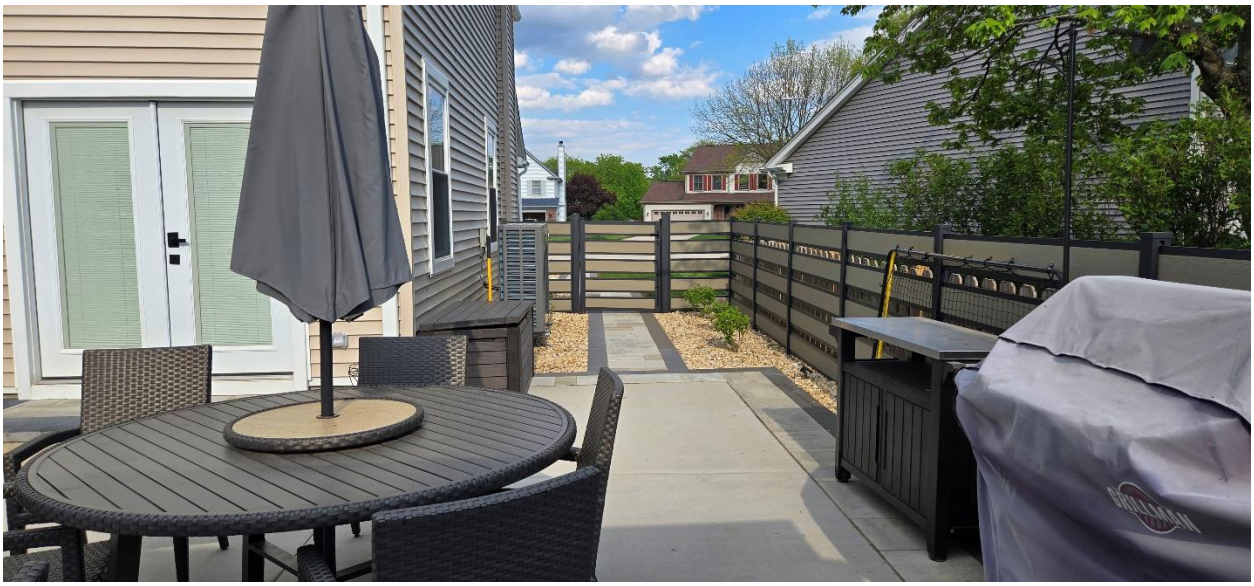
Inside of Yard View [Facing Warwick Street and rear Neighbor’s Yard]



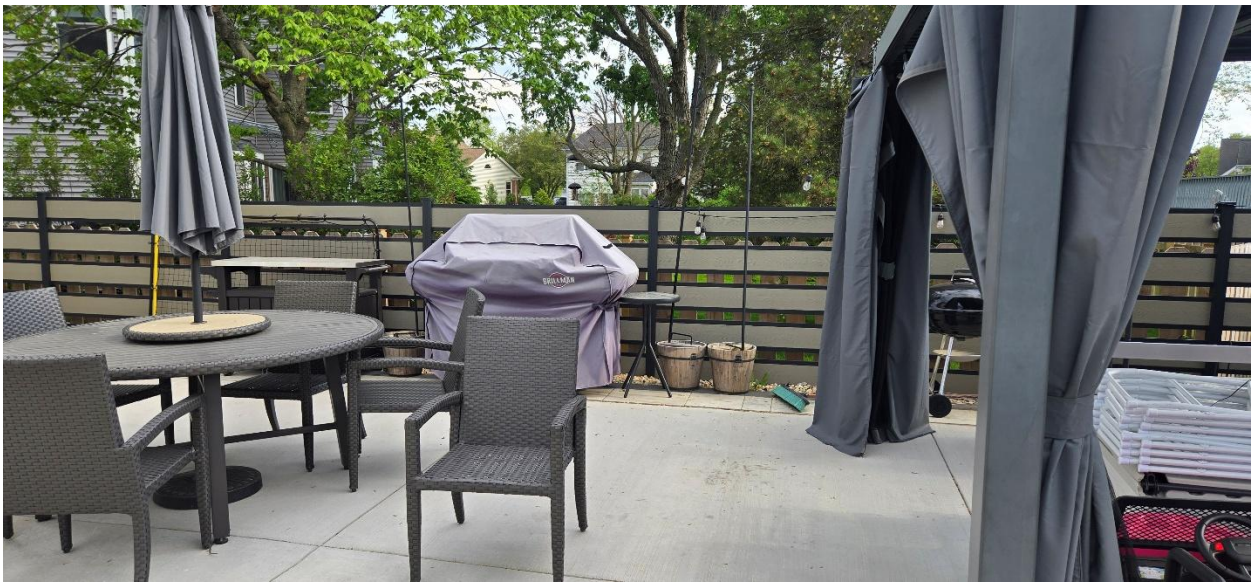
Inside of Yard View [Facing rear and side neighbor sides]



Inside of Yard View [Facing Warwick Street]



Inside of Yard View door entrance view



Inside of Yard View [Facing side neighbors yard on tulip ct]

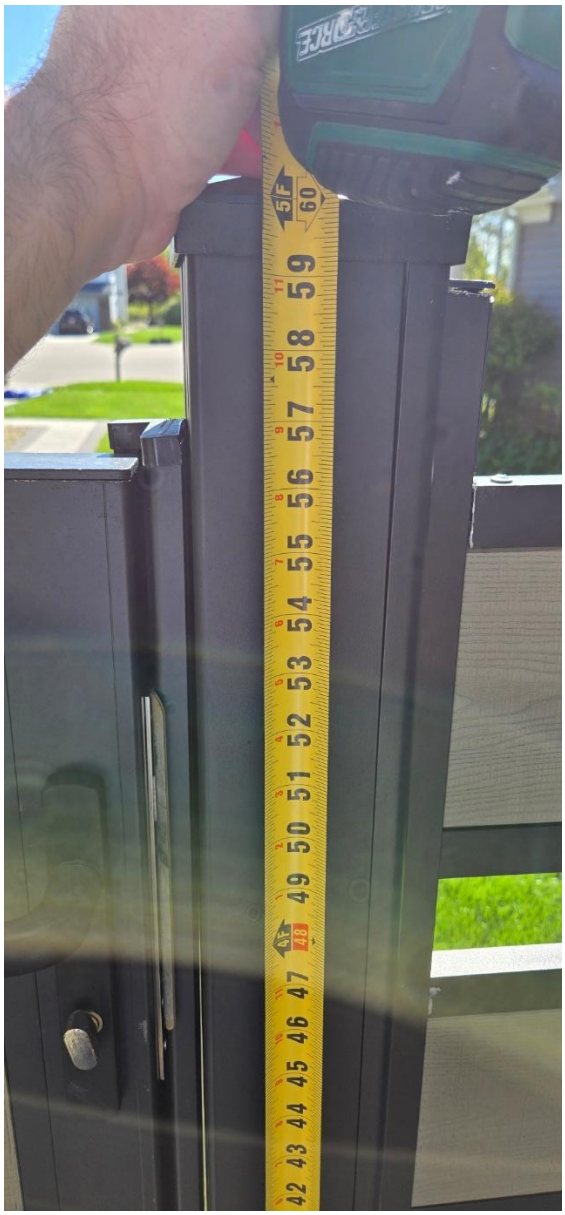




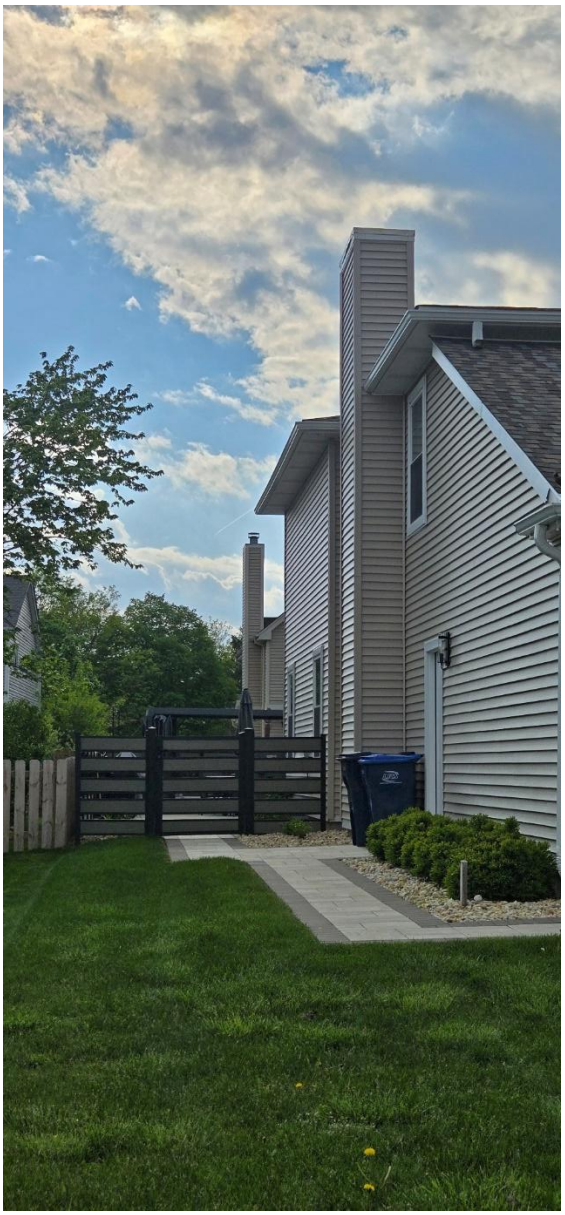
Fence View from Side Neighbor’s Yard



Fence view from Side Neighbor’s Yard



Top of Fence Door Post with Tape Measure



Outside view of Fence from Tulip Ct [Fence Door Entrance]



Tulip Ct view of fence door entrance



Warwick street side view of fence



Warwick street side view of fence



Warwick street side view of fence



Side neighbor vs. 200 Tulip Ct Fence

PLAT OF SURVEY

LOT 6 IN BLOCK 5 IN COUNTRY GROVE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

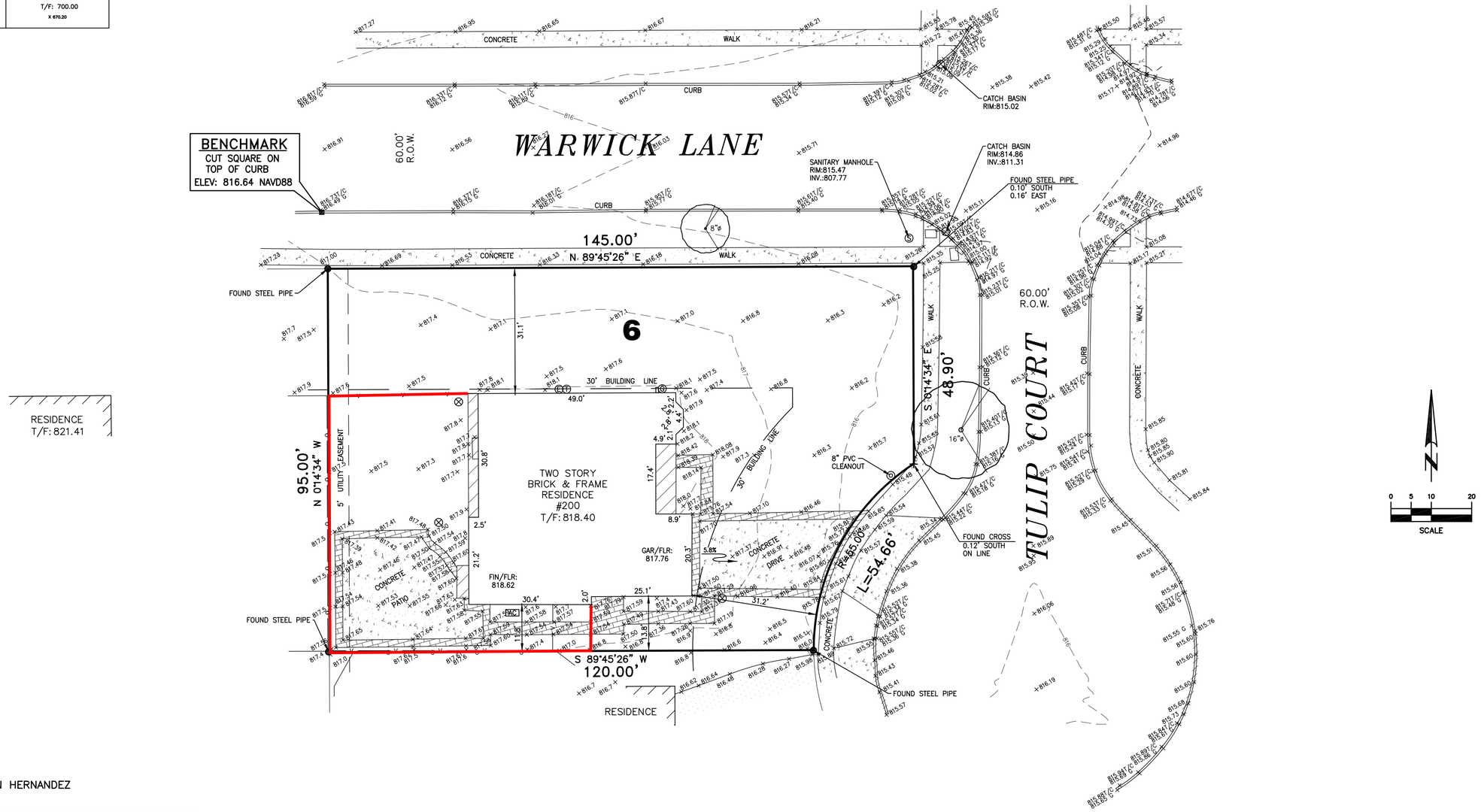
FINAL GRADING PLAN

LEGEND	
	EXISTING
WOOD FENCE	—— O ——
VINYL FENCE	—— V ——
SANITARY MANHOLE	Ⓢ
CATCH BASIN	⊘
CLEANOUT	⊙
BUBBLER	⊗
TELCO METER	Ⓣ
GAS METER	Ⓖ
ELECTRIC METER	Ⓔ
TREE W/DIAMETER	9"
TOP OF FOUNDATION	T/F: 700.00
SPOT ELEVATION	x 670.20

Fence Location

COMMON ADDRESS:
200 TULIP COURT
SCHAUMBURG, IL 60193

SUBJECT PROPERTY AREA
12,963 SQ. FT. (more or less)



PREPARED FOR: JUAN HERNANDEZ

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

BEARINGS SHOWN HEREON ARE BASED ON IL. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED BY LOCAL C.O.R.S. OBSERVATIONS.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

AS-CONSTRUCTED IMPERVIOUS AREA EXHIBIT	
RESIDENCE:	2,667 S.F.
DRIVEWAY:	747 S.F.
REAR PATIO:	945 S.F.
WALKS:	296 S.F.
TOTAL:	4,655 S.F.

LOT COVERAGE DATA	
LOT AREA:	12,963 S.F.
AS-CONSTRUCTED IMPERVIOUS AREA:	4,655 S.F.
AS-CONSTRUCTED % IMPERVIOUS:	35.9%

MARK H. LANDSTROM 2625 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALOS HILLS, ILLINOIS

FIELD WORK COMPLETED: 10/8/2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY

DATED: 10/10/2025

MARK H. LANDSTROM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2026
SURVEY No. 24-12-008-ASBLT

P2605-01 / 200 Tulip Court / Hernandez Residence / Fence Variation
Village of Schaumburg
Plan Commission
June 3, 2026
1

The hearing was called to order at 7:00 p.m. by Chairperson Rich Gerber.

ROLL CALL

Members Present: Chairperson Rich Gerber, Don Watson, Charles Nordstrom, Steve Robles, Anil Barot, Tanvi Vora, and Kenneth Ropiak

Members Absent: Dale Litney, David Piecuch

Staff Present: Chidochashe Baker, AICP, Community Planner

Ryan Franklin, AICP, Assistant Director of Community Development

A quorum was present.

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

Juan Hernandez, Applicant

Ryan Franklin, AICP, Assistant Director of Community Development

Chairperson Gerber introduced the case being presented P2605-01 / 200 Tulip Court / Hernandez Residence / Fence Variation

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. Hernandez stated that he built a fence after obtaining a permit, site survey, and hired a professional contractor. He stated that he did not agree with the staff report. He shared that he previously had a home addition that was inspected by Village of Schaumburg contracting staff, Lou Ortiz. Mr. Hernandez explained that the property passed the Phase 1 rough inspection. At the time of the Phase 2 electrical inspection, several items failed that did not fail his initial inspection. He stated that he applied for a new permit to install a fence with horizontal, six inch boards for a five foot tall fence. His contractor informed him after delivery that the boards required metal spacers, which added to the height of the fence and gap between boards. The spacers added 2.5 inches to the gap, ending with 8.5 inches overall. Mr. Hernandez explained that he referenced the code on the Village's website, discovering that the fence requires a 30% spacing gap between boards. He shared that his contractor contacted the Village to inquire about the spacing requirements. He stated his contractor called the Village on September 17th, 2025 and was advised to build the fence with 2 5/8 inch spacing by Brock Wittcamp, Plans Examiner. He stated that the call lasted roughly 12 minutes, which was confirmed by Mr. Franklin. He explained that the purpose of the call was to verify spacing.

Mr. Hernandez stated that he did not personally contact the Village to confirm spacing before the fence was built. He stated that when his fence failed the building inspection after it was installed, he was surprised because he was pre-approved. He called Bob Kryder, the building division supervisor, several times following the failed fence inspection about what was discussed between his contractor and Mr. Wittcamp. Mr. Hernandez said that Mr. Wittcamp relayed information that the fence spacing was not discussed during the call. Mr. Hernandez filed a complaint with the Village, and in response to that Mr. Franklin confirmed that a phone call did take place, but the phone calls are not recorded so no statements made during the call could be confirmed. Mr. Hernandez stated that the spacing between the boards of the fence vary from 2 5/8in. to 2 ¾ in. He stated that if he is required to expand the spacing in the fence, to 3.64in., he would rather not have the fence. He stated that he is asking the commission to see the Village's mistake.

Ms. Baker stated that this variation is to allow a solid perimeter fence with gaps less than 30% of the surface area. A perimeter fence is classified as a fence built within six inches of the property line. The fence can be no greater than five feet in height, being either open or semi-open. A semi-open fence is defined as having between 30% and 80% space unobstructed to light or air. A solid fence would be a fence with less than 30% open space. She stated that Mr. Hernandez obtained a fence permit for six inch wood-composite boards with the appropriate spacing. The spacing for these boards would be 2.625 inches, or 2 5/8 inch. Once the fence was installed, the solid space was 8.5 inches. The spacing that was calculated on the approved permit was for six inch boards, and not for the final board width of 8.5 inches. The required board spacing for the 8.5 inch solid space would be 3.64 inches. Staff is not supportive of the variation. The fence was constructed differently than proposed on the permit, and would set a negative precedent for allowing a solid perimeter fence. Solid fences are allowed as privacy fencing when constructed 16 feet into the rear yard. Solid perimeter fences are only allowed along property lines that abut neighbor schools, public parks, properties with commercial and manufacturing uses, or throughfares specified in the fence code. The code intends for fence spacing to be wide enough for light and air to flow through, as well as to maintain public safety. The proposed fence does not meet the intent of the code. Staff recommends denial because the fence does not meet the code requirements.

Chairperson Gerber asked if there were any questions or comments from the public.

Mr. Barot clarified that the issue was an inch difference. He asked if the discrepancies were discovered during the initial inspection. Ms. Baker stated that the inspection takes place once the fence has been installed. She explained that during the permitting process the contractor provided a description of the proposed fence sizing, not an exhibit.

Mr. Robles stated that the fence code is very specific in how to determine fence height, but not fence spacing. He stated that this appears to be more of a code interpretation discussion.

Mr. Watson expressed he shares the same concerns as Mr. Robles. Mr. Watson mentioned that Mr. Hernandez stated he received bad advice from the Village, Mr. Watson inquired what the advice was. Mr. Hernandez stated that his contractor called the Village to ask about spacing between fence boards. He stated that when he applied for the permit, he was unaware of the metal brackets required for spacing, and they were not included in the original application. He said that he was advised to build the fence with 2 5/8 inch spacing, based on the six inch boards. He stated his

interpretation of the code was 30% of six inches. Mr. Watson clarified that the petitioner contacted the Village before building the fence to verify the spacing requirements, but still failed the inspection. Mr. Franklin added that the petitioner filed a complaint against the Village. Mr. Franklin completed an investigation into the complaint by looking at phone records, speaking with the petitioner, and speaking with staff. He was able to confirm that the phone call took place on September 17th, 2025, but was unable to verify the contents of the call, as the Village does not record phone calls. In speaking with Mr. Wittcamp, Mr. Wittcamp stated that he did not inform the contractor that the spacing would be determined by board size alone.

Mr. Nordstrom stated that with this presentation, he learned that a solid fence is considered anything with less than a 30% gap. He said that his main takeaway from the meeting thus far was that there was a miscommunication between the petitioner and the Village.

Mr. Ropiak stated that without written proof of what was discussed during the September 17th, 2025 phone call, that the code is the code. He stated that if there were documentation, he would have a different stance on the case.

Ms. Vora asked if the contractor was aware of how the 30% calculation would be measured. Mr. Hernandez explained no, that the calculation is not public knowledge. He explained that when he submitted plans to the Village, he did not receive specific feedback explaining how the spacing was to be computed. He shared that the formula found in the staff report was not provided to the homeowner in the permit process. He stated that he had not seen the formula before reviewing the staff report. Mr. Hernandez shared that his contractor would be willing to sign an attestation confirming what he spoke about during the call. He shared that he was unsure if Mr. Wittcamp would do the same. Ms. Vora asked how the contractor measured. Mr. Hernandez stated that the contractor called and received advice from the Village.

Chairperson Gerber stated that there was a breakdown in communication between both parties. He stated that the commission will never know specifically what was discussed during the phone call. Regardless of the existence of written proof of misinformation from staff, staff does not have the authority to approve a variation to this required code section.

Mr. Watson inquired about the staff recommendation, asking what the bullet points refer to. Ms. Baker explained that while staff recommends denial, if the commission were to approve the case, staff created a list of conditions that must apply. She stated that these include submitting the plat of survey, fence image, and the fence variation justification must be submitted. Mr. Watson asked if the submission of these additional documents would lead to a precedent for future variations. Ms. Baker stated yes, this would set a precedent and be available in the future.

Mr. Robles asked about previous cases, stating that fence removal is often required when an owner sells a property. He asked if that would be applicable in this case. Ms. Baker stated that in previous cases a condition and transfer stamp holds have been placeed on the property record to notify the owners to bring the property into compliance with code requirements when the property is sold. Mr. Franklin added that the fence removal condition has been utilized when staff is recommending approval. He stated that this condition is not typically applicable when staff is recommending denial.

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

A motion was made by Mr. Watson, seconded by Mr. Nordstrom to close the hearing

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

A motion was made by Mr. Watson to recommend approval of a Fence Variation for the property 200 Tulip Court, Hernandez Residence, case number P2605-01, seconded by Mr. Nordstrom.

MOTION CARRIED: Vote 5-2 with two members absent.

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

The hearing was adjourned at 7:44 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

Ordinance No. 26-_____An Ordinance Granting a Fence Variation (200 Tulip Court – P2605-01).
07/14/26
Village Board

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 26-XXX An Ordinance Granting a Fence Variation.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A FENCE VARIATION (200 TULIP COURT)

CASE NO. P2605-01

ADOPTED: JULY 14, 2026

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

JULY 15, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A FENCE VARIATION (200 TULIP COURT)

CASE NO. P2605-01

WHEREAS, the Plan Commission of the Village of Schaumburg conducted a public hearing on June 3, 2026, and has recommended approval of a Fence Variation for Hernandez Residence, located at 200 Tulip Court, Case No. P2605-01.

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Fence Variation for Hernandez Residence, located at 200 Tulip Court, Case No. P2605-01 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 Fence Variation as follows:

- Variation to allow a perimeter fence with less than 30% of the surface unobstructed to both light and air [Title 9, Chapter 102, Sections 102.10(A) of the Village Code] for Hernandez Residence located at 200 Tulip Court, Case No. P2605-01 be and is hereby granted on the property legally described as:

  LOT 6 IN BLOCK 5 IN COUNTRY GROVE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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 following plans shall be adopted as part of the governing ordinance:
   a. Plat of Survey, received by the Community Development Department on May 5, 2026.
   b. Fence Image, received by the Community Development Department on May 5, 2026.
   c. Fence Variation Narrative and Justification, received by the Community Development Department on May 5, 2026.

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.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A FENCE VARIATION (200 TULIP COURT)

CASE NO. P2605-01

AYES:

NAYS:

ABSENT:

ADOPTED this 14th day of July, 2026.

_____

ATTEST: Tom Dailly, Village President

_____

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resignations/Appointments of Committee Members
07/14/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- VBM July 14 Appointments Memo.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

OFFICE OF MAYOR TOM DAILLY

MEMORANDUM

Date: July 7, 2026
To: Board of Trustees
From: Village President
Subject: Committee/Commission Appointments/Resignations

I ask for your concurrence in the appointments/resignations on the following committee/commissions at the July 14, 2026, Board meeting.

Fire Pension Board:

Removal(s): Chief James Walters (retired)
Appointment(s): Chief Fabio Puccini (term ends 04/30/27) (Trustee)

Respectfully,

Tom Dailly

Tom Dailly
Mayor