AGENDA

Village Board

Tuesday, November 10, 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. October 27, 2026

V. Approval of Expenditures

A. $10,868,701.85

VI. Presentations

A. Presentation of the 2026 Landscape Awards to Blufish Restaurant, US Bank, Element at Veridian, Kiddie Academy, Shops at Copley, Village in the Park Apartments and Summit Grove by Mahesh Prajapati, Environmental Committee member.

VII. 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.

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

A. Recommendation to Approve the Request from St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for Bingo event and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Mr. William Solomon of St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for Bingo event on November 15, 2026 at 1451 W. Bode Road (Waived Fee).

B. Recommendation to Approve the Request from Global Brew Tap House for One (1) Class D One Day Liquor License for Schaumburg Holiday Market and to Waive the Fee.
- [motion] to recommend the Village Board approve the request from Mr. Shashin Vyas of Global Brew Tap House for One (1) Class D One Day Liquor License for Schaumburg Holiday Market on November 21, 2026 at 235 E. Beech Drive (Waived Fee).

IX. Correspondence

A. Recommendation to Approve the Request from St. Gregory of Nyssa Parish to Hold a Raffle
- [motion] to recommend the Village Board approve the request from St. Gregory of Nyssa Parish to hold a 50/50 raffle on November 15, 2026 at 822 Springinsguth Road, and waive the fidelity bond requirement.

B. Recommendation to Approve the Request from The Heartland Institute to Hold Raffles
- [motion] to recommend the Village Board approve the request from The Heartland Institute to hold a Queen of Hearts raffle starting in December 2026 with drawings to be held online, and to grant three variances to Code Section 117.31 (A) including: 1) tickets will be sold for a period of 90+ days, 2) a single prize is over $1,000, and 3) total prizes awarded could be over $25,000.

C. Recommendation to Approve the Request from Family Bridges to Ratify a Raffle
- [motion] to recommend the Village Board ratify the request from Family Bridges for a raffle held on November 6, 2026 at Chandler's Chophouse located at 401 N. Roselle Road.

D. Recommendation to Approve the Request from Japanese Chamber of Commerce and Industry of Chicago to hold a Raffle
- [motion] to recommend the Village Board approve the request from Japanese Chamber

of Commerce and Industry of Chicago (JCCC) to hold a raffle on January 17, 2027 at the Renaissance Schaumburg Hotel and Convention Center located at 1551 Thoreau Drive, to approve a variance to Chapter 117.31 since the retail value is over $1,000 for any one prize and the total retail value of all prizes is estimated to exceed $25,000.

X. Finance, Legal, Administrative, and General Government Committee

A. Recommendation to Establish the Levy Amount at $19,479,582, Set the Tentative Levy on November 10, 2026, and Adopt the Tax Levy Ordinance on December 8, 2026 (No increase from 2025)
- [motion] to recommend the Village Board establish the levy amount at $19,479,582, set the tentative levy on November 10, 2026, and waive first reading and adopt the 2026 Tax Levy Ordinance on December 8, 2026.

B. Recommendation to Establish the Levy Amount for the Special Service Area 16 (Woodfield Business Center Open Space) at $200,000, Set the Tentative Levy on November 10, 2026, and Adopt the Tax Levy Ordinance on December 8, 2026
- [motion] to recommend the Village Board establish the Special Service Area 16 (Woodfield Business Center Open Space) levy request at $200,000, set the tentative levy on November 10, 2026, and adopt the Tax Levy Ordinance on December 8, 2026.

XI. Engineering and Public Works Committee

A. Recommendation to Approve an Agreement for the Walnut Lane Resurfacing from Schaumburg Road to Bode Road – Phase III Construction Administration with Michael Baker International
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the Walnut Lane Resurfacing from Schaumburg Road to Bode Road – Phase III Construction Administration with Michael Baker International of Downers Grove, IL in the amount of $280,358.00, and approve the required Resolution.

B. Recommendation to Approve the Walnut Lane Resurfacing from Schaumburg Road to Bode Road - Local Agency Agreement for Federal Participation
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute the Walnut Lane Resurfacing from Schaumburg Road to Bode Road - Local Agency Agreement for Federal Participation, and approve the required Resolution.

C. Recommendation to Approve Utilization of Illinois Motor Fuel Tax Funds for the Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road
- [motion] to recommend the Village Board authorize the Village Clerk to execute the utilization of Illinois Motor Fuel Tax Funds for Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road in the amount not to exceed $597,256, and approve the required Resolution.

D. Recommendation to Waive Competitive Bidding and Award Stage 1 of the New Police Station Construction Project to Camosy Incorporated
- [motion] to recommend the Village Board waive competitive bidding and award Stage 1

of the New Police Station Construction Project to Camosy Incorporated of Zion, IL in the amount of $2,223,267.

XII. Health and Human Services Committee

A. Recommendation to Approve the 2025 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report
- [motion] to recommend the Village Board approve the 2025 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) and direct staff to prepare the submittal to the U.S. Department of Housing & Urban Development (HUD).

XIII. Transportation Committee

A. Recommendation to Approve a Service Agreement with Pace for Route 905 (Woodfield Trolley)
- [motion] to recommend the Village Board authorize the Village President and Village Clerk to execute a Service Agreement with Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, for Route 905 for an amount not to exceed $433,524.37, and approve the required Resolution.

B. Recommendation to Approve a Professional Services Agreement with Thomas Engineering Group for Design Services for Stage III of the North Meacham Road Corridor Streetscape Improvements
- [motion] to recommend the Village Board approve a Professional Services Agreement with Thomas Engineering Group LLC of Oak Brook, IL for Design Services for Stage III of the North Meacham Road Corridor Streetscape Improvements in the amount of $298,855, and approve the required Resolution.

C. Recommendation to Approve a Professional Services Agreement with Hanson Professional Services, Inc. for the Commerce Drive Feasibility Study
- [motion] to recommend the Village Board approve a Professional Services Agreement with Hanson Professional Services, Inc. of Lisle, IL for Planning Services for the Commerce Drive Feasibility Study in the amount of $118,119, and approve the required Resolution.

XIV. Zoning Board of Appeals

A. Recommendation to Approve an Amendment to Existing Special Use to Add Medical Cannabis Dispensary for Floramedex, LLC d/b/a Sunnyside / 1739 E. Golf Road - Woodfield Gatherings
- [motion] to recommend the Village Board Approve an Amendment to Existing Special Use to Add Medical Cannabis Dispensary for Floramedex, LLC d/b/a Sunnyside (1739 E. Golf Road - Woodfield Gatherings - Z2609-02).

B. Recommendation to Approve a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC / 1212 Mitchell Boulevard
- [motion] to recommend the Village Board Approve a Special Use for an Internet Auto

Sales Facility for Auto Hub Motors LLC (1212 Mitchell Boulevard - Z2608-03).

C. Recommendation to Approve a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew / 177 N. Barrington Road
- [motion] to recommend the Village Board Approve a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew (177 N. Barrington Road - Z2607-02).

D. Recommendation to Approve a Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review for Village of Schaumburg - Public Safety Building / 1000 Woodfield Road
- [motion] to recommend the Village Board Approve a Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review for Village of Schaumburg - Public Safety Building (1000 Woodfield Road - Z2605-05).

XV. Award of Bid

A. Recommendation to Award Bid for the Sanitary and Storm Sewer Televising and Cleaning Services to Hydro-Vision Technology, LLC
- [motion] to recommend the Village Board award the bid for the Sanitary and Storm Sewer Televising and Cleaning Services to the lowest responsible bidder, Hydro-Vision Technology, LLC of Romeoville, IL in the amount of $244,198.46.

XVI. Resolutions (Next Res. R-26-072)

A. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement for Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road – Phase III Construction Administration with Michael Baker International, Inc.

B. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute the Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road – Local Agency Agreement for Federal Participation.

C. Resolution No. R-26-_____A Resolution Authorizing Utilization of Motor Fuel Tax Funds for the Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road.

D. Resolution No. R-26-_____A Resolution Approving and Authorizing the Execution of a Third Amendment to the Employment Agreement for the Position of Village Manager, and Authorizing a One-Time Bonus Payment and a Payout of Accrued Sick Leave to the Village Manager.

E. Resolution No. R-26-_____A Resolution Authorizing the Village President to Execute a Service Agreement with Pace for Route 905.

F. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village

Clerk to Execute an Agreement with Thomas Engineering Group, LLC of Oak Park, IL for Design Services for Stage III of the North Meacham Road Corridor Streetscape Improvements in the Amount of $298,855.

G. Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with Hanson Professional Services, Inc. for the Commerce Drive Feasibility Study in the amount of $118,119.

XVII. Ordinances (Next Ord. 26-077)

A. Ordinance No. 26-____An Ordinance Granting an Amendment to Existing Special Use to add Medical Cannabis Dispensary for Floramedex, LLC d/b/a Sunnyside (1739 E. Golf Road - Woodfield Gatherings – Z2609-02).

B. Ordinance No. 26-____An Ordinance Granting a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC (1212 Mitchell Boulevard – Z2608-03).

C. Ordinance No. 26-____An Ordinance Granting a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew (177 N. Barrington Road - Z2607-02).

D. Ordinance No. 26-____An Ordinance Granting a Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review for Village of Schaumburg - Public Safety Building (1000 Woodfield Road - Z2605-05).

XVIII. Committee Reports

XIX. Comments from the Public

XX. Counsel Report

XXI. President's Report

A. Resignations and Appointments of Committee Members

XXII. Manager's Report

XXIII. Trustee Comments

XXIV. Adjournment

XXV. Executive Session

XXVI. 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

October 27, 2026
11/10/26
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-10-27.docx

VILLAGE OF SCHAUMBURG **"UNAPPROVED"**
VILLAGE BOARD MINUTES
TUESDAY, OCTOBER 27, 2026
PARKER HALL

M I N U T E S

CALL TO ORDER: 7:00 PM

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

STAFF PRESENT: B. Townsend – Village Manager
P. Hewson – Deputy Village Manager
A. Buckwinkler – Assistant to the Village Manager
R. Lundquist – Management Analyst
L. Malina – Village Attorney
F. Puccini – Fire Chief
J. Dugan – Deputy Police Chief
L. Petersen – Director/Finance
A. Thorpe – Assistant Director/Finance
M. Hess – Financial Analyst
M. Frank – Director/Economic Development
M. Krawiec – Program Manager/Transportation
M. Hall – Director/Engineering & Public Works
P. Schaak – Director/Information Technology
J. Carey – Director/Human Resources
T. Weiler – Director/Cultural Services
T. Reid – Director/Communications and Outreach
K. Maldonado - Communications Specialist

OTHERS PRESENT: H. Raimondi – Chairman/Zoning Board of Appeals

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Clerk Lentino

APPROVAL OF MINUTES:

Trustee LaRosa made a motion to approve the October 13, 2026, Village Board Minutes and Trustee Madej seconded the motion. Voice vote – 6-0. Motion carried unanimously.

Trustee Bieschke made a motion to approve the October 13, 2026, Executive Session Village Board Minutes and Trustee LaRosa seconded the motion. Voice vote – 6-0. Motion carried unanimously.

APPROVAL OF EXPENDITURES:

$10,244,861.35 – Trustee Clar made a motion to approve the expenditures as presented and Trustee Sullivan seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, Bieschke, LaRosa voted aye. No Trustee voted nay. Motion carried unanimously.

PRESENTATIONS:

A. Presentation of Government Finance Officers Association Distinguished Budget Presentation Award by Director of Finance Lisa Petersen.

Lisa Petersen / Director of Finance said the Distinguished Budget Presentation Award for FY 2026/2027 as recognized by the Government Finance Officers Association represents a significant achievement and that Schaumburg meets the highest principles of governmental budgeting. She said the budget serves as a policy document, a financial plan, an operations guide, and a communications device, and is used by the Village Board, Department Directors, residents and others. She said this year's award receives special recognition for the inclusion of performance measures and the incorporation of strategic goals and strategies. She said the budget is a collaborative effort which takes months of hard work to create and includes all departments. Ms. Petersen gave special recognition to Alex Thorpe / Assistant Director of Finance, Andrew Buckwinkler / Assistant to the Village Manager, Michael Hess / Financial Analyst, Ricky Lundquist / Management Analyst, and Paula Hewson / Deputy Village Manager, for their countless hours and meetings, and exceptional skills. She thanked Brian Townsend, Village Manager, for his direction, guidance, and leadership. Ms. Petersen also thanked the Village Board for their support and trust and presented the Award to President Dailly.

President Dailly congratulated the Finance Department on their excellent work. Trustee Madej thanked the Finance Department for their hard work.

LIQUOR LICENSE REQUESTS:

A. Request from Ms. Jennifer Coolong for One (1) Class A Liquor License for Life Time Schaumburg located at 900 E. Higgins Road (New License).

Derrick Kirchner, Manager, came forward to answer any questions the Board may have. Mr. Kirchner clarified that they already serve food and they want to be able to serve liquor. There being no objections from the Board, President Dailly explained the process for the liquor license.

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 Request from Boys and Girls Clubs of North Central IL to Ratify a Raffle
- [motion] to recommend the Village Board approve the request from Boys and Girls Clubs of North Central IL to ratify a raffle held on October 11, 2026, at Dave & Buster's located at 601 N Martingale Rd. and waive the fidelity bond requirement.

X. Proclamations

A. Schaumburg Amateur Radio Club Day - October 27, 2026

XI. Finance, Legal, and General Government Committee

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

B. Recommendation to Accept the Annual Comprehensive Financial Report for the Year Ended April 30, 2026
- [motion] to recommend the Village Board accept the Annual Comprehensive Financial Report for the fiscal year ended April 30, 2026.

C. Recommendation to Approve the Annual Stipend List for Advisory Committee Members for Fiscal Year 2025-26
- [motion] to recommend the Village Board approve the Annual Stipend List for Advisory Committee Members for Fiscal Year 2025-26.

D. Recommendation to Establish the Levy Amount at $19,479,582, Set the Tentative Levy on November 10, 2026, and Adopt the Tax Levy Ordinance on December 8, 2026 (No increase from 2025)
- [motion] to recommend the Village Board establish the levy amount at $19,479,582, set the tentative levy on November 10, 2026, and waive first reading and adopt the 2026 Tax Levy Ordinance on December 8, 2026.

E. Recommendation to Establish the Levy Amount for the Special Service Area 16 (Woodfield Business Center Open Space) at $200,000, Set the Tentative Levy on November 10, 2026, and Adopt the Tax Levy Ordinance on December 8, 2026
- [motion] to recommend the Village Board establish the Special Service Area 16 (Woodfield Business Center Open Space) levy request at $200,000, set the tentative levy on November 10, 2026, and adopt the Tax Levy Ordinance on December 8, 2026.

F. Recommendation to Approve Revisions to the Personnel Manual and the Benefits Handbook
- [motion] to recommend the Village Board approve the proposed revisions to the Personnel Manual and Benefits Handbook and refer it to the Committee of the Whole.

G. Recommendation to Approve a TIF Redevelopment Agreement between the Village of Schaumburg and LPC Acquisition Company, LLC for the Experior Redevelopment
- [motion] to recommend the Village Board adopt an Ordinance approving a TIF Redevelopment Agreement between the Village of Schaumburg and LPC Acquisition Company, LLC, and authorize execution of the TIF Redevelopment Agreement by the Village Manager and Village Clerk.

H. Recommendation to Approve Development Agreement for a Cook County Class 6B Tax Incentive at 1001 W. Irving Park Road for LPC Acquisition Company, LLC
- [motion] to recommend the Village Board approve a Class 6B tax incentive for LPC Acquisition Company, LLC located at 1001 W. Irving Park Road, and approve the required Resolution.

XII. Committee of the Whole

A. Recommendation to Amend Policy Statement 1.44 to Increase Village Manager Authorization Limits for Waiver of Fees for Government, Non-profit, and Faith-based Organizations (Referred from the September 17, 2026 PBD Committee Meeting)
- [motion] to recommend the Village Board approve the Amendments to Policy Statement 1.44 to Increase Village Manager Authorization Limits for Waiver of Fees for Government, Non-profit, and Faith-based Organizations.

B. Recommendation to Amend Policy Statement 5.64 – Village of Schaumburg, Cook County, Class 6B Tax Classification Policy
- [motion] to recommend the Village Board approve the Amendments to Policy Statement 5.64 - Village of Schaumburg, Cook County, Class 6B Tax Classification Policy.

C. Recommendation to Amend Policy Statement 5.66 – Village of Schaumburg, Cook County, Class 7 Tax Classification Policy
- [motion] to recommend the Village Board approve the Amendments to Policy Statement 5.66 - Village of Schaumburg, Cook County, Class 7 Tax Classification Policy.

XIII. Health and Human Services Committee

A. Recommendation to Approve the 2026 Landscape Award Recipients
- [motion] to recommend the Village Board approve the 2026 Landscape Award Recipients to Blufish Restaurant, US Bank, Element at Veridian, Kiddie Academy, Shops at Copley, Village in the Park Apartments and Summit Grove.

B. Recommendation to Approve a New Community Development Block Grant (CDBG) Funded Essential Home Repair Grant Program for Low-Income Households
- [motion] to recommend the Village approve the New Community Development Block Grant (CDBG) Funded Essential Home Repair Grant Program for Low-Income Households.

XIV. Zoning Board of Appeals

A. Recommendation to Approve a Special Use for a Pet Grooming Facility for Pet Organic Goodies / 1128 S. Roselle Road - Schaumburg Towncenter Shopping Center
- [motion] to recommend the Village Board Approve a Special Use for a Pet Grooming Facility for Pet Organic Goodies (1128 S. Roselle Road - Schaumburg Towncenter Shopping Center - Z2608-08).

B. Recommendation to Approve a Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-Truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence for 390 O'Hare Logistics Park / 1001 W. Irving Park Road
- [motion] to recommend the Village Board Approve a Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-Truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence for 390 O'Hare Logistics Park (1001 W. Irving Park Road - Z2605-01).

XV. Traffic Agreements

A. Recommendation to Approve a Traffic Agreement with Casey's Retail Company for the property located at 780 E. Schaumburg Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Casey's Retail Company located at 780 E. Schaumburg Road.

B. Recommendation to Approve a Traffic Agreement with RCG-Prairie PM, LLC (Prairie Towne Center Golden Corridor YMCA) for the property located at 101-171 N. Barrington Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and RCG-Prairie PM, LLC (Prairie Towne Center Golden Corridor YMCA) located 101-171 N. Barrington Road.

XVI. Resolutions (Next Res. R-26-071)

A. Resolution No. R-26-071 A Resolution Approving and Authorizing a 6B Classification for 1001 W. Irving Park Road, Schaumburg, Illinois (LPC Acquisition Company, LLC).

XVII. Ordinances (Next Ord. 26-074)

A. Ordinance No. 26-074 An Ordinance Granting a Special Use for a Pet Grooming Facility for Pet Organic Goodies (1128 S. Roselle Road - Schaumburg Towncenter Shopping Center – Z2608-08).

B. Ordinance No. 26-075 An Ordinance Authorizing a Redevelopment Agreement by and between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and LPC Acquisition Company, LLC, and Illinois Limited Liability Company.

C. Ordinance No. 26-076 An Ordinance Granting a Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-Truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence for 390 O'Hare Logistics Park (1001 W. Irving Park Road - Z2605-01)

Trustee Bieschke made a motion to approve the Consent Agenda with the following exceptions

Item B under Zoning Board of Appeals
Item B under Ordinances
Item C under Ordinances

and Trustee Sullivan seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, Bieschke, LaRosa voted aye. No Trustee voted nay. Motion carried unanimously.

COMMITTEE REPORTS:

A. President Dailly asked for questions / comments from the Board regarding the items pulled from the Consent Agenda. There were none. President Dailly asked for comments from the public.

Bryan Sill, Chairman of the Pilots Technical Advisory Committee (PTAC), came forward to express concern about the height and location of buildings proposed at 1001 West Irving Park Road. He said he has comments and has suggested revisions in relation to the ordinance regarding Building 5 of the proposed redevelopment project. He said there was a notation from the FAA that the location and height of Building 5 would interfere with the airport's automated weather station. Mr. Sill said the developer said he would lower the height of the building by 1 foot but doesn't think that is sufficient as it only leaves 10 or 11 feet between the building and the wind sensor on the weather station. He stated that the FAA specifies that no obstacle within 500 feet of the weather station can be any higher than 15 feet below the wind sensor or it would interfere with the data. He said in order to eliminate any ambiguity and maintain FAA compliance, the better way to word the ordinance is to require the building height not be any higher than 15 feet below the height of the weather station.

Mr. Sill said the other part of the ordinance appears to place the developer in control of communicating with the FAA and not the Village, and he feels the Village should retain control with any interaction with the FAA as it relates to the weather station as it is critical to the airport and the Village has made a large investment in it. He said the potential implication of the FAA finding the site requirements have been violated could be that the FAA can require the wind data be turned off which would cause a loss of the official weather report circulated by that weather station and could put the airport in violation of the Federal grant obligations.

Mr. Sill said the ordinance also states that no cranes or construction equipment will be allowed to interfere with the protected airspace and suggested adding a requirement that the Village and airport stakeholders are to be notified before any application for further obstruction evaluation determination for temporary cranes or construction equipment is filed to the FAA, which would give stakeholders a chance to provide comments. He said cranes or construction equipment directly under the flight path to the runway would render the airport unusable which would interfere with the businesses operating out of the airport

President Dailly said everything that goes on with the development of the property will be under control of the Village and doesn't feel the ordinance requires specification regarding the Village's interaction with the FAA.

Village Manager Townsend said the Village owns the airport, and it is not the interpretation that the Village was forfeiting any rights as it pertains to impact on the airport. He said a notice would be issued if the airport has to close. He said he does not know what the means and methods of construction will be and said the developer probably won't know until they get to the site. He said the Village would plan ahead if there was a situation where the airport had to be closed.

Mr. Sill said his concern is the ordinance, as written, requires interface with the developer and the FAA with regard to potential interference with the weather station and the Village should be handling that. He said the FAA provides for public comment, and the Village and stakeholders should be notified if the developer applies to use cranes during construction. He said a required closure would financially impact airport businesses, and they should be compensated if that were to happen.

President Dailly said first commentary on appropriate construction equipment usage construction would be coming from the Village and the developer would have to comply.

Mr. Sill said this project is a significant change from the project that was proposed a few years ago and PTAC and stakeholders were never notified of the change. He said the largest, tallest building is in front of the runway. He said they are not opposed to the project; he wants to see if there was a way to do it that would be less impactful on the airport.

President Dailly asked if there have been changes since the Zoning Board hearing. Mr. Sill said the Zoning Board recommended against the height of the building and Staff is recommending the Board override Zoning Board recommendation. He said his concern isn't as much with the height variance as with the lack of discussion about the design of the project, and neither PTAC nor the stakeholders were asked to weigh in on the design.

President Dailly said there was a Zoning Board hearing regarding this project offering the opportunity for comment. Mr. Sill said he sent an email and copied the Board.

Village Manager Townsend said this project has evolved. He said a proposal was submitted to Staff and recommended to Zoning Board for approval. He said his understanding is that Zoning Board made the recommendation to approve the project with conditions to the height of the building, and the developer said it would make the project infeasible. He said there was conversation between Staff, the developer, and consultants, and a solution was reached that did not interfere with the safety of avigation and flight approach and also allowed the developer to have a feasible project in terms of what their tenants need regarding building height. He said recommendation tonight reflects the compromise and the negotiation that was the outcome of the discussions with the developer.

Mr. Sill said neither PTAC nor the stakeholders were notified of the change. He said he understands the FAA determination that the protected airspace is not violated, but he said they were not afforded the opportunity to comment. He said an obstruction this size creates concern, and land use around an airport should be managed for the rare situations when an aircraft doesn't operate normally due to mechanical issues, and not normal operating aircraft. He said the FAA determination is an absolute minimum standard. He said they are not opposing the project, but the buildings could be placed differently in order to accommodate the airport environment.

President Dailly asked Village Manager Townsend if paperwork is meeting the requirements or if a final plan has to be submitted to the FAA.

Julie Fitzgerald, Director of Community Development, came forward and said the plan that was presented to the Zoning Board of Appeals had a taller building on lot 3 and there was a determination letter from the FAA that said there were no concerns.

President Dailly said FAA requirements are clearly being met, and no one is being put in a hazardous situation. He said things are being done to ensure the best possible outcome for the airport and the developer.

Ms. Fitzgerald said there is a condition in the ordinance that the height of the building on lot 5 be lowered 1 foot to avoid conflict with the weather station. She said an evaluation of the elevation was done in conjunction with the height of the building. She said it was reviewed by the Director of Transportation and 2 independent aviation consultants, and lowering the height by 1 foot from the proposed would eliminate the issue. She said a condition to clarify elevation could be added to the ordinance, but Staff felt it was unnecessary based upon the evaluation. She said when the project was presented to the Zoning Board of Appeals there was a 53-foot height variation, but the developers proposed lowering the height to 52 feet at the highest only at the corners of the building. She said Village Manager Townsend explained there was an exhibit previously distributed to the Board where the height would be 52 feet versus 2 other lower heights and it would be 48 feet over the flight path. She said to clarify, a condition can be put in the ordinance that the maximum height should be 52 feet and should correspond to the airspace exhibit which was created and dated September 1, 2026.

Mr. Sill said documents for the weather station wind sensor and building 5 were not in the packet and his suggested amendment to the ordinance, "that the building height has to be 15 feet below the weather station" would remove any potential FAA concerns.

President Dailly said the FAA does not have any concerns.

Mr. Sill said there is no documentation in the packet and would like to make it clear in the ordinance. He said the building heights do not match what is in the packet, and the center line of the runway goes right over building 3. He said PTAC should have been involved in discussion during committee meeting.

Village Manager Townsend said there is clarification as it pertains to the avigation easement and the flight path. He said the avigation easement is property rights acquired to protect the approach to the airport. He said the Village does not have the right to dictate what happens to the land outside of the easement. He said the avigation easement is the limit of the Village's property holdings over that land.

Mr. Sill said they have to comply with the FAA obstruction evaluation. Village Manager Townsend said Director Fitzgerald's comments pertain to the avigation easement, and the exhibit shows that the avigation easement is being proposed over a very small portion of the structure.

Mr. Sill said he hadn't seen the easement. He said he is trying to minimize obstacles and obstructions that can create safety issues, particularly aircraft that may be experiencing mechanical issues or other distress. He expressed concern about the biggest building being right off the end of the runway. He asked to find a way to make the project less impactful on the airport.

President Dailly said it's not exactly right off the end of the runway and there is distance between the runway and the project. Mr. Sill said the building is at the closest point it can be at

Director Fitzgerald said she had nothing to add and offered to answer any questions.

Trustee Madej said Mr. Sill's concerns are legitimate and the investment in the weather station is significant. He asked about the elevation and grade level as compared to the weather station.

Director Fitzgerald suggested said based on the analysis of the elevation and the weather station, there is a condition that the building height be 1 foot lower. She said the elevation could be referenced as an amendment to the ordinance.

Attorney Malina said the detail about the building being 1 foot lower than planned is specific. He said it has to meet Federal regulations. He said he would recommend relying on the professional, certified consultant reviews rather than saying making it a condition.

Mr. Sill said PTAC should have an opportunity to see that as it is not in the packet. President Dailly said accommodations can be made but he will not hold up the project for that reason.

Truste Clar asked to clarify the process regarding Staff looking into the elevation and height of the building.

Attorney Malina said Staff has already looked into it internally as well as 2 independent consultants and have said comply it will with conditions if it is approved by the Board.

Village Manager Townsend said if there was something were to occur or be found after Board approval; Staff would be back asking for consideration or to amend conditions. He said this developer has been very cooperative and respectful of the Village's desire to protect the airport and its operation. He said Mr. Sill's comments are not much different that comments about the baseball stadium when it was proposed. He said it is a sound plan, and Staff is comfortable with what is being recommended.

President Dailly asked for a motion to approve

Ordinance No. 26-075 An Ordinance Authorizing a Redevelopment Agreement by and between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation, and LPC Acquisition Company, LLC, and Illinois Limited Liability Company.

As it stands, and to approve

Ordinance No. 26-076 An Ordinance Granting a Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-Truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Building Height, Rooftop Screening and Fence for 390 O'Hare Logistics Park (1001 W. Irving Park Road - Z2605-01)

with an amendment to include the airspace exhibit which was created and dated September 1, 2026.

Trustee Bieschke motioned to approve Ordinance 26-075 and Ordinance 26-076 with an amendment, and Trustee Sullivan seconded the motion. Roll Call – Trustee Patel, Clar, Sullivan, Madej, Bieschke, LaRosa voted aye. No Trustee voted nay. Motion carried unanimously.

COMMENTS FROM THE AUDIENCE:

A. Gail Anderson, Schaumburg resident, came forward to express concerns about parking and speeding issues on Spring South Road that are caused by the mosque at the corner of Irving Park Road and Spring South Road. She said Spring South Road is under the jurisdiction of a few agencies. She said the people at the mosque park along Spring South from Irving Park Road and Crest and it causes drivers who are turning right to have to turn into the left turn lane. She said the Police have said people are not being ticketed because there is no signage. She said large trucks are also driving down Spring South. She asked what can be done to stop these issues.

President Dailly said the people at the mosque are aware of what is happening.

Village Manager Townsend said the Village is aware of the issue. He said Spring South Road is partially Schaumburg Township and partially the Village of Schaumburg, He said there are signs posted on the Village's portion so the Village's Police Department can enforce regulations. He said he doesn't know if the Township has put up signage and if they did it is the responsibility of Cook County to enforce that area.

Ms. Anderson asked who should be putting up the signs.

Village Manager Townsend said Village Staff can reach out to the appropriate agency Staff to discuss what can be done. He said the mosque has tried to alleviate some of the parking issues.

COUNSEL REPORT:

No Counsel Report.

PRESIDENT'S REPORT:

No President's Report.

MANAGER'S REPORT:

A. Village Manager Townsend congratulated the Police and Fire Departments on the very successful open house held on October 17, 2026.

B. Village Manager Townsend said there is only 1 more Village Board meeting that will be held at the temporary Village Hall before the move to the new Village Hall.

NEW BUSINESS:

No new Business.

UNFINISHED BUSINESS:

No unfinished business.

TRUSTEE COMMENTS/MENTIONS:

No Trustee Comments/Mentions

ADJOURNMENT:

Trustee Clar made a motion to adjourn the Village Board meeting at 8:13 PM and Trustee Patel seconded the motion. Voice vote – 6-0. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

$10,868,701.85
11/10/26
Village Board

Presenter:
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-11-10 Bills List Approval.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: November 6, 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 November 10, 2026 meeting of the Village Board of Trustees. The total amount of the bills list for approval is $8,470,483.20. This bills list is dated October 24, 2026 through November 6, 2026.

Also for approval is the payroll dated October 30, 2026 for a total amount of $2,398,218.65

The total amount of disbursements for approval is $10,868,701.85.

Lisa Petersen
Director of Finance

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Action Lock & Key Inc	November 2026	$130.55	Keys and Lock Service
		$130.55	
Adan Perez Jr	November 2026	$493.24	Mileage Reimbursement
		$493.24	
Adrian Silva	November 2026	$225.00	Hired Musician For SYO Halloween Concert
		$225.00	
Advanced Elevator Company	November 2026	$23,450.00	Elevator Service Panel Replacement Ballpark
		$23,450.00	
Air One Equipment Inc	November 2026	$165.00	Air Quality Test
	November 2026	$195.00	Air Quality Test
	November 2026	$761.62	Compressor Repair
	November 2026	$283.78	Mako Compressor Repair
	November 2026	$299.00	SCBA Mounting Bracket
	November 2026	$356.00	Streamlight Flashlights
		$2,060.40	
Alexandra Moss	November 2026	$257.64	Mileage Reimbursement
		$257.64	
Alliance Risk Control Services LLC	November 2026	$9,635.17	Onsite Safety Consulting
		$9,635.17	
Alvarez, Inc.	November 2026	$38.63	Weed Abatement Program
	November 2026	$50.99	Weed Abatement Program
	November 2026	$193.13	Weed Abatement Program
	November 2026	$231.75	Weed Abatement Program
		$514.50	
Andrew Wiegman	November 2026	$400.00	Tree Lighting Performer
		$400.00	
Belmonte Printing Company	November 2026	$162.00	Business Cards
		$162.00	
Bestco Benefit Plans LLC	November 2026	$39,820.02	Benistar Retiree Coverage
		$39,820.02	
BLA Inc	November 2026	$6,122.98	Martingale Higgins Bike Path Design Services
	November 2026	$1,056.57	McConnor Parkway Reconstruction
	November 2026	$1,531.78	Salem Dr Construction Administration
		$8,711.33	
Brian A. Townsend	November 2026	$86.00	Travel Reimbursement
		$86.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
BrightView Holdings, Inc.	November 2026	$81,300.00	Turf Restoration at 90N Park
		$81,300.00	
Builders Asphalt LLC	November 2026	$360.49	Hot Mix Asphalt
		$360.49	
Builders Paving LLC	November 2026	$8,175.94	Street Improvement Program
	November 2026	$1,191,965.79	Street Improvement Program
		$1,200,141.73	
Cameren Goldberg	November 2026	$109.44	Travel Reimbursement
		$109.44	
Camosy Incorporated	November 2026	$2,290,822.06	Village Hall Construction
		$2,290,822.06	
Carol Stream Fire District	November 2026	$5,400.00	Tower Rental
		$5,400.00	
Celtic Commercial Painting LLC	November 2026	$1,165.00	Airport Water Damage Repair
		$1,165.00	
Chastain & Associates LLC	November 2026	$112,469.57	Engineering Services
		$112,469.57	
Chicago Communications LLC	November 2026	$1,344.00	Transfer of 2-Way Radio and Installation
		$1,344.00	
Christopher B Burke Engineering Ltd	November 2026	$2,500.00	Police Design Review
		$2,500.00	
Cintas Corporation No 2	November 2026	$367.91	Replacement and Maintenance of Floor Mats
		$367.91	
Circle K Stores Inc.	November 2026	$595.00	Car Washes and Detailing
		$595.00	
Clark Hill PLC	November 2026	$269.50	Professional Services
		$269.50	
College of Dupage Foundation	November 2026	$500.00	Radio Promotion For Folsom Prison Experience
		$500.00	
Comcast Cable Communications	November 2026	$36.43	Cable for EOC
	November 2026	$22,181.82	MetroE Network & Internet
		$22,218.25	
Commercial Tire Services Inc	November 2026	$1,124.00	Purchase of Tires
	November 2026	$5,737.60	Purchase of Tires
		$6,861.60	
Commonwealth Edison	November 2026	$521.05	HSHP Program

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Commonwealth Edison	November 2026	$24.21	Utility Service
	November 2026	$54.71	Utility Service
	November 2026	$105.81	Utility Service
	November 2026	$106.36	Utility Service
	November 2026	$114.63	Utility Service
	November 2026	$146.20	Utility Service
	November 2026	$258.45	Utility Service
	November 2026	$365.54	Utility Service
	November 2026	$419.75	Utility Service
	November 2026	$590.50	Utility Service
	November 2026	$599.66	Utility Service
	November 2026	$689.53	Utility Service
	November 2026	$901.68	Utility Service
	November 2026	$1,162.10	Utility Service
	November 2026	$1,198.77	Utility Service
	November 2026	$9,562.95	Utility Service
		$16,821.90	
Compassion Funeral Services Inc	November 2026	$474.00	Transport of Deceased
	November 2026	$678.00	Transport of Deceased
		$1,152.00	
Computershare Trust Company, N.A.	November 2026	$1,000.00	Admin Charges
	November 2026	$1,000.00	Administration Charges
	November 2026	$1,000.00	Administration Charges
		$3,000.00	
Constellation Energy Services - Natural Gas LLC	November 2026	$2,990.80	Utility Service
		$2,990.80	
Cook County Treasurer	November 2026	$30,348.54	Traffic Signal Maintenance Cook County Roadways
		$30,348.54	
Crystalyn DelaCruz	November 2026	$395.16	Travel Reimbursement
	November 2026	$1,275.04	Travel Reimbursement
		$1,670.20	
DACRA Adjudication Systems LLC	November 2026	$3,725.00	Monthly Service Fee
		$3,725.00	
Daniel DiCesare	November 2026	$225.00	Hired Musician For SYO Halloween Concert
		$225.00	
Daniel Janik	November 2026	$91.20	Travel Reimbursement
		$91.20	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
David Carlson	November 2026	$497.80	Mileage Reimbursement
		$497.80	
David G Eterno	November 2026	$350.00	Professional Services
		$350.00	
Development Planning Partners, LLC	November 2026	$17,600.00	Professional Services
		$17,600.00	
Durabilt Fence	November 2026	$1,700.00	Boomers Stadium Gate
		$1,700.00	
DVM Insurance Agency	November 2026	$1,062.56	Pet Insurance Employee Paid
		$1,062.56	
Dylan Mayer	November 2026	$68.40	Mileage Reimbursement
		$68.40	
Eddie Gurak	November 2026	$900.00	Reimbursement for Brick Paver Repairs
		$900.00	
ENGIE North America Inc	November 2026	$274.19	Utility Service
		$274.19	
Engineering Enterprises Inc	November 2026	$6,033.45	Enhanced Pedestrian Crossing Maintenance Program
	November 2026	$32,365.81	Street Improvement Program
		$38,399.26	
Erik Tillman	November 2026	$75.00	Bike Locker Deposit Refund
		$75.00	
Fabio Puccini	November 2026	$450.00	Travel Reimbursement
		$450.00	
Ferguson US Holdings, Inc	November 2026	$1,900.00	Collector Repair
	November 2026	$2,775.00	Potable Water Meters
		$4,675.00	
Finer Line Inc	November 2026	$112.05	Employee Service Awards
	November 2026	$35.00	Name Badge
		$147.05	
Flexicare Inc.	November 2026	$1,075.84	Laryngoscope Medical Device
		$1,075.84	
Friendly and Feral Cat Rescue	November 2026	$28.75	Stray Animal Fee
		$28.75	
Gary Gand Music Inc	November 2026	$365.00	Backline For The Dolly Show
		$365.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
GFT Infrastructure, Inc.	November 2026	$14,586.36	Preliminary Engineering Rodenburg Rd
		$14,586.36	
GO Painters Inc	November 2026	$52,715.00	Fire Hydrant Cleaning and Painting
		$52,715.00	
Government Finance Officers Association	November 2026	$670.00	COA Application Fees
		$670.00	
Graybar Electric Company Inc	November 2026	$9,400.00	GE Residential Street Lights
		$9,400.00	
H32 Design and Development LLC	November 2026	$5,201.34	Entry Kiosk for Village Hall
		$5,201.34	
Hampton, Lenzini and Renwick Inc	November 2026	$7,290.00	Eng Svcs National Pkwy Improvements
		$7,290.00	
Hayes Commercial LLC	November 2026	$814.86	HVAC Repair & Maintenance of Buildings
		$814.86	
Henry Schein Inc	November 2026	$72.00	EMS Equipment
	November 2026	$144.00	EMS Equipment
	November 2026	$857.95	EMS Equipment
	November 2026	$684.68	EMS Supplies
		$1,758.63	
Hey and Associates Inc	November 2026	$1,800.00	OSC Park Foot Bridge Construction Oversight
		$1,800.00	
Hoffie Nursery Inc	November 2026	$4,198.66	Perennials for ALCC Project
		$4,198.66	
HR Green Inc	November 2026	$10,790.10	Eng Svcs Bode Rd Improvements
		$10,790.10	
Illinois Dept of Healthcare and Family Services	November 2026	$108,023.40	GEMT Procedure Code Q3
	November 2026	$730,055.33	GEMT Procedure Code Q4
		$838,078.73	
Illinois Fire & Police Commissioners	November 2026	$400.00	Membership Renewal
		$400.00	
Iteris Inc	November 2026	$2,214.20	On-Call Traffic Signal Engineering Services
	November 2026	$5,529.30	On-Call Traffic Signal Engineering Services
		$7,743.50	
James Nicolussi	November 2026	$166.44	Mileage Reimbursement
		$166.44	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Jensen Hughes Inc	November 2026	$46.25	OPS Services
		$46.25	
Jessica K. Crowley	November 2026	$3,600.00	Public Safety Wellness Coordinator
		$3,600.00	
John Dorhauer	November 2026	$225.00	Hired Musician For SYO Halloween Concert
		$225.00	
Johnny's Coffee Mart LLC	November 2026	$700.00	Custodial Services Metra Station
		$700.00	
Joselyn Bibian	November 2026	$109.44	Travel Reimbursement
	November 2026	$375.17	Travel Reimbursement
		$484.61	
Joseph D Davito	November 2026	$8,100.95	Professional Services
		$8,100.95	
Joseph Timothy Carey	November 2026	$2,149.23	Travel Reimbursement
		$2,149.23	
Joy Andreassen	November 2026	$100.00	Zumba October @ The Barn
		$100.00	
Juan Ojeda Moriones	November 2026	$309.21	Boots Reimbursement
		$309.21	
Kaylee Joy Blunier	November 2026	$225.00	Hired Musician For SYO Halloween Concert
		$225.00	
Kevin Chandler	November 2026	$34.96	Mileage Reimbursement
		$34.96	
Klein Thorpe & Jenkins Ltd	November 2026	$16,000.00	008 Legal Services
	November 2026	$433.50	009 Legal Services
	November 2026	$306.90	009.011 Legal Services
	November 2026	$2,788.00	010 Legal Services
	November 2026	$1,034.00	010.016 Legal Services
	November 2026	$993.00	010.021 Legal Services
	November 2026	$1,066.10	010.028 Legal Services
	November 2026	$1,176.00	013 Legal Services
	November 2026	$280.00	013.018 Legal Services
	November 2026	$282.00	013.026 Legal Services
	November 2026	$717.00	013.044 Legal Services
	November 2026	$265.50	013.057 Legal Services
	November 2026	$621.00	013.061 Legal Services

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Klein Thorpe & Jenkins Ltd	November 2026	$2,722.50	013.071 Legal Services
	November 2026	$4,086.76	013.075 Legal Services
	November 2026	$1,657.50	013.079 Legal Services
	November 2026	$6,697.46	013.084 Legal Services
	November 2026	$993.00	013.085 Legal Services
	November 2026	$1,138.00	013.087 Legal Services
	November 2026	$654.00	013.088 Legal Services
	November 2026	$288.00	013.089 Legal Services
	November 2026	$1,141.65	013.090 Legal Services
	November 2026	$147.00	013.091 Legal Services
	November 2026	$924.12	013.092 Legal Services
	November 2026	$1,536.15	013.093 Legal Services
	November 2026	$441.00	013.094 Legal Services
	November 2026	$1,366.00	013.095 Legal Services
	November 2026	$171.50	013.096 Legal Services
	November 2026	$1,354.19	016 Legal Services
	November 2026	$661.50	019.013 Legal Services
	November 2026	$1,029.00	019.016 Legal Services
	November 2026	$811.50	020 Legal Services
	November 2026	$362.16	021 Legal Services
	November 2026	$874.00	026 Legal Services
	November 2026	$196.00	027 Legal Services
	November 2026	$1,152.00	031 Legal Services
	November 2026	$45.00	036 Legal Services
	November 2026	$1,682.00	037 Legal Services
	November 2026	$70.50	041 Legal Services
		$58,165.49	
Landscape Concepts Management Inc	November 2026	$6,635.00	Irrigation Maintenance and Repairs
		$6,635.00	
Laura Trujillo	November 2026	$45.00	Chair Yoga at The Barn
		$45.00	
Lauterbach & Amen LLP	November 2026	$4,000.00	Audit and TIF Report Final Billing
		$4,000.00	
LiftOff LLC	November 2026	$11,733.75	O365 Government Cloud Licenses Subscription
		$11,733.75	
Lillian Lau	November 2026	$350.00	Hired Musician For SYO Halloween Concert
		$350.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Lionheart Critical Power Specialists	November 2026	$1,621.00	Repair & Maintenance of Generators & UPS Systems
		$1,621.00	
Lisa Petersen	November 2026	$497.84	Travel Reimbursement
		$497.84	
Lube-Tech Reliable Plus, Inc.	November 2026	$1,700.00	Wash Bay Maintenance
		$1,700.00	
M.J. Taylor Law, LLC	November 2026	$2,000.00	Prosecution Services
		$2,000.00	
Macauley B Manzano	November 2026	$225.00	Hired Musician For SYO Halloween Concert
		$225.00	
MacQueen Equipment LLC	November 2026	$463.26	Purchase of Pierce Fire Apparatus Parts
	November 2026	$777.80	Purchase of Pierce Fire Apparatus Parts
	November 2026	$830.03	Purchase of Pierce Fire Apparatus Parts
	November 2026	$1,444.35	Purchase of Pierce Fire Apparatus Parts
		$3,515.44	
Mead and Hunt, Inc.	November 2026	$7,205.30	Hangar Feasibility Study
		$7,205.30	
Melissa Raitano	November 2026	$490.00	Tree Lighting Characters
		$490.00	
MES I Acquisition Inc	November 2026	$130.00	Fire Department Name Patch
		$130.00	
Michael Baker International Inc.	November 2026	$919.00	On-Call Engineering Services
		$919.00	
Michael J Newkirk	November 2026	$1,500.00	Travel Reimbursement
		$1,500.00	
Midwest Veterinary Company LLC	November 2026	$2,788.45	Veterinary Hospital Fees
		$2,788.45	
Motorola Solutions Inc	November 2026	$9,139.90	Communications Equipment
		$9,139.90	
Muse Piano Workshop	November 2026	$100.00	Piano Tuning Services
		$100.00	
MV Public Transportation, Inc.	November 2026	$5,069.49	DART Septemberfest Hours
		$5,069.49	
Northeastern Illinois Public Safety	November 2026	$1,800.00	Training
		$1,800.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Northern Illinois Gas Company	November 2026	$193.23	Utility Service
	November 2026	$260.83	Utility Service
	November 2026	$369.75	Utility Service
		$823.81	
Northwest Central Dispatch System	November 2026	$663.00	Wave Radio App
		$663.00	
Northwest Community Hospital	November 2026	$45.00	DOT Drug Screening
	November 2026	$257.00	DOT Drug Screening
	November 2026	$985.00	DOT Drug Screening
		$1,287.00	
Paramedic Services of Illinois, Inc.	November 2026	$6,000.00	Professional Services
		$6,000.00	
Paris Correa	November 2026	$225.00	Hired Musician For SYO Halloween Concert
		$225.00	
Patrick Feehan	November 2026	$225.00	Hired Musician For SYO Halloween Concert
		$225.00	
Patson Inc	November 2026	$5,223.83	Purchase of Freightliner and Cummins Parts
		$5,223.83	
Pentegra Systems LLC	November 2026	$935.00	EPW Call Box Repairs
	November 2026	$595.00	Teen Center Server Repairs
		$1,530.00	
Plote Construction Inc	November 2026	$5,650.00	Snow Removal in Cul-de-Sacs Retention
		$5,650.00	
Proven Business Systems	November 2026	$139.27	Copier Usage
	November 2026	$1,660.71	Copier Usage
		$1,799.98	
R H Donnelley	November 2026	$58.10	Advertising Charges
		$58.10	
Rachel Applegate	November 2026	$711.71	Travel Reimbursement
		$711.71	
Ray O'Herron Company Inc	November 2026	$1,313.99	Body Armor
	November 2026	$1,324.98	Body Armor
	November 2026	$50.98	Body Armor Tags
		$2,689.95	
Robert Pileckis	November 2026	$500.00	DMMC Video Services
		$500.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Robert W. Kryder	November 2026	$113.40	Travel Reimbursement
		$113.40	
Ronald Landsdown	November 2026	$1,685.00	Reimbursement Driveway Repair
		$1,685.00	
Rotary Club of Schaumburg AM	November 2026	$156.94	Rotary Meeting Fees
		$156.94	
RVI, Inc.	November 2026	$34,494.00	Public Improvements
		$34,494.00	
Sandra Tegel	November 2026	$91.20	Travel Reimbursement
		$91.20	
Schaumburg Park District	November 2026	$2,200.00	Park District Memberships
		$2,200.00	
Scientel Solutions LLC	November 2026	$5,237.72	Quad PTZ Camera
		$5,237.72	
Sean Yeung	November 2026	$225.00	Hired Musician For SYO Halloween Concert
		$225.00	
Seth Biederman	November 2026	$850.00	Tree Lighting Performer
		$850.00	
Siemens Industry Inc	November 2026	$10,000.00	Hydro Test
	November 2026	$15,000.00	Hydro Tests
	November 2026	$429.00	Life Safety Maintenance
	November 2026	$505.00	Life Safety Maintenance
	November 2026	$505.00	Life Safety Maintenance
	November 2026	$505.00	Life Safety Maintenance
	November 2026	$505.00	Life Safety Maintenance
	November 2026	$546.80	Life Safety Maintenance
	November 2026	$790.00	Life Safety Maintenance
	November 2026	$1,161.00	Life Safety Maintenance
	November 2026	$1,168.68	Life Safety Maintenance
	November 2026	$1,188.00	Life Safety Maintenance
	November 2026	$1,276.60	Life Safety Maintenance
	November 2026	$1,477.00	Life Safety Maintenance
	November 2026	$1,528.00	Life Safety Maintenance
	November 2026	$1,608.00	Life Safety Maintenance
	November 2026	$1,645.00	Life Safety Maintenance
	November 2026	$4,744.90	Life Safety Maintenance

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Siemens Industry Inc	November 2026	$4,834.75	Life Safety Maintenance
	November 2026	$9,326.08	Life Safety Maintenance
		$58,743.81	
Sierra Systems Inc	November 2026	$2,400.00	IT Technical Staffing Services
	November 2026	$2,805.00	IT Technical Staffing Services
	November 2026	$5,519.95	IT Technical Staffing Services
	November 2026	$7,534.43	IT Technical Staffing Services
	November 2026	$800.00	Website Coordinator
		$19,059.38	
Sievert Electric	November 2026	$729.80	Crane Repairs
		$729.80	
Simon Cooper	November 2026	$225.00	Hired Musician For SYO Halloween Concert
		$225.00	
SMG Hunter LLC	November 2026	$1,200,000.00	Reimbursement to Hunter for Relocation
		$1,200,000.00	
Sutton Ford Inc	November 2026	$58,046.00	One New Ford F-450
		$58,046.00	
Tallgrass Restoration LLC	November 2026	$23,704.00	Maintenance of Natural Areas
		$23,704.00	
Tariq Dandan	November 2026	$3,720.00	Rental Inspections
		$3,720.00	
Terrace Supply Company	November 2026	$332.32	Oxygen for Ambulances
		$332.32	
The Cubala Group Psychological Services PC	November 2026	$3,000.00	Public Safety Psychologist Services
		$3,000.00	
TheaterMania.com Inc	November 2026	$3,595.64	Ticketing System Licensing Fees
		$3,595.64	
Thomas Wisniewski	November 2026	$197.60	Mileage Reimbursement
		$197.60	
Thomson Weir LLC	November 2026	$9,000.00	Professional Services
		$9,000.00	
Tori Marchi	November 2026	$225.00	Hired Musician For SYO Halloween Concert
		$225.00	
Town Square Owners Association	November 2026	$1,737.55	Town Square Association Dues
		$1,737.55	
TPI Building Code Consultants Inc	November 2026	$88,504.53	Inspections and Plan Review
		$88,504.53	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Treasurer of State of Illinois	November 2026	$51,413.52	IDOT - Braintree Project
	November 2026	$696,803.83	IDOT - Braintree Project
	November 2026	$759,942.47	IDOT - Braintree Project
		$1,508,159.82	
Ultra Strobe Communications Inc	November 2026	$6,610.51	Upfit Parts
	November 2026	$6,610.51	Upfit Parts
	November 2026	$6,610.51	Upfit Parts
	November 2026	$6,610.51	Upfit Parts
	November 2026	$6,610.51	Upfit Parts
	November 2026	$7,813.20	Upfit Parts
		$40,865.75	
US Postal Service	November 2026	$3,000.00	VOS Postage
		$3,000.00	
Valley Industrial Association	November 2026	$585.00	Advertising in Manufacturer's Resource Guide
		$585.00	
Verizon Wireless	November 2026	$7,213.13	Cellular Phone Service
	November 2026	$9,296.39	Mobile Broadband Services
	November 2026	$540.27	Water Meter Data Collection
		$17,049.79	
W S Darley & Company	November 2026	$700.00	Repair Thermal Imaging Camera
		$700.00	
Water Services Company	November 2026	$587.00	Large Water Meter Testing and Repair Program
	November 2026	$8,058.44	Large Water Meter Testing and Repair Program
	November 2026	$12,442.92	Large Water Meter Testing and Repair Program
		$21,088.36	
Wex Bank	November 2026	$14,520.47	Purchase of Fuel
	November 2026	$14,820.85	Purchase of Fuel
		$29,341.32	
William Rainey Harper College	November 2026	$9,500.25	Paramedic Student Tuition
		$9,500.25	
William Wallrich	November 2026	$622.44	Mileage Reimbursement
		$622.44	
Williams Associates Architects Ltd	November 2026	$237,085.82	Design New Police Facility
	November 2026	$24,318.00	Village Hall - Construction Administration Service
		$261,403.82	
Woodfield Lake Office Campus Association	November 2026	$766.00	Monthly Assessment
		$766.00	

VENDOR/PAYEE NAME	Check Date	Check Amount	Description
Zachary Bolin	November 2026	$102.00	Travel Reimbursement
	November 2026	$2,754.00	Travel Reimbursement
		$2,856.00	
	GRAND TOTAL	**$8,470,483.20**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of the 2026 Landscape Awards to Blufish Restaurant, US Bank, Element at Veridian, Kiddie Academy, Shops at Copley, Village in the Park Apartments and Summit Grove by Mahesh Prajapati, Environmental Committee member.
11/10/26
Village Board

Presenter: Julie Fitzgerald, Director, Community Development
Lead Department: Community Development

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for Bingo event and to Waive the Fee
11/10/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- St Gregory Nov 15.2026.pdf

VBM 11/10/2026

ST GREGORY of NYSSA PARISH

1451 W BODE RD
SCHAUMBURG, IL 60194
847-882-7580

www.saintgregoryofnyssaparish.org

1 Day Liquor License Fee Waiver Request

October 26, 2026

RECEIVED
OCT 28 2026
MAYOR'S OFFICE

Village of Schaumburg
Village President's Office
101 Schaumburg Court
Schaumburg, IL 60193

"Class D" One Day Waived Fee

To Whom it May Concern

This letter is to formally apply for a Class D Liquor License for St Gregory of Nyssa Parish.

The event will be on Sunday, November 15, 2026, from 3:30 to 5:30 PM at our parish campus located at 822 Springinsguth Rd, Schaumburg, IL 60193

The event is Bingo.

In addition to this letter, the following documents are included in the application:

1. Certificate of Insurance
2. Driver's License for William L Solomon, III
3. State of Illinois Tax Exempt Certificate
4. St Gregory of Nyssa – Fed ID – IRS Letter

Items "3" and "4" are included for the purpose of requesting that the $40 fee be waived since St Gregory of Nyssa Parish is a tax-exempt not for profit organization.

Your help in this matter is greatly appreciated. Feel free to contact me if there are any questions.

Best regards,

William Solomon

William Solomon
Director of Operations
St Gregory of Nyssa Parish
913-481-9182 – Cell
wsolomon@archchicago.org

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Global Brew Tap House for One (1) Class D One Day Liquor License for Schaumburg Holiday Market and to Waive the Fee.
11/10/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Global Brew 2026.pdf

VBM 11/10/2026

1 Day Liquor License Fee Waiver Request

Nov 2, 2026 "Class D" One Day Waived Fee

Village of Schaumburg

To whom it may concern,

Global Brew Tap House 339 W Golf Rd is requesting a waiver for one day local liquor license fee for Schaumburg Holiday Market as one of the beer vendors at 235 E Beech dr, Schaumburg, IL 60193 on Nov 21, 2026 between 12 pm-5 pm.

Thank you

Global Brew Tap House

Global Brew
TAP HOUSE

RECEIVED
NOV 03 2026
MAYOR'S OFFICE

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from St. Gregory of Nyssa Parish to Hold a Raffle
11/10/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from St. Gregory of Nyssa Parish, a religious organization, to hold a 50/50 raffle on November 15, 2026 at 822 Springinsguth Rd. Tickets will sell for 1 for $5. 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 of the Village Board.

Recommended Action:

The Village Manager recommends the Village Board approve the request from St. Gregory of Nyssa Parish to hold a 50/50 raffle on November 15, 2026 at 822 Springinsguth Rd. and waive the fidelity bond requirement.

ATTACHMENTS:

- Raffle Application
- Fidelity Bond Waiver

Village of Schaumburg, IL

October 30, 2026

Record No: RAF-26-27

Raffle License Application

Status: Active

Submitted On: 10/26/2026

Primary Location

1451 BODE RD
Schaumburg, IL 60194-2760

Owner

CHURCH OF THE HOLY SPIRIT
1451 BODE RD SCHAUMBURG, IL 60193

Raffle Details

Organization Name*

St Gregroy of Nyssa Parish

Organization Type*

Religious

Organization Address (Street)*

1451 W. Bode Road

Address (City, State, Zip)*

822 Springinsguth RD, Schaumburg, IL 60194

Phone Number*

8478827580

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*

Bingo

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:*

November 15, 2026

Ticket Sale End Date:*

November 15, 2026

Drawing Date:*

November 15, 202

Drawing Time:*

5:00 PM

Location(s) Where Tickets Will Be Sold:*

822 Springinsguth RD, Schaumburg, IL 60194

Drawing Location:*

822 Springinsguth RD, Schaumburg, IL 60194

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:*

Maria Borla

Title:*

Office Manager

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. *

William Solomon
Oct 26, 2026

ST GREGORY of NYSSA PARISH

1451 W BODE RD
SCHAUMBURG, IL 60194
847-882-7580
www.saintgregoryofnyssaparish.org

October 26, 2026

Village of Schaumburg
Raffle Application
Schaumburg, IL 60193

To whom it may concern:

This is to inform you that our organization has voted to waive the fidelity bond requirement for the Bingo Raffle that will commence on Sunday, November 15, 2026.

Very truly yours,



Rev. Jeremy Thomas
Pastor

FEIN # 99-1591799

St. Gregory of Nyssa Parish is a nonprofit organization under section 501(c)(3) of the Internal Revenue Code. No tangible goods or services were provided to you in exchange for your donation.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from The Heartland Institute to Hold Raffles
11/10/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from The Heartland Institute to hold a Queen of Hearts raffle starting in December 2026 with drawings to be held online. Tickets will sell for $5 each. This is a progressive 50/50 raffle. The jackpot grows by the number of tickets sold during each week that the Queen of Hearts is not drawn. Smaller prizes are awarded if Queens of other suits or Jokers are drawn from the deck of cards. The total amount of prizes awarded for the Queen of Hearts raffle will depend on the number of tickets sold; 50% of the proceeds will go to the winner and 50% will go to The Heartland Institute.

Due to the nature of this type of raffle, the applicant is requesting three variances to Code 117.31 (A) including: 1) tickets will be sold for a period of 90+ days, 2) a single prize is over $1,000, and 3) total prizes awarded could be over $25,000.

Recommended Action:

The Village Manager recommends the Village Board approve the request from The Heartland Institute to hold a Queen of Hearts raffle starting in December 2026 with drawings to be held online and to grant three variances to Code Section 117.31 (A) including: 1) tickets will be sold for a period of 90+ days, 2) a single prize is over $1,000, and 3) total prizes awarded could be over $25,000.

ATTACHMENTS:

- Raffle Application
- NFP

Record No: RAF-26-28

Raffle License Application

Status: Active

Submitted On: 10/27/2026

Primary Location

1933 N MEACHAM RD Unit 550
Schaumburg, IL 60173

Owner

1933 MEACHAM ROAD ACQUISITIN & 5420
5440 N CUMBERLAND AVE STE 310 CHICAGO, IL 60656

Raffle Details

Organization Name*

The Heartland Institute

Organization Type*

Non-profit

Organization Address (Street)*

1933 N Meacham Road, Suite 550

Address (City, State, Zip)*

Schaumburg, IL 60173

Phone Number*

3123774000

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*

Fundraiser for general

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

Yes

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

–

Raffle Details

Ticket Sale Start Date:*

12/1/2026

Ticket Sale End Date:*

12/2/2027

Drawing Date:*

12/10/2026

Drawing Time:*

1:30 PM

Location(s) Where Tickets Will Be Sold:*

Online

Drawing Location:*

Online

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)]

Prizes

Description of Prize:*

Winner will receive 50% of the proceeds of the Queen of Hearts Raffle

Retail Value ($):*

5

Donor/Source (if applicable):

Retail value will be determined by ticket sales

Financial Controls

Name of Person Accounting for Raffle License:*

Jim Lakely

Title:*

Executive VP

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. *

Dawn Curry
Oct 27, 2026

Business Entity Search

Entity Information

Entity Name	HEARTLAND INSTITUTE		
File Number	53441947	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	04-24-1984	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	06-10-2026	**Annual Report Year**	2026
Agent Information	JIM LAKELY 1933 N MEACHAM RD STE 550 SCHAUMBURG ,IL 60173-4342	**Agent Change Date**	07-09-2025

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

Available Services | **Officers** | **Assumed Name** | **Old Corp Name** | **File History**

Purchase Master Entity Certificate of Good Standing

Change of Registered Agent and/or Registered Office

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Family Bridges to Ratify a Raffle
11/10/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Family Bridges to ratify a raffle held on November 6, 2026 at Chandler's Chophouse located at 401 N Roselle Rd. Tickets sold for 1 for $5. The prizes are various gift baskets.

Recommended Action:

The Village Manager recommends the Village Board approve the request from Family Bridges to ratify a raffle held on November 6, 2026 at Chandler's Chophouse located at 401 N Roselle Rd.

ATTACHMENTS:

- Raffle Application
- NFP

Village of Schaumburg, IL

November 2, 2026

Record No: RAF-26-29

Raffle License Application

Status: Active

Submitted On: 10/29/2026

Primary Location

401 N ROSELLE RD
Schaumburg, IL 60194

Owner

Chandler's Chophouse Grille & Banquets
N Roselle 401 SCHAUMBURG, IL 60194

Raffle Details

Organization Name*

Family Bridges

Organization Type*

Non-profit

Organization Address (Street)*

17W662 Butterfield Road, Suite 307

Address (City, State, Zip)*

Oakbrook Terrace, IL 60181

Phone Number*

877-412-7434

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*

The 2026 Family Bridges Gala, “Love Letters: The Legacy We Build Together,” is an inspiring evening that celebrates the power of love, commitment, and connection to transform families and communities. Funds will support the programs and services of Family Bridges.

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

Yes

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

–

Raffle Details

Ticket Sale Start Date:*

11/6/2026

Ticket Sale End Date:*

11/6/2026

Drawing Date:*

11/6/2026

Drawing Time:*

9:00 pm

Location(s) Where Tickets Will Be Sold:*

Chandler's Chophouse Banquet

Drawing Location:*

401 N Roselle Rd, Schaumburg, IL 60194

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)]

Prizes

Description of Prize:*

Mary Kay Basket

Retail Value ($):*

400

Donor/Source (if applicable):

Torya Coates

Description of Prize:*

Men Mary Kay Basket

Retail Value ($):*

250

Donor/Source (if applicable):

Torya Coates

Description of Prize:*

Corian Cutting Boards

Retail Value ($):*

15

Donor/Source (if applicable):

Description of Prize:*

Beauty salon...haircut

Retail Value ($):*

25

Donor/Source (if applicable):

Jalissa Vargas

Description of Prize:*

Italian Restaurant

Retail Value ($):*

25

Donor/Source (if applicable):

Joey Calzo

Description of Prize:*

Two (2) complimentary 60-minute Family Photography Gift Certificates

Retail Value ($):*

600

Donor/Source (if applicable):

David Justin

Description of Prize:*

Food Hero Catering

Retail Value ($):*

100

Donor/Source (if applicable):

Rosie & Javier Haro

Description of Prize:*

Barre Pilates Studio Elmwood Park

Retail Value ($):*

100

Donor/Source (if applicable):

Nikki

Description of Prize:*

One complimentary family photoshoot 1 hour

Retail Value ($):*

300

Donor/Source (if applicable):

Jose Navarrete

Description of Prize:*

FB Basket or Bag

Retail Value ($):*

100

Donor/Source (if applicable):

Description of Prize:*

PRP Wine In-Home Wine Sampling Experience

Retail Value ($):*

415

Donor/Source (if applicable):

PRP Wine

Description of Prize:*

Tru Fragrance Gift Basket

Retail Value ($):*

50

Donor/Source (if applicable):

Tru Fragrance

Financial Controls

Name of Person Accounting for Raffle License:*	Title:*
Omaira Gonzalez	COO

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. *

Torya Coates
Oct 29, 2026

Business Entity Search

Entity Information

Entity Name	FAMILY BRIDGES		
File Number	67096886	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	02-19-2010	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	01-16-2026	**Annual Report Year**	2026
Agent Information	ALICIA E LA HOZ 17W662 BUTTERFIELD RD #307 OAKBROOK TERRACE ,IL 60181	**Agent Change Date**	01-25-2022

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Japanese Chamber of Commerce and Industry of Chicago to hold a Raffle
11/10/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Japanese Chamber of Commerce and Industry of Chicago (JCCC) to hold a raffle on January 17, 2027 at Renaissance Schaumburg Hotel and Convention Center located at 1551 Thoreau Dr, Schaumburg, IL 60173. Tickets will sell for 1 for $5 and 5 tickets for $20. The total dollar amount of prizes awarded was estimated to be over $25,000. Since the retail value is over $1,000 for any one prize and the total retail value of all prizes exceeds $25,000 they are requesting a variance to Chapter 117.31 of the Schaumburg Municipal Code.

Recommended Action:

The Village Manager recommends the Village Board approve the request from the Japanese Chamber of Commerce and Industry of Chicago (JCCC) to hold a raffle on January 17, 2027 at Renaissance Schaumburg Hotel and Convention Center located at 1551 Thoreau Dr, Schaumburg, IL 60173. Since the retail value is over $1,000 for any one prize and the total retail value exceeds $25,000 they are requesting a variance to Chapter 117.31 of the Schaumburg Municipal Code.

ATTACHMENTS:

- Raffle Application
- NFP

Village of Schaumburg, IL

November 2, 2026

Record No: RAF-26-26

Raffle License Application

Status: Active

Submitted On: 10/14/2026

Primary Location

1551 THOREAU DR
Schaumburg, IL 60173

Owner

RENAISSANCE SCHAUMBURG HOTEL & CONVENTIO
1551 THOREAU DR SCHAUMBURG, IL 60173-4146

Raffle Details

Organization Name*

Japanese Chamber of Commerce and Industry of Chicago (JCCC)

Organization Type*

Non-profit

Organization Address (Street)*

1501 E Woodfield Rd, Suite 201N

Address (City, State, Zip)*

Schaumburg, IL 60173

Phone Number*

312-245-8344

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*

Fundraising

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

Yes

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

–

Raffle Details

Ticket Sale Start Date:*

01/17/2027

Ticket Sale End Date:*

01/17/2027

Drawing Date:*

01/17/2027

Drawing Time:*

3pm

Location(s) Where Tickets Will Be Sold:*

Renaissance Schaumburg Convention Center Hotel

Drawing Location:*

Renaissance Schaumburg Convention Center Hotel

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:*

Miho Hubacek

Title:*

General Affairs & Accounting Supervisor

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. *

Miho Sato Hubacek
Oct 13, 2026

Business Entity Search

Entity Information

Entity Name	JAPANESE CHAMBER OF COMMERCE AND INDUSTRY OF CHICAGO		
File Number	46078730	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	12-28-1965	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	12-09-2025	**Annual Report Year**	2025
Agent Information	MFEM REGISTERED AGENT, LLC 203 N LA SALLE ST STE 1700 CHICAGO ,IL 60601-1265	**Agent Change Date**	10-17-2025

Services and More Information

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Establish the Levy Amount at $19,479,582, Set the Tentative Levy on November 10, 2026, and Adopt the Tax Levy Ordinance on December 8, 2026 (No increase from 2025)
11/10/26
Village Board

Presenter: Alex Thorpe
Lead Department: Finance

Executive Summary:

The 2026 property tax levy is proposed to remain flat at $19,479,582. The required pension contributions rose by $1,081,608, or 6.2%, from $17,468,298 last year to $18,549,906 this year. This means that over 95% of the levy is now required for pension contributions, leaving only about $0.9 million to support Police and Fire operations.

The recommended allocation is as follows:

- Police Pension: $9,557,154
- Firefighters' Pension: $8,992,752
- Public Safety Operations: $929,676

For the average Schaumburg home valued at $400,000, the Village's portion of the property tax bill is estimated to decrease from $454.45 to $450.02. This estimate is based on the final 2025 equalized assessed valuation (EAV) and tax rate published by the Cook County Clerk, and assumes the Village's 2026 EAV increases by about 1%. Since the Village levies a flat dollar amount rather than a tax rate, the actual rate fluctuates depending on changes in the overall tax base. If EAV increases, the levy is spread across more value, which lowers the effective rate and helps keep the Village's share of the homeowner tax bill relatively stable.

It is expected that 2026 will be the last year the property tax levy can support the pension contributions at its current $19.5 million. Beginning with the 2027 levy, a flat $19.5 million levy will no longer cover the required pension contributions, leaving no portion to support operating budgets and requiring the Village to rely on other revenue sources for core public safety services or to increase the levy. This is before any potential revisions to Tier 2 pensions, which could substantially increase Annual Required Contributions (ARCs). Any changes to Tier 2 benefits would certainly raise the Village's pension obligations even further.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommend the Village Board establish the levy amount at $19,479,582, set the tentative levy on November 10, 2026, and waive first reading and

adopt the 2026 Tax Levy ordinance on December 8, 2026.

ATTACHMENTS:

- Property Tax Levy Memo
- Ordinance - Property Tax Levy
- Exhibit A - Property Tax Ordinance Worksheet

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Date: October 19, 2026

To: Brian Townsend, Village Manager

From: Lisa Petersen, Director of Finance
Alex Thorpe, Assistant Director of Finance

Subject: 2026 Property Tax Levy

For: FLAGG

Introduction

The purpose of this memorandum is to present the proposed 2026 property tax levy ordinance. For 2026, the property tax levy is proposed to remain flat.

Discussion

Since 2009, the Village has levied a property tax to support resident and business services. At that time, vehicle stickers were eliminated, the Village assumed the annual cost of residential refuse collection that now costs $5.5 million annually, and bonds were issued for street improvements. In 2019, the levy was reduced by 5% when the only property tax supported bond was retired, and it has remained flat at $19.5M since. Today, the levy is used to fund the Annual Required Contributions (ARC) of the Police and Firefighters' Pension funds and helps offset public safety operational costs. The ARC is the amount the Village must contribute each year to the Police and Firefighters' Pension funds to keep them on track for long-term funding and in compliance with State law. These costs have been rising steadily, and they now make up the largest share of the Village's property tax levy.

The ARCs are calculated by the actuary of the statewide consolidated pension investment funds and are $9,557,154 for the Police Pension fund and $8,992,752 for the Firefighters' Pension fund. This results in total property tax-supported pension contributions of $18,549,906, which represents a $1,081,608 increase, or 6.2%, from last year's total contribution of $17,468,298.

While the total levy has remained at $19.5 million since 2019, the pension share of the levy has increased from 49% to approximately 95%. Over the same period, the operations levy has decreased from $9.9 million to $929,676. For 2026, the proposed increases of $382,709 for the Police Pension and $698,899 for the Firefighters' Pension total $1.08 million and are offset by an equal reduction in the operations levy.

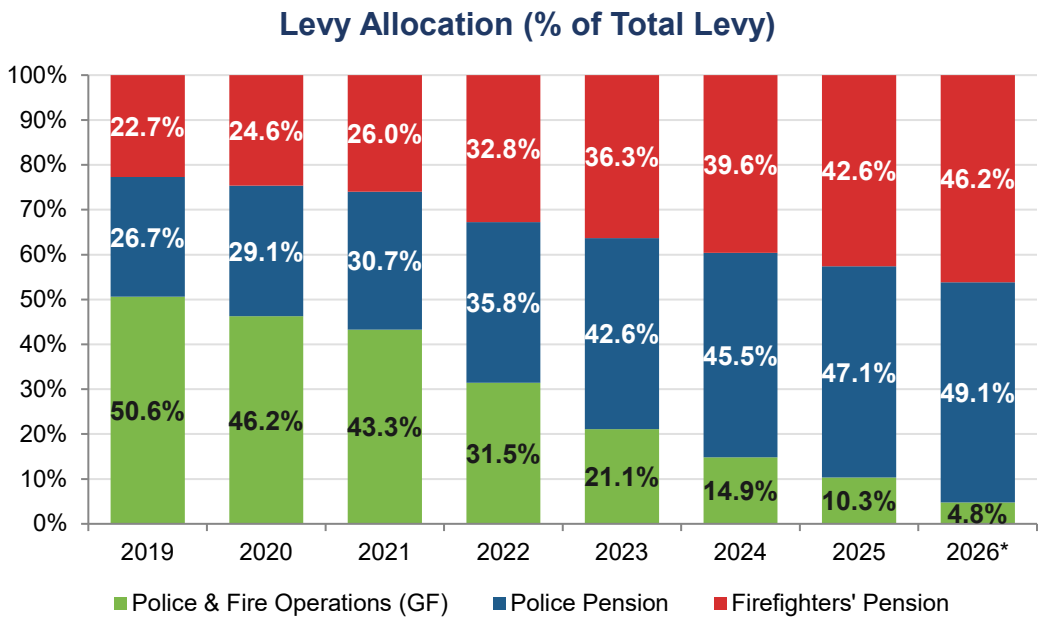
LEVY ALLOCATION ($)	2019	2020	2021	2022	2023	2024	2025	2026*
Police & Fire Operations (General Fund)	9,859,713	9,008,224	8,435,623	6,127,259	4,106,697	2,894,371	2,011,284	929,676
Police Pension	5,191,777	5,673,648	5,984,561	6,971,993	8,294,878	8,870,437	9,174,445	9,557,154
Firefighters' Pension	4,428,092	4,797,710	5,059,398	6,380,330	7,078,007	7,714,774	8,293,853	8,992,752
Total levy	**19,479,582**	**19,479,582**	**19,479,582**	**19,479,582**	**19,479,582**	**19,479,582**	**19,479,582**	**19,479,582**

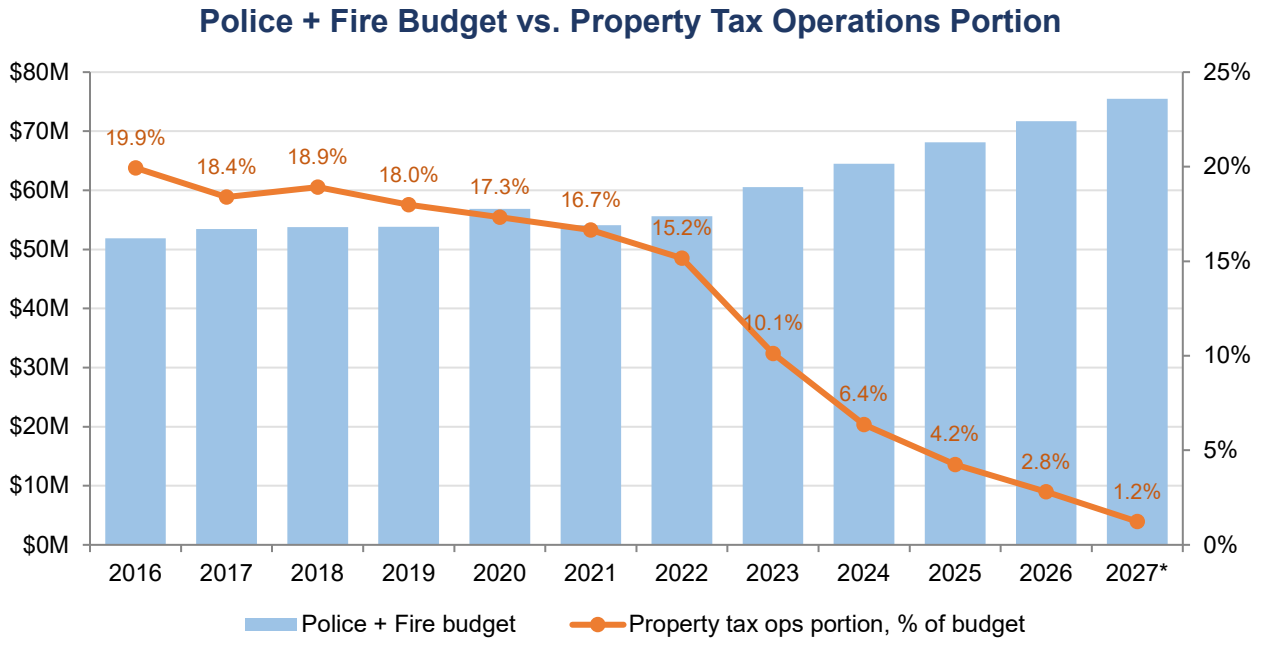
AVERAGE ANNUAL % CHANGE — last 5 years	
Police & Fire Operations (General Fund)	(34.8%)
Police Pension	10.0%
Firefighters' Pension	12.4%

PRIOR YEAR vs. PROPOSED				
	2025	**2026***	**% Change**	**$ Change**
Police & Fire Operations (General Fund)	2,011,284	929,676	(53.8%)	(1,081,608)
Police Pension	9,174,445	9,557,154	4.2%	382,709
Firefighters' Pension	8,293,853	8,992,752	8.4%	698,899
Total levy	**19,479,582**	**19,479,582**	**–**	**–**

Public Safety Department Operations

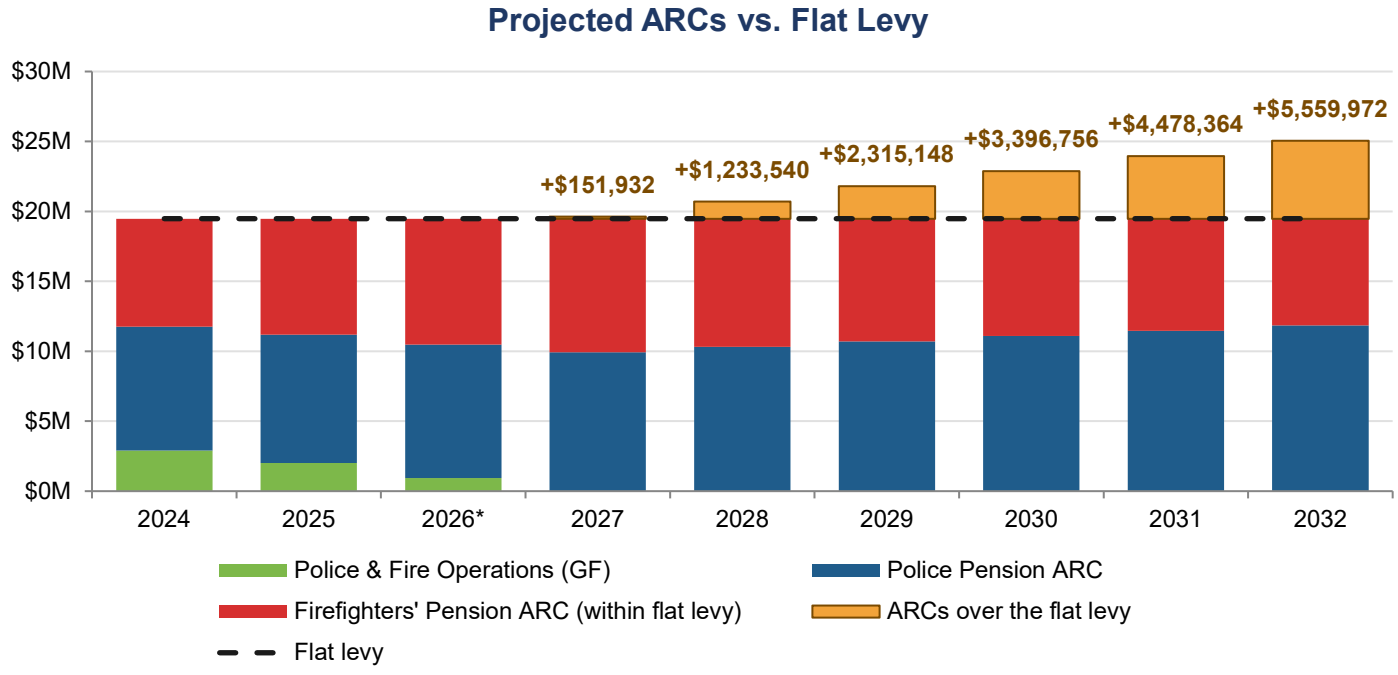
As noted above, a portion of the property tax levy has historically been allocated to the General Fund to support the operating budgets of the Police and Fire departments. In recent years, rising pension obligations have steadily reduced this share, requiring other revenues to sustain operations while maintaining a flat levy. For the 2026 levy, $929,676, or about 4.8% of the total, will remain available to support public safety operations. The balance of the levy, over 95%, will be dedicated to the ARCs for the Pension funds. By comparison, the levy supported about 20% of the combined Police and Fire budget in 2016; the 2026 portion covers roughly 1% of the combined FY27 budget of $75.5 million for public safety services. The chart to the right shows how these allocations have shifted over time. At the current projections, next year the levy is expected to be fully committed to covering pension costs, leaving nothing for operations.





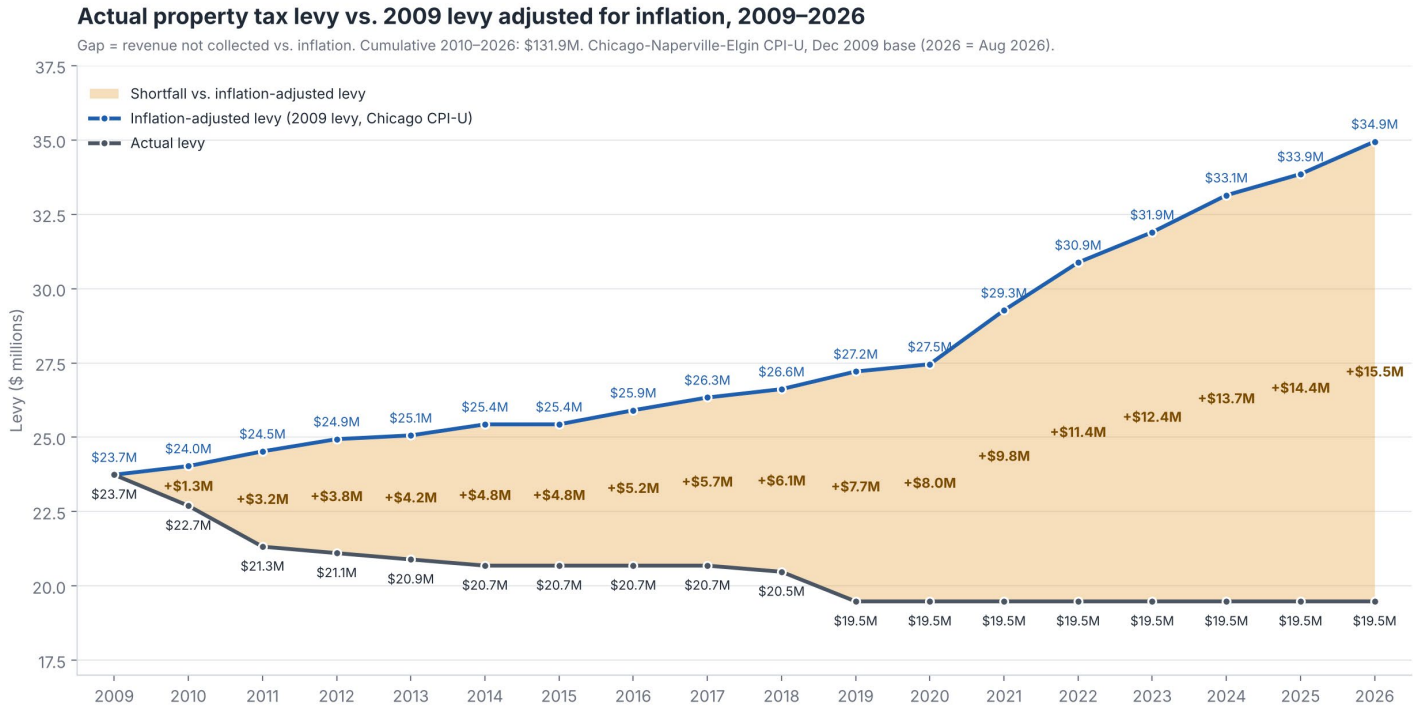
Future Pension Costs

The chart below is a forecast of how the property tax levy would be allocated if current trends continue. It applies the same dollar increase to the combined pension contributions in each future year, approximately $1.08 million annually. This is equivalent to an average annual increase of 5.1%. Each additional 1% increase in combined pension contributions adds approximately $185,000, and the effect compounds in later years.



Levy compared with inflation

The Village's 2026 levy of $19.5M is 18% below the 2009 levy of $23.7M. Had the 2009 levy kept pace with inflation (Chicago-area CPI-U), it would be about $34.9M today, or $15.5M more than the amount proposed. Added up year by year, the difference between the actual and the inflation-adjusted levy since 2010 is about $131.9M



Understanding the Funding Component

Each year, the Consolidated Police and Fire Pension Investment Funds establish the actuarial assumptions that drive the ARC calculations. This includes components such as assumed investment returns, payroll growth, and other demographic factors. These assumptions determine the Normal Cost (the current year's needed support) and the Unfunded Actuarial Accrued Liability (UAAL), which are contributions needed to fund liabilities from past years. Together, these components form the contribution amount the Village is required by law to contribute to ensure 90% funding by 2040.

Normal Cost is the current year's cost for benefits earned by active employees that have not yet been funded. This amount changes gradually from year to year, reflecting payroll growth, demographic shifts, and normal plan expenses. From 2025 to 2026, Normal Cost rose 9.1% for Fire but fell 7.6% for Police.

The Unfunded Actuarial Accrued Liability (UAAL) is the gap between pension benefits already earned and the assets available to pay for them. Although the UAAL reflects past funding, investment returns, and demographic experience, the annual ARC is heavily influenced by state law, which requires municipalities to reach a 90% funded level by 2040. This year, the UAAL payment rose 7.5% for Fire and 7.9% for Police because the amortization period was shortened from 16 to 15 years.

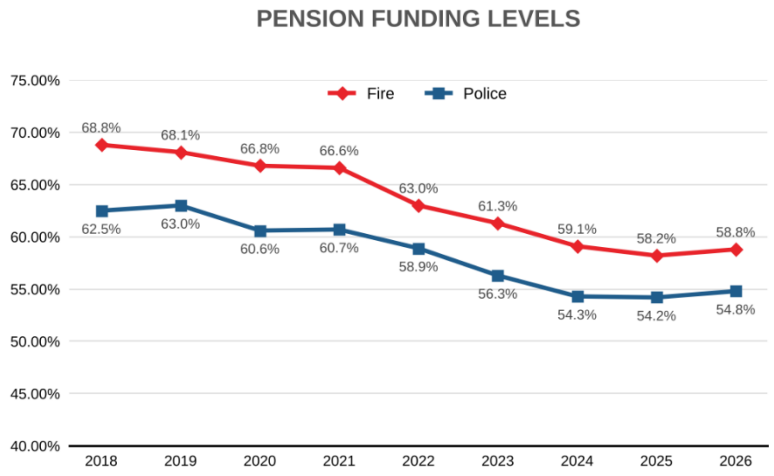
Member Contributions: Employees contribute to their own pensions. Police Officers contribute 9.91% and Firefighters contribute 9.455% of their base salary.

FIREFIGHTERS' PENSION FUND				
	2025	2026	$ Difference	% Difference
Normal cost	3,324,339	3,627,216	302,877	9.1%
UAAL amortization payment	6,342,959	6,817,940	474,981	7.5%
Total statutory contribution	**9,667,298**	**10,445,156**	**777,858**	**8.0%**
Less: expected member contributions	(1,373,445)	(1,452,404)	(78,959)	5.7%
Statutory minimum required contribution (ARC)	**8,293,853**	**8,992,752**	**698,899**	**8.4%**

POLICE PENSION FUND				
	2025	2026	$ Difference	% Difference
Normal cost	3,136,554	2,899,405	(237,149)	(7.6%)
UAAL amortization payment	7,405,498	7,987,072	581,574	7.9%
Total statutory contribution	**10,542,052**	**10,886,477**	**344,425**	**3.3%**
Less: expected member contributions	(1,367,607)	(1,329,323)	38,284	(2.8%)
Statutory minimum required contribution (ARC)	**9,174,445**	**9,557,154**	**382,709**	**4.2%**

Pension Funding Status

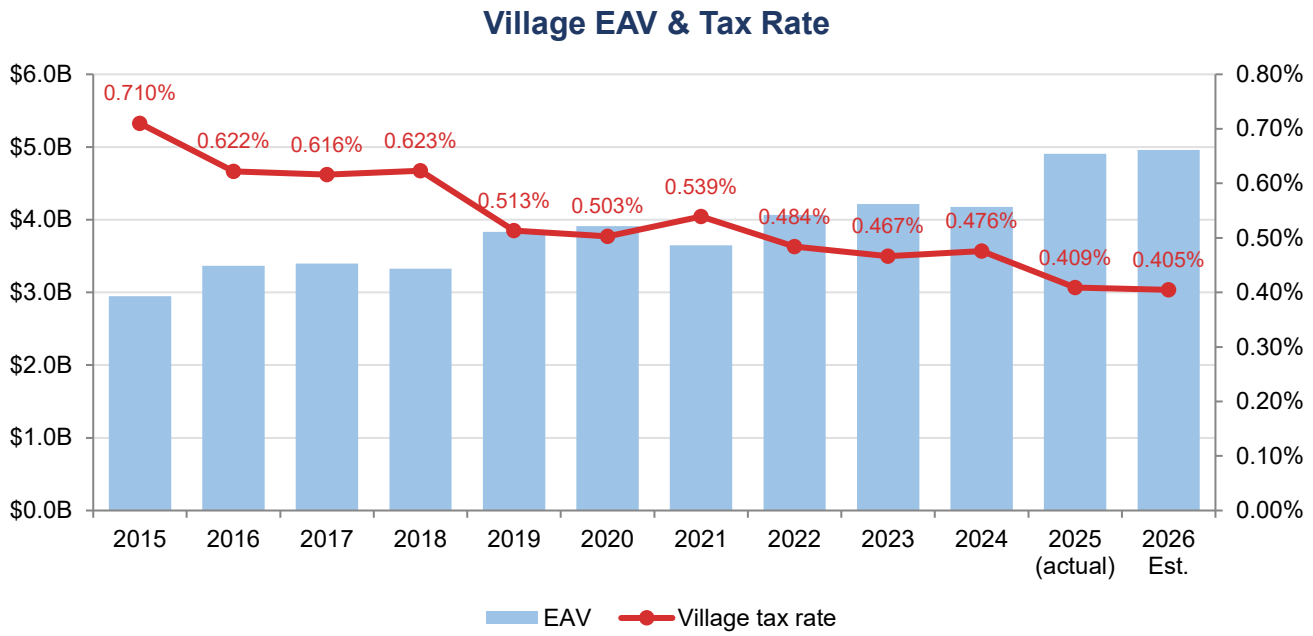
The chart to the right depicts each pension fund's funding levels since 2018. Both funds' funded percentages improved in 2026. This is the first increase for the Fire fund in the period shown, and for Police since 2021. Investment returns exceeded the assumed rate of return, but liability experience (such as retirements and salary increases) was again more costly than projected. The Village again contributed an additional $250,000 into each fund beyond the ARC per the excess reserve policy. As a result, the percentage funded level based on the Actuarial Value of Assets rose from 58.2% to 58.8% for Fire, and from 54.2% to 54.8% for Police. The percent funded figures in this memo come from the funding reports prepared by the actuary for the consolidated Police and Firefighters' pension investment funds, which use the funds' own actuarial assumptions. The Net Pension Liability schedule in the Village's ACFR reports the plan fiduciary net position as a percentage of the total pension liability using the assumptions required by GASB for all reporting entities, so the percentages differ between the two documents. This applies to both the Police and Fire pension funds.



Impact on Rate

The following calculation is based on the final 2025 Equalized Assessed Valuation (EAV) and tax rate published by the Cook County Clerk. The Village's 2025 EAV was $4.91 billion, up 17.5% from 2024, reflecting the 2025 triennial reassessment, and the final 2025 rate was 0.409%. Since the 2026 EAV has not yet been published, it's assumed that Schaumburg will see at least a 1% increase in EAV. If that does occur, the resulting tax rate by the Village will be reduced to 0.405%. This is because the Village levies a flat dollar amount each year, and as the total tax base (EAV) grows, that levy is spread across more value. The effect is a lower tax rate, which diminishes the Village's share of the average homeowner's bill.

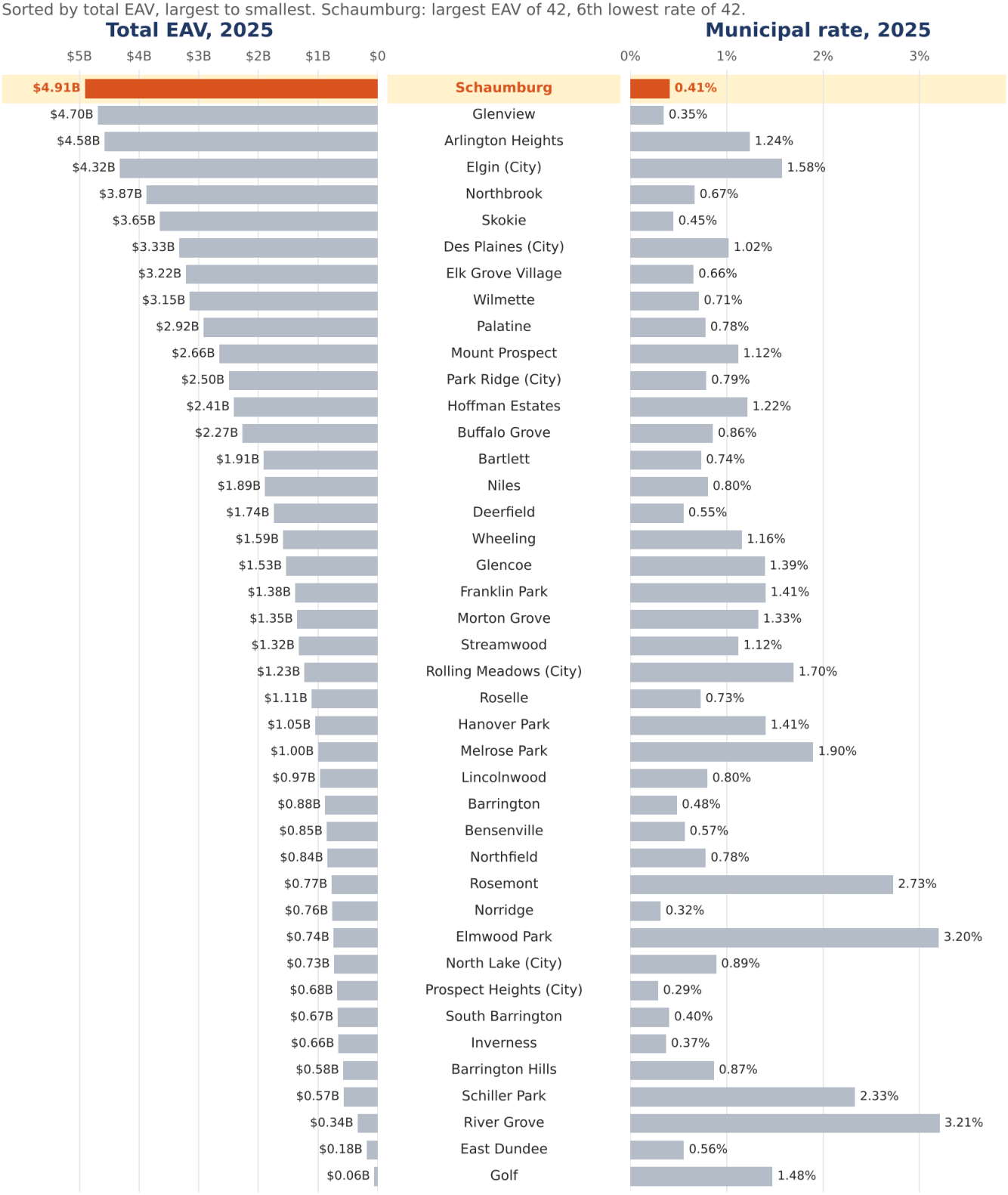
Since 2015, the Village's EAV has grown from about $2.9 billion to $4.91 billion, while the levy has remained flat at $19.5 million since 2019. As a result, the Village's tax rate has declined from 0.710% to 0.409% and is estimated to decline slightly further to 0.405% in 2026.



Schaumburg has the largest tax base of the 42 nearby Cook County municipalities compared, with a total EAV of $4.91 billion in 2025, and one of the lowest municipal tax rates. At 0.41%, its rate is the sixth lowest and less than half the group median of 0.86%. Rates shown are the village levy only and do not include library, Fire district, or park district rates.

Schaumburg vs. 41 nearby Cook County municipalities

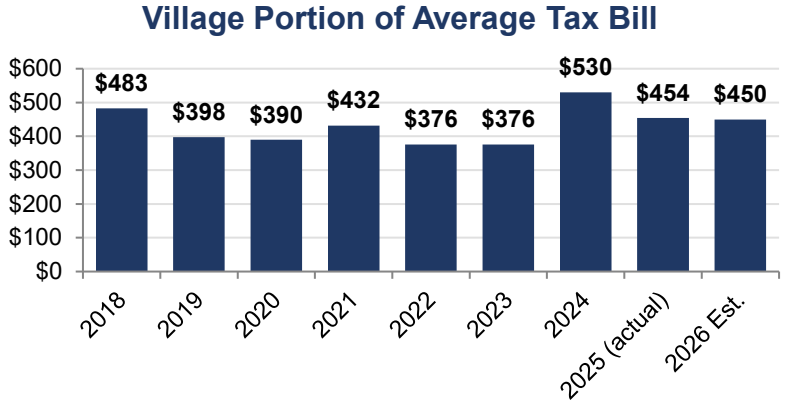
Sorted by total EAV, largest to smallest. Schaumburg: largest EAV of 42, 6th lowest rate of 42.



Impact on Homeowners

For a median Schaumburg home valued at $400,000, the Village's share of the property tax bill remains essentially flat between 2025 and 2026. Cook County assesses homes at 10% of market value, or $40,000 in this example, and then applies the state equalizer, which was 3.0300 for 2025 (down from 3.0355 in 2024) and is assumed to hold at 3.0300 for 2026. This results in an assessed value of $121,200 in both years. After subtracting a $10,000 homeowner exemption, the adjusted taxable value is $111,200. With the flat levy spread across a larger base, the Village's tax rate decreases from 0.409% to 0.405%. As a result, the Village's portion of the average tax bill declines from $454.45 to $450.02, a reduction of $4.42.

AVERAGE VILLAGE TAX BILL (median home)			
Tax year	**2024**	**2025**	**2026 Est.**
Median home market value	400,000	400,000	400,000
Assessment level	10.0%	10.0%	10.0%
Assessed value	40,000	40,000	40,000
State equalizer	3.0355	3.0300	3.0300
Equalized assessed value	121,420	121,200	121,200
Homeowner exemption	(10,000)	(10,000)	(10,000)
Adjusted EAV	111,420	111,200	111,200
VOS tax rate	0.4757%	0.4087%	0.4047%
Estimated tax bill paid to VOS	**$530.05**	**$454.45**	**$450.02**
$ change vs. prior year		($75.60)	($4.42)
% change vs. prior year		(14.3%)	(1.0%)



SHARE OF TOTAL BILL (tax code 35011)	2024	2025	2026 Est.
Total tax rate, all taxing districts	9.5857%	8.5742%	8.5742%
Estimated total property tax bill	$10,680.36	$9,534.48	$9,534.48
Village of Schaumburg portion	$530.05	$454.45	$450.02
Village share of total bill	**4.96%**	**4.77%**	**4.72%**

Timetable

Since the Village's proposed 2026 property tax levy is not increasing compared to the prior year, a Truth-in-Taxation hearing is not required. In Cook County, levy ordinances must be filed with the County Clerk by the last Tuesday in December; however, staff anticipates filing after the December 8 Village Board meeting. The timetable for the 2026 property tax levy is as follows:

- Monday, October 19: FLAGG Committee meeting – proposed tax levy reviewed and recommended
- Tuesday, November 10: Village Board meeting – tentative levy set by the Board (minimum 20 days before adoption)
- Tuesday, December 8: Village Board meeting – waiver of first reading, second reading, and adoption of the tax levy ordinance
- Tuesday, December 29: Final deadline for filing levy ordinances with the Cook County Clerk

Recommendation

Staff recommends the FLAGG Committee recommend that the Village Board establish the levy amount at $19,479,582, set the tentative levy on November 10, 2026, and adopt the tax levy ordinance on December 8, 2026.

ORDINANCE NO. 26 -

AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR BEGINNING MAY 1, 2026, AND ENDING APRIL 30, 2027.

ADOPTED:

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

ORDINANCE NO. 26-

AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR BEGINNING MAY 1, 2026, AND ENDING APRIL 30, 2027.

WHEREAS, it has been determined by the corporate authorities that a property tax levy is necessary for tax levy year 2026 to fund services and expenditures planned for the fiscal year beginning May 1, 2026 and ending April 30, 2027 and

WHEREAS, the proposed levy of the Village represents a levy that is the same as the levy in 2025, thus, the Truth in Taxation Act hearing and publication do not apply.

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

SECTION ONE: The prior recitals are incorporated as findings of the President and Board of Trustees.

SECTION TWO: That the sum of nineteen million, four hundred seventy nine thousand, five hundred eighty two dollars ($19,479,582), the same being the total amount to be levied from the approved budget heretofore made for the corporate and municipal purposes for the fiscal year beginning May 1, 2026 and ending April 30, 2027, be and the same is hereby levied on all taxable property within the Village of Schaumburg according to the valuation of said property as is, or shall be assessed, or equalized by the State, for the current year 2026. The fiscal year 2026/27 budget was approved in accordance with Sections 5/8-2-9.1 to 5/8-2-9.10 of the Illinois Compiled Statutes (the Municipal Budget Act) by the President and Board of Trustees of the Village of Schaumburg on April 28, 2026. The various objects and purposes for which said budgets were heretofore made, and the specific amount hereby levied for each object and purpose, can be found in Exhibit A attached to this ordinance. A summary of the fund budgets and levy amounts is provided below:

Summary

	Original Budget	Levy Amount
General Fund	$137,628,418	$929,676
Refuse Disposal Fund	-	-
Debt Service Funds	-	-
Police Pension Fund	$15,269,000	$9,557,154
Firefighters' Pension Fund	$14,688,822	$8,992,752
	$167,586,240	**$19,479,582**

SECTION THREE: That this levy ordinance is adopted pursuant to the Illinois Municipal Code providing however, that any tax rate limitation or any other substantive limitations as to tax levies in the Illinois Municipal Code in conflict with this ordinance shall not be applicable as the Village of Schaumburg, Illinois is a “Home Rule” municipality having a population in excess of 25,000, and elects to exercise all powers granted pursuant to Section 6, Article VII of the Constitution of the State of Illinois.

SECTION FOUR: The Cook and DuPage County Clerks are to add three percent (3.0%) to the levy for the allowance for loss and costs.

ORDINANCE NO. 26-

AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF SCHAUMBURG FOR THE FISCAL YEAR BEGINNING MAY 1, 2026, AND ENDING APRIL 30, 2027.

SECTION FIVE: That this levy ordinance is adopted in full compliance with Public Act 82-102 known as the Truth-In-Taxation Act and amended by Public Act 86-957.

SECTION SIX: That the Village Clerk of Schaumburg, Illinois, is ordered and directed to file a certified copy of this ordinance with the County Clerks of Cook and DuPage Counties on or before the time required by law.

SECTION SEVEN: All ordinances or parts of ordinances in conflict with these provisions are repealed.

SECTION EIGHT: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner prescribed by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____ , 2026.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
101 - General Fund		
President and Board	409,392	
1005 - Mayor's Office		
Salaries and Wages	251,045	
Insurances	18,982	
Taxes	14,958	
Pensions	8,664	
Other Payroll	-	
Supplies	14,034	
Services and Charges	72,168	
Capital Outlay	-	
1005 - Mayor's Office Total	**379,851**	
1010 - Clerk's Office		
Salaries and Wages	17,887	
Taxes	815	
Supplies	525	
Services and Charges	10,314	
1010 - Clerk's Office Total	**29,541**	
Boards and Commissions	326,336	
1505 - Plan Commission		
Salaries and Wages	8,500	
Taxes	655	
Services and Charges	1,040	
1505 - Plan Commission Total	**10,195**	
1510 - Zoning Board		
Salaries and Wages	12,500	
Taxes	962	
Services and Charges	8,750	
1510 - Zoning Board Total	**22,212**	
1515 - Blood Program Committee		
Salaries and Wages	3,750	
Taxes	289	
Supplies	735	
1515 - Blood Program Committee Total	**4,774**	
1520 - Fire & Police Commission		
Salaries and Wages	6,000	
Taxes	462	
Pensions	-	
Supplies	100	
Services and Charges	117,600	
1520 - Fire & Police Commission Total	**124,162**	
1525 - Board of Health		
Salaries and Wages	2,500	
Taxes	192	
1525 - Board of Health Total	2,692	
1530 - FCC Advisory Committee		
Taxes	-	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
1530 - FCC Advisory Committee Total	-	
1540 - Environmental Committee		
Salaries and Wages	4,500	
Taxes	346	
Supplies	500	
1540 - Environmental Committee Total	5,346	
1545 - Business Devel Commission		
Supplies	17,800	
1545 - Business Devel Commission Total	17,800	
1550 - Olde Schaumburg Commission		
Taxes	-	
1550 - Olde Schaumburg Commission Total	-	
1555 - Electrical Commission		
Salaries and Wages	2,750	
Taxes	212	
1555 - Electrical Commission Total	2,962	
1565 - Teen Center Advisory Board		
Taxes	-	
1565 - Teen Center Advisory Board Total	-	
1570 - Committee on Aging		
Salaries and Wages	5,500	
Taxes	424	
Supplies	2,950	
1570 - Committee on Aging Total	8,874	
1575 - Bikeways Advisory Committee		
Salaries and Wages	3,500	
Taxes	270	
Services and Charges	85	
1575 - Bikeways Advisory Committee Total	3,855	
1585 - Peer Jury		
Salaries and Wages	2,000	
Taxes	154	
Supplies	450	
Services and Charges	-	
1585 - Peer Jury Total	2,604	
1591 - Cultural Commission		
Salaries and Wages	6,000	
Taxes	462	
Supplies	-	
1591 - Cultural Commission Total	6,462	
1592 - Sister Cities Commission		
Salaries and Wages	6,000	
Taxes	462	
Supplies	2,400	
Services and Charges	80,560	
1592 - Sister Cities Commission Total	89,422	
1593 - Septemberfest Committee		
Salaries and Wages	23,200	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Taxes	1,776	
1593 - Septemberfest Committee Total	24,976	
1594 - 1% For Art Committee		
Taxes	-	
1594 - 1% For Art Committee Total	-	
General Government	2,454,958	
3005 - Management		
Salaries and Wages	1,143,254	
Insurances	132,834	
Taxes	60,086	
Pensions	99,121	
Other Payroll	23,988	
Supplies	6,345	
Services and Charges	471,180	
Miscellaneous	25,000	
3005 - Management Total	1,961,808	
3010 - Legal Services		
Supplies	150	
Services and Charges	493,000	
3010 - Legal Services Total	493,150	
Communications and Outreach	916,136	
3105 - Communications and Outreach		
Salaries and Wages	471,530	
Insurances	56,945	
Taxes	34,642	
Pensions	29,345	
Other Payroll	8,468	
Supplies	120,714	
Services and Charges	194,492	
3105 - Communications and Outreach Total	916,136	
Finance	9,110,537	
3305 - Financial Management		
Salaries and Wages	599,126	
Insurances	67,384	
Taxes	32,132	
Pensions	37,711	
Other Payroll	5,343	
Supplies	3,850	
Services and Charges	101,569	
Miscellaneous	-	
3305 - Financial Management Total	847,115	
3330 - Financial Reporting		
Salaries and Wages	423,265	
Insurances	68,334	
Taxes	32,274	
Pensions	35,066	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Other Payroll	1,271	
Supplies	950	
Capital Outlay	-	
Miscellaneous	6,620,344	
3330 - Financial Reporting Total	7,247,087	
3340 - Procurement		
Salaries and Wages	288,347	
Insurances	53,148	
Taxes	21,982	
Pensions	25,636	
Other Payroll	84	
Supplies	6,500	
Capital Outlay	-	
3340 - Procurement Total	399,364	
3350 - Revenue Management		
Salaries and Wages	168,257	
Insurances	44,986	
Taxes	12,836	
Pensions	14,225	
Other Payroll	679	
Supplies	1,725	
Services and Charges	148,637	
Capital Outlay	-	
3350 - Revenue Management Total	391,345	
3355 - Licensing		
Salaries and Wages	139,713	
Insurances	44,986	
Taxes	10,550	
Pensions	10,970	
Other Payroll	84	
Supplies	19,315	
Services and Charges	8	
Capital Outlay	-	
3355 - Licensing Total	225,626	
Information Technology	5,903,689	
3705 - Support Services		
Salaries and Wages	810,934	
Insurances	75,927	
Taxes	46,063	
Pensions	50,897	
Other Payroll	7,628	
Supplies	1,634	
Services and Charges	2,780,526	
Capital Outlay	15,000	
Debt Service	-	
3705 - Support Services Total	3,788,609	
3710 - Application Acq & Dev		
Salaries and Wages	674,629	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Insurances	94,908	
Taxes	51,615	
Pensions	59,579	
Supplies	-	
Services and Charges	16,350	
Capital Outlay	-	
3710 - Application Acq & Dev Total	897,081	
3715 - Maintenance		
Salaries and Wages	478,730	
Insurances	94,908	
Taxes	37,396	
Pensions	41,396	
Other Payroll	2,520	
Supplies	30,400	
Services and Charges	119,603	
Capital Outlay	-	
3720 - Training Total	-	
3725 - Customer Service Center		
Salaries and Wages	353,569	
Insurances	18,982	
Taxes	26,967	
Pensions	10,541	
Supplies	-	
Services and Charges	2,987	
Capital Outlay	-	
3725 - Customer Service Center Total	413,046	
Human Resources	2,954,439	
3805 - Administration		
Salaries and Wages	389,988	
Insurances	47,454	
Taxes	25,345	
Pensions	30,527	
Other Payroll	6,032	
Supplies	4,968	
Services and Charges	1,022,312	
Capital Outlay	-	
3805 - Administration Total	1,526,626	
3810 - Benefits		
Salaries and Wages	65,973	
Insurances	23,727	
Taxes	5,047	
Pensions	5,865	
Other Payroll	420	
Supplies	-	
Services and Charges	1,754	
3810 - Benefits Total	102,786	
3815 - Organizational Development		
Salaries and Wages	248,928	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Insurances	38,912	
Taxes	19,090	
Pensions	22,131	
Other Payroll	630	
Supplies	6,075	
Services and Charges	343,159	
3815 - Organizational Development Total	678,925	
3820 - Risk Management/Safety		
Salaries and Wages	148,554	
Insurances	12,338	
Taxes	11,366	
Pensions	13,208	
Other Payroll	336	
Supplies	1,250	
Services and Charges	20,681	
3820 - Risk Management/Safety Total	207,733	
3825 - Employee Labor Relations		
Salaries and Wages	50,400	
Insurances	5,695	
Taxes	3,856	
Pensions	4,481	
Other Payroll	-	
Supplies	-	
Services and Charges	86,494	
3825 - Employee Labor Relations Total	150,926	
3830 - Recruitment and Compensation		
Salaries and Wages	178,736	
Insurances	23,727	
Taxes	13,694	
Pensions	12,164	
Other Payroll	210	
Supplies	1,081	
Services and Charges	57,831	
3830 - Recruitment and Compensation Total	287,443	
Cultural Services	3,800,713	
5005 - Operations and Administration		
Salaries and Wages	719,774	
Insurances	87,316	
Taxes	43,941	
Pensions	38,061	
Other Payroll	5,214	
Supplies	41,931	
Services and Charges	495,236	
Capital Outlay	30,345	
5005 - Operations and Administration Total	1,461,818	
5010 - Special Events		
Salaries and Wages	493,231	
Insurances	47,683	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Taxes	20,676	
Pensions	21,152	
Other Payroll	805	
Supplies	57,400	
Services and Charges	666,200	
Capital Outlay	-	
Miscellaneous	-	
5010 - Special Events Total	1,307,147	
5015 - Prairie Center Programing		
Salaries and Wages	372,946	
Insurances	53,148	
Taxes	28,563	
Pensions	19,601	
Other Payroll	1,610	
Supplies	41,050	
Capital Outlay	-	
Miscellaneous	-	
5015 - Prairie Center Programing Total	1,031,748	
Police	39,778,760	
3405 - Support Services		
Salaries and Wages	2,307,411	
Insurances	513,381	
Taxes	123,075	
Pensions	366,508	
Other Payroll	1,120	
Supplies	226,169	
Services and Charges	2,438,312	
Capital Outlay	444,700	
Miscellaneous	-	
3405 - Support Services Total	6,420,676	
3410 - Patrol Services		
Salaries and Wages	11,740,729	464,838
Insurances	1,626,352	
Taxes	173,336	
Pensions	6,101,196	
Other Payroll	27,780	
Supplies	80,336	
Services and Charges	552,796	
3415 - Emergency Service & Security Total	-	
3417 - Traffic Services		
Salaries and Wages	2,201,979	
Insurances	322,687	
Taxes	107,919	
Pensions	1,282,630	
Other Payroll	3,790	
Supplies	16,457	
Services and Charges	305,719	
Capital Outlay	11,400	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Miscellaneous	-	
3417 - Traffic Services Total	4,252,581	
3420 - Investigative Services		
Salaries and Wages	4,552,834	
Insurances	455,558	
Taxes	94,419	
Pensions	1,611,544	
Other Payroll	24,083	
Supplies	47,340	
Services and Charges	122,173	
Capital Outlay	15,000	
Miscellaneous	-	
3420 - Investigative Services Total	6,922,951	
3425 - Crime Prevention Services		
Salaries and Wages	552,548	
Insurances	18,982	
Taxes	12,839	
Pensions	99,416	
Other Payroll	3,770	
Supplies	35,000	
Services and Charges	112,655	
Miscellaneous	-	
3430 - Technical Services Total	-	
3450 - Human Services		
Salaries and Wages	565,529	
Insurances	93,573	
Taxes	43,460	
Pensions	50,278	
Other Payroll	2,520	
Supplies	3,749	
Services and Charges	236,808	
Capital Outlay	-	
Miscellaneous	20,000	
3450 - Human Services Total	1,015,917	
Fire	34,490,792	
3605 - Support Services		
Salaries and Wages	890,960	
Insurances	314,495	
Taxes	21,936	
Pensions	100,332	
Other Payroll	3,300	
Supplies	231,290	
Services and Charges	1,206,743	
Capital Outlay	1,000	
3605 - Support Services Total	2,770,056	
3610 - Special Operations		
Salaries and Wages	82,800	
Insurances	-	
Taxes	1,000	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Pensions	-	
Other Payroll	60,000	
Supplies	29,743	
Services and Charges	36,485	
Capital Outlay	15,891	
3610 - Special Operations Total	225,919	
3615 - Fire Suppression		
Salaries and Wages	10,196,186	464,838
Insurances	1,461,581	
Taxes	133,243	
Pensions	5,804,932	
Other Payroll	42,615	
Supplies	109,735	
Services and Charges	2,038,364	
Capital Outlay	82,325	
3615 - Fire Suppression Total	19,868,981	
3620 - Emergency Medical Services		
Salaries and Wages	5,951,557	
Insurances	740,282	
Taxes	88,554	
Pensions	2,416,151	
Other Payroll	20,400	
Supplies	43,148	
Services and Charges	252,056	
Capital Outlay	141,670	
3620 - Emergency Medical Services Total	9,653,818	
3625 - Emergency Management Agency		
Salaries and Wages	127,547	
Insurances	18,982	
Taxes	9,835	
Pensions	9,979	
Other Payroll	1,265	
Supplies	750	
Services and Charges	58,525	
Capital Outlay	-	
3625 - Emergency Management Agency Total	226,883	
3630 - Community Risk Reduction		
Salaries and Wages	433,566	
Insurances	36,558	
Taxes	29,459	
Pensions	23,920	
Other Payroll	2,465	
Supplies	24,059	
Services and Charges	36,854	
Capital Outlay	-	
3630 - Community Risk Reduction Total	586,881	
3635 - Logistical Support		
Salaries and Wages	94,029	
Insurances	18,982	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Taxes	7,230	
Pensions	8,359	
Other Payroll	1,240	
Supplies	61,005	
Services and Charges	175,489	
3640 - Public Education Total	-	
3670 - Nursing & Senior Services		
Salaries and Wages	461,663	
Insurances	94,908	
Taxes	33,781	
Pensions	34,426	
Other Payroll	840	
Supplies	19,482	
Services and Charges	127,821	
Capital Outlay	-	
Miscellaneous	19,000	
3670 - Nursing & Senior Services Total	791,921	
Engineering and Public Works	18,724,259	
4005 - Administration		
Salaries and Wages	919,223	
Insurances	121,292	
Taxes	58,549	
Pensions	68,219	
Other Payroll	6,501	
Supplies	15,651	
Services and Charges	810,152	
Capital Outlay	-	
4005 - Administration Total	1,999,587	
4010 - Building Maintenance		
Salaries and Wages	1,219,627	
Insurances	137,465	
Taxes	90,020	
Pensions	98,216	
Other Payroll	7,970	
Supplies	215,550	
Services and Charges	1,970,850	
Capital Outlay	178,660	
4010 - Building Maintenance Total	3,918,358	
4015 - Engineering Services		
Salaries and Wages	537,753	
Insurances	123,380	
Taxes	41,015	
Pensions	42,982	
Other Payroll	2,730	
Supplies	4,417	
Services and Charges	515,616	
Capital Outlay	-	
4015 - Engineering Services Total	1,267,893	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
4020 - Landscape Services		
Salaries and Wages	956,515	
Insurances	156,598	
Taxes	69,727	
Pensions	71,219	
Other Payroll	4,800	
Supplies	425,785	
Services and Charges	1,699,564	
Capital Outlay	156,667	
4020 - Landscape Services Total	3,540,875	
4030 - Street Maintenance		
Salaries and Wages	1,673,556	
Insurances	251,505	
Taxes	85,770	
Pensions	98,400	
Other Payroll	7,440	
Supplies	442,325	
Services and Charges	1,700,752	
Capital Outlay	-	
4050 - Storm Sewer Systems Total	-	
4080 - After Hours Customer Service		
Salaries and Wages	259,426	
Insurances	40,430	
Taxes	19,216	
Pensions	18,324	
Other Payroll	1,200	
Supplies	94,450	
Services and Charges	293,030	
Capital Outlay	-	
4080 - After Hours Customer Service Total	726,076	
4090 - Fleet Operations		
Salaries and Wages	949,803	
Insurances	132,871	
Taxes	72,276	
Pensions	77,052	
Other Payroll	10,480	
Supplies	1,367,960	
Services and Charges	385,281	
Capital Outlay	16,000	
Debt Service	-	
4092 - Central Stores Total	-	
Community Development	6,628,382	
4405 - Management and Administration		
Salaries and Wages	868,673	
Insurances	68,334	
Taxes	45,074	
Pensions	50,975	
Other Payroll	5,948	

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Supplies	3,248	
Services and Charges	265,318	
Capital Outlay	-	
4405 - Management and Administration Total	1,307,570	
4415 - Permit Services		
Salaries and Wages	1,297,635	
Insurances	321,254	
Taxes	91,856	
Pensions	104,927	
Other Payroll	2,400	
Supplies	5,630	
Services and Charges	1,199,032	
Capital Outlay	-	
4420 - Economic Development Total	-	
4425 - Inspection Services		
Salaries and Wages	898,437	
Insurances	167,986	
Taxes	67,691	
Pensions	76,483	
Other Payroll	4,800	
Supplies	11,530	
Services and Charges	164,228	
Capital Outlay	-	
4425 - Inspection Services Total	1,391,155	
4460 - Planning		
Salaries and Wages	610,365	
Insurances	141,975	
Taxes	46,609	
Pensions	52,014	
Other Payroll	-	
Supplies	1,800	
Services and Charges	54,160	
4460 - Planning Total	906,923	
Economic Development	1,227,322	
4505 - Administration		
Salaries and Wages	536,194	
Insurances	75,927	
Taxes	38,899	
Pensions	42,788	
Other Payroll	5,948	
Supplies	1,905	
Services and Charges	525,661	
Capital Outlay	-	
Miscellaneous	-	
4505 - Administration Total	1,227,322	
Transportation	758,317	
4705 - Administration		

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Salaries and Wages	212,024	
Insurances	37,014	
Taxes	15,405	
Pensions	16,395	
Other Payroll	2,380	
Supplies	669	
Services and Charges	83,205	
Capital Outlay	-	
4705 - Administration Total	367,092	
4710 - Bikeways		
Salaries and Wages	182,783	
Insurances	23,727	
Taxes	13,971	
Pensions	13,780	
Other Payroll	-	
Supplies	3,943	
Services and Charges	4,060	
Capital Outlay	-	
4715 - Airport Total	-	
4720 - Traffic		
Salaries and Wages	55,965	
Insurances	8,542	
Taxes	4,443	
Pensions	3,493	
Other Payroll	2,082	
Supplies	4,912	
Services and Charges	69,524	
4768 - Sch Woodfield Trolley Total	-	
Debt Projects	-	
9805 - General Projects		
Oper Transfers Out	-	
9805 - General Projects Total	-	
Operating Transfers	10,144,386	
9905 - Outgoing Transfers		
Oper Transfers Out	10,144,386	
9905 - Outgoing Transfers Total	10,144,386	
101 - General Fund Total	137,628,418	
Grand Total	137,628,418	**929,676**
Police Pension Fund	**15,269,000**	
Pensions	14,992,500	9,557,154
Supplies	-	
Services and Charges	276,500	
Grand Total	15,269,000	**9,557,154**

EXHIBIT A 2026 Tax Levy Detail	Original Budget 2027	Levy Allocation
Firefighter's Pension Fund	**14,688,822**	
Pensions	14,238,372	8,992,752
Supplies	-	
Services and Charges	450,450	
Grand Total	14,688,822	**8,992,752**
Total levy		**19,479,582**

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Establish the Levy Amount for the Special Service Area 16 (Woodfield Business Center Open Space) at $200,000, Set the Tentative Levy on November 10, 2026, and Adopt the Tax Levy Ordinance on December 8, 2026
11/10/26
Village Board

Presenter: Alex Thorpe
Lead Department: Finance

Executive Summary:

The Village created Special Service Area (SSA) 16 in April 2025 to fund the restoration and long-term maintenance of detention and park facilities in the Remington Basswood Woodfield Business Center Subdivision. The subdivision's owners' association, formed in 1979, dissolved in 2012, leaving the Village to assume maintenance until the property was acquired through Cook County's no cash bid program in 2024.

The ordinance allows a levy of up to $0.83 per $100 of EAV on taxable property within SSA 16, applied only in years when expenses are incurred. This levy is separate from the Village's general levy and impacts only the properties within the SSA.

The 2026 levy is recommended at $200,000, or $206,000 with the 3% loss factor, approximately 47% above the 2025 levy of $139,766. The recommended levy equates to a rate of about $0.28 per $100 of EAV, roughly one-third of the maximum. A $250,000 EAV property would pay approximately $691 annually, scaling to approximately $2,765 for $1 million in EAV. The increase funds reconstruction of the walking path, now estimated at about $625,000 and planned for FY2027/28.

Recommended Action:

Staff recommends that the FLAGG Committee recommend the Village Board establish the Special Service Area 16 (Woodfield Business Center Open Space) levy request at $200,000, set the tentative levy on November 10, 2026, and adopt the tax levy ordinance on December 8, 2026.

ATTACHMENTS:
- SSA 16 2026 Memo
- SSA16 Ord26

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Date: October 13, 2026

To: Brian Townsend, Village Manager
Lisa Petersen, Director of Finance

From: Alex Thorpe, Assistant Director of Finance

Subject: 2026 Property Tax Levy for Special Service Area 16

For: FLAGG

Introduction

This memorandum provides an update on Special Service Area (SSA) 16 for the Remington Basswood Woodfield Business Center Subdivision, presents the recommended 2026 property tax levy, and proposes a plan to finance the rehabilitation of the walking path.

Discussion

SSA 16 was established by ordinance on April 22, 2025, after the Village acquired the abandoned subdivision detention and park property through Cook County's "no cash bid" program, so that property owners within the subdivision bear the cost of restoring and maintaining the facilities. The ordinance authorizes an annual levy of up to $0.83 per $100 of equalized assessed value (EAV) on taxable property within the SSA, applied only in years when the Village incurs maintenance or improvement costs. The SSA levy is separate from, and does not count toward, the Village's general tax levy.

For tax year 2025, the Village levied SSA 16 for the first time. The Village requested $135,695, which, with a 3% loss factor of $4,071, resulted in a total levy of $139,766. According to the Cook County Clerk's 2025 Agency Tax Rate Report (agency 03-1150-113), the total EAV for SSA 16 is $74,494,805. This produced a rate of 0.187618%, or $0.1876 per $100 of EAV, approximately 23% of the $0.83 maximum.

Costs include tree care and plantings, hardscape improvements (benches, garbage cans, and the retaining wall), recurring landscape, turf, and trash services, natural area restoration and maintenance, and rehabilitation of the 2,700-foot walking path. The cost of the walking path rehabilitation is now estimated at $625,000 which staff will propose to budget the project in 2027/28.

Recommended 2026 Levy

It is recommended that the 2026 levy be set at $200,000. Applying the 3% loss factor of $6,000 results in a total levy of $206,000, or approximately 0.2765% on the 2025 EAV of $74,494,805 ($0.2765 per $100 of EAV).

The walking path costs far more than the fund can carry in a single year. Paying for it and meeting the fund balance target from one levy would require a 2026 request of approximately $687,000, which is more than the approximately $600,300 the maximum rate allows at the 2025 EAV. Staff therefore proposes to finance the project with an interfund advance of $625,000 from the Capital Improvement Program (CIP). The advance would be received in 2027/28, when the project is budgeted, and repaid to the CIP with interest at 5% in five equal annual payments of $144,359, beginning in 2028/29 and ending in 2032/33. Total interest over the term would be approximately $96,800, paid to the CIP. The SSA 16 levy would be raised for a limited period to cover these payments and then reduced to the level needed for ongoing maintenance.

The General Fund has already paid approximately $61,700 in start-up maintenance and legal costs. The 2025 levy of $135,695 covers 2026/27 expenses of approximately $102,500 but not those earlier costs, so the fund is projected to end 2026/27 with a negative balance of approximately $28,500. A 2026 levy of $200,000 eliminates that balance and covers 2027/28 operating costs of approximately $23,900, leaving cash of approximately $147,600 at the end of 2027/28, ahead of the first repayment.

Fund Forecast

The table below summarizes the Fund 734 forecast. Revenue for 2026/27 is the 2025 levy, and revenue for 2027/28 is the recommended 2026 levy. Later years assume levies of $200,000 for each of 2027 through 2030 and $75,000 thereafter, which cover operating costs and the five annual repayments of $144,359 (principal and 5% interest).

Fiscal year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Revenue (levy)	$135,695	$200,000	$200,000	$200,000	$200,000	$200,000	$75,000
CIP advance received	–	$625,000	–	–	–	–	–
Operations (FY27/28 walking path)	$102,486	$648,908	$47,495	$45,364	$46,125	$50,044	$47,716
Repayment incl. interest	–	–	$144,359	$144,359	$144,359	$144,359	$144,359
Net	$33,209	$176,092	$8,146	$10,277	$9,516	$5,596	($117,075)
Cash balance, end of year	**($28,499)**	**$147,593**	**$155,739**	**$166,016**	**$175,532**	**$181,129**	**$64,054**
Owed to CIP, end of year	–	$625,000	$511,891	$393,126	$268,423	$137,485	–

Comparison to the Maximum Rate

The recommended levy produces a rate of approximately 0.2765%, compared with the maximum allowable rate of 0.83%. The recommended rate is 0.5535 percentage points ($0.5535 per $100 of EAV) below the maximum, or approximately 67% lower, and uses approximately 33% of the rate authority.

At the maximum rate, the 2025 EAV would support a request of approximately $600,298 and a total levy, including the 3% loss factor, of approximately $618,307, about three times the recommended total levy. The table below shows the estimated 2026 tax for five sample parcels across the SSA, using the 2025 EAV from this year's tax bills.

Property (PIN)	2025 EAV	2025 tax (actual)	Est. 2026 tax: recommended	Est. 2026 tax: at max rate
415 State Pkwy PIN 07-11-303-004-0000	2,412,164	$4,525.46	$6,670.34	$20,020.96
614 E State Pkwy PIN 07-11-300-009-0000	1,012,110	$1,898.82	$2,798.78	$8,400.51
1251 Basswood Rd PIN 07-11-302-020-0000	785,123	$1,472.97	$2,171.10	$6,516.52
1300-1320 N Plum Grove Rd PIN 07-11-301-030-0000	3,926,289	$7,366.11	$10,857.34	$32,588.20
626 Cooper Ct PIN 07-11-301-014-0000	705,415	$1,323.43	$1,950.68	$5,854.95
Total, five parcels	**8,841,101**	**$16,586.79**	**$24,448.24**	**$73,381.14**

As with last year, the SSA levy is not part of the Village's aggregate levy under the Truth-in-Taxation Act, so a hearing is not required.

Levy ordinances must be filed with the Cook County Clerk by the last Tuesday in December; staff anticipates filing following the December 8 Village Board meeting. The 2026 timetable is as follows:

- Monday, October 19: FLAGG Committee meeting – proposed tax levy reviewed and recommended
- Tuesday, November 10: Village Board meeting – tentative levy set by the Board (minimum 20 days before adoption)
- Tuesday, December 8: Village Board meeting – waiver of first reading, second reading, and adoption of the tax levy ordinance
- Tuesday, December 29: Final deadline for filing levy ordinances with the Cook County Clerk

Recommendation
Staff recommends the FLAGG Committee recommend that the Village Board establish the Special Service Area 16 levy amount at $200,000 with a 3% loss factor, set the tentative levy on November 10, 2026, and adopt the tax levy ordinance on December 8, 2026.

ORDINANCE NO. 26-_____

AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2027 AND ENDING APRIL 30, 2028, IN SPECIAL SERVICE AREA NUMBER SIXTEEN IN THE VILLAGE OF SCHAUMBURG

ADOPTED:

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

ORDINANCE NO. _____

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2027 AND ENDING APRIL 30, 2028, IN SPECIAL SERVICE AREA NUMBER SIXTEEN IN THE VILLAGE OF SCHAUMBURG

WHEREAS, the Village of Schaumburg Special Service Area Number Sixteen has been created by an ordinance entitled "An Ordinance Establishing Village of Schaumburg Special Service Area Number Sixteen", and known as Ordinance No. 25-036, adopted April 22, 2025, and no petition having been filed in opposition to the creation of the special service area, pursuant to Illinois Compiled Statutes, of the Special Service Area Number Sixteen which consists of the territory described in Ordinance No. 25-036, and whereas, the Village of Schaumburg is now authorized to levy taxes for special services in said special service area, and

WHEREAS, the Village Board of Trustees did on April 22, 2025 adopt Ordinance 25-036, an ordinance establishing Special Service Area No. 16 and the levy of a direct annual tax at a rate not to exceed $0.83 per $100.00 of equalized assessed value of the property Schaumburg Special Service Area 16 (Remington Basswood Woodfield Business Center Subdivision), for each year during which the Village of Schaumburg is required to expend funds relative to said Special Services, so long as the common areas, as referenced above, exist, and

WHEREAS, it is standard practice for the Cook County Clerk to add three percent (3%) to the total levy to account for loss and costs associated with collection.

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

SECTION ONE: The prior recitals are incorporated as findings of the President and Board of Trustees.

SECTION TWO: The sum of $200,000 is hereby levied upon all taxable property, as defined in the Property Tax Code (35 ILCS 200/1-1 et seq.), within Special Service Area Number Sixteen for the fiscal year beginning May 1, 2027, and ending April 30, 2028, for the purpose of paying for the maintenance and repair of the area.

SECTION THREE: This tax is levied pursuant to Article VII, Section 6A and 6L of the Constitution of the State of Illinois and pursuant to the Illinois Special Service Areas Statute, Illinois Compiled Statues, and pursuant to an Ordinance Establishing Special Service Area Number Sixteen in the Village of Schaumburg, known as Ordinance No. 25-036.

SECTION FOUR: The Cook County Clerk are authorized and directed to add three percent (3%) to the total levy to provide for loss and costs associated with collection.

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2027 AND ENDING APRIL 30, 2028, IN AND FOR THE VILLAGE OF SCHAUMBURG SPECIAL SERVICE AREA NUMBER SIXTEEN

SECTION FIVE: The Village Clerk is directed to file a certified copy of this ordinance with the County Clerks of Cook County on or before the time required by law.

SECTION SIX: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____ , 2026.

_____
Village President

ATTEST:

_____
Village Clerk

APPROVED:

_____
Village Attorney

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Agreement for the Walnut Lane Resurfacing from Schaumburg Road to Bode Road – Phase III Construction Administration with Michael Baker International
11/10/26
Village Board

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

Account(s):	Budget:	Expense Request:
4429010-7454 (25028-20-220) - FY 26/27	$360,000	$75,000
4429010-7454 (25028-20-220) - FY 27/28	$300,000	$205,358

The budget status for this request is: Under Budget

Amount Under Budget: $379,642

Executive Summary:

Walnut Lane is classified as a residential collector roadway from Schaumburg Road to Bode Road. This segment has an average Pavement Condition Index (PCI) of 45 on a scale of 1 to 100. Village staff have identified this section for patching and resurfacing as part of the Village's Capital Improvement Program (CIP).

The proposed project will include the following improvements:

- Milling and resurfacing the existing hot-mix asphalt pavement surface course of Walnut Lane between Schaumburg Road to Bode Road
- Striping of the resurfaced pavement surface to include bike lanes on both sides of the street and parking on one side
- Removal and replacement of selected curb and gutters, and sidewalks in subpar condition
- Improvements to ADA-compliant crosswalk & ramp updates
- Removal & replacement of selected storm sewer pipes and drainage structures in subpar condition
- All other incidental work necessary to complete the project

The project is currently scheduled for the March 2027 Illinois Department of Transportation (IDOT) letting, with construction anticipated to begin in spring 2027.

On September 25th, 2026, staff released a Request for Qualifications (RFQ) to six firms from the approved Engineering Consultant List to provide Phase III Construction Administration for this project. One Statement of Qualification was received and evaluated by Engineering and Public Works in accordance with IDOT's evaluation policy. Michael Baker International of Downers Grove, Illinois

(Michael Baker) was the lone firm to submit qualifications. Michael Baker submitted a comprehensive and detailed scope of services and has completed several similar federally funded roadway improvement projects. In addition, Michael Baker prepared the final design for the projects, so they are familiar with the project. Non-submitting firms listed staffing and workload concerns as the reason for not submitting.

Michael Baker submitted a fee proposal in the amount of $280,358 to provide Phase III Construction Administration. This fee equates to approximately 12% of the estimated $2.4 million construction cost. This fee is typical for a project of this size and complexity. Funding for Phase III Construction Administration is included in the Village's CIP in fiscal years 26/27 and 27/28. A total of $660,000 has been budgeted within the Vital Streets program for these services. Michael Baker's proposed fee of $280,358 is within the approved budget.

The Village of Schaumburg has been awarded Surface Transportation Program (STP) funding for this project. The funding reimburses the Village for 75% of the participating construction administration expenses, up to the funding limit. The Village will be responsible for the remaining 25% of participating costs and all non-participating costs. The Village has been awarded $249,750 in funding for construction administration. The Village's share is currently estimated at $70,090.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the Walnut Lane Resurfacing from Schaumburg Road to Bode Road – Phase III Construction Administration with Michael Baker International of Downers Grove, IL in the amount of $280,358.00, and approve the required Resolution.

ATTACHMENTS:
- Qualifications Table.pdf
- Proposal.pdf
- Resolution
- Agreement

Qualifications Table

Project: Walnut Lane Resurfacing

Phase: III

Criteria	Factor Rating	Michael Baker International	
		Avg. Rating	Total
Project Understanding	30%	83.3	25.0
Technical Approach	20%	90.0	18.0
Firm Experience	20%	90.0	18.0
Staff Capabilities	20%	75.0	15.0
Municipal Experience	10%	80.0	8.0
	Total	**84.0**	

Michael Baker
INTERNATIONAL

PHASE III ENGINEERING SERVICES

WALNUT LANE RESURFACING – SCHAUMBURG ROAD TO BODE ROAD

OCTOBER 9, 2026

Shawn Hurtig
Project Manager
Engineering and Public Works
714 S. Plum Grove Road
Schaumburg, IL 60193-4329

RE: Statement of Qualifications for Walnut Lane Resurfacing – Schaumburg Road to Bode Road Phase III Construction Engineering Services

Dear Mr. Hurtig,

Michael Baker International, Inc. (Michael Baker) brings the experience and technical expertise necessary to deliver Phase III Construction Engineering Services for the Walnut Lane Resurfacing Project. Having successfully guided this project through Phase I engineering, public involvement, agency coordination, environmental clearances, and final design, our team is uniquely positioned to support the Village through construction and project closeout. We understand the project, the corridor, the stakeholders, and the expectations established throughout project development.

Below are the critical aspects of the project we have identified and that our team brings to you as value for this project.

» **A COMMUNITY-FOCUSED APPROACH TO CONSTRUCTION**
The Walnut Lane project is more than a roadway resurfacing project. Construction will occur within an established residential neighborhood, adjacent to Blackwell Elementary School, under federal funding requirements, and in a corridor that serves residents, school buses, parents, pedestrians, and bicyclists on a daily basis. Successful implementation will require proactive construction management, responsive public communication, thorough documentation, and a Resident Engineer focused on driving project success rather than simply documenting project activities.

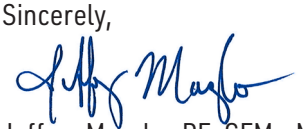
» **EXPERIENCED PROFESSIONALS WITH PROJECT FAMILIARITY**
Michael Baker offers a unique combination of project familiarity and municipal construction experience. Our proposed Resident Engineer, Jay Beverly, currently serves the Village of Schaumburg on its 2025 Street Program and Transportation Support Services contracts and brings more than 35 years of local agency construction experience. Construction Inspector Mohammed Khan helped develop the Walnut Lane plans and specifications, including ADA ramp improvements, and understands the design intent behind the project. Together with Project Manager Jeffrey Maczko, the Village receives a team that understands both the project and the expectations required to successfully deliver it.

» **DRIVING ACCOUNTABILITY, COMMUNICATION, AND QUALITY**
Our Phase III approach is built around contractor accountability, resident communication, federal compliance, and construction site cleanliness. We understand that residents often judge a project long before the final pavement is placed. Accordingly, our team will actively manage schedule performance, oversee construction quality, support website updates and resident communications, and reinforce Village expectations regarding street sweeping, dust control, restoration, and general neighborhood appearance throughout construction. These efforts help ensure the final project reflects the high standards residents expect from the Village of Schaumburg.

» **KEEPING BLACKWELL ELEMENTARY SAFE AND ACCESSIBLE**
Equally important, our team understands the critical importance of completing the most disruptive construction activities during the summer break. We will work closely with the contractor to prioritize ADA improvements, sidewalk work, pedestrian crossing enhancements, and paving operations so that the corridor is safe, functional, and substantially complete before students return to Blackwell Elementary School in August.

Thank you for your consideration. Michael Baker appreciates the opportunity to continue serving the Village of Schaumburg on the Walnut Lane project. We are confident that our familiarity with the project, understanding of Village expectations, and experienced Phase III team will help deliver a successful and well-managed construction project for the Village and its residents.

Sincerely,



Jeffrey Maczko, PE, CFM - Municipal Services Lead/Primary Contact
1431 Opus Place, Suite 110
Downers Grove, IL 60515

FIRM DESCRIPTION

Michael Baker is a leading provider of engineering and consulting services with practices that encompass all facets of infrastructure, including design, civil engineering, planning, architecture, environmental, construction, and program management. For more than 80 years, the company has been a trusted partner to commercial clients, all branches of the military, and federal, state, and municipal governments, providing comprehensive services and solutions. Embracing emerging technologies and the latest innovations – like intelligent transportation and design-build project delivery, Michael Baker is an industry leader that delivers expertise and quality. The firm's more than 6,000 employees across nearly 100 locations are committed to Making a Difference for clients and communities through a culture of innovation, collaboration, and technological advancement.

Michael Baker's Chicago office opened in 1977 and currently has over 60 specialized technical managers, professional engineers, structural engineers, certified floodplain managers, and construction inspectors in-house.

STAFF RESOURCES

6,000 Michael Baker Staff across **14** Practices

361	Planning	301	Civil & Environmental Engineering
98	Rail & Transit	205	Architecture & Building Engineering
767	Highways	348	Geospatial Information Technology
1,197	Bridges	44	Geotechnical
34	Cost Management	507	Water
701	Construction Services	133	Aviation
24	LiDAR/UAS	44	Pipelines

Within the practices are professionals in the following specialty services:

- Archaeology
- BIM/CADD
- Geology
- Hydrology
- Inspection
- Landscape Architecture
- Scheduling
- Surveying
- Urban Design

The remainder of our staff helps keep our firm organizationally and financially strong.

CHICAGO OFFICE EXPERTISE:

- Roadway Planning & Design
- Construction Services
- Bridge Planning & Design
- Bridge Inspection & Load Rating
- Traffic Engineering
- Traffic Signals
- Street Lighting
- Storm Water Planning & Design
- Permitting
- Green Infrastructure
- Wetlands
- Environmental Planning/NEPA

SUBCONSULTANTS

HLR — *Environmental Support | Survey | Land Acquisition*

Hampton, Lenzini and Renwick, Inc. (HLR) is an employee-owned corporation and a leading provider of professional construction management, consulting engineering, environmental, structural, and surveying services for public agencies and private-sector clients in Illinois. Since 1965, their dedicated staff of over 90 engineers, environmental specialists, surveyors, and technicians has worked on various types of projects from conception and planning through implementation. Together, they've built a reputation of personalized client service, superior project management, and a dedication to delivering their clients' vision.

Relevant Experience:

Village of South Elgin, South McLean Blvd. | HLR provided review appraisal and negotiation services for the acquisition of 27 parcels of proposed ROW and temporary construction easements needed for the improvement of South McLean Boulevard from Spring Street to South Lancaster in South Elgin, Illinois.

rubino ENGINEERING INC. — *Soils | Geotechincal Engineering*

Established in 2009, Rubino Engineering, Inc. (Rubino) specializes in providing geotechnical engineering and construction materials testing throughout Northern Illinois and the Greater Chicago area.

Field testing services are performed by certified and trained local 150 engineering technicians. Chris Petersen has over 16 years of experience in the construction material testing industry and leads our team of Local 150 engineering technicians available to service materials testing projects.

Relevant Experience:

Village of Schaumburg, 2023 Salem Drive Improvements | The project's scope included improvements along Salem Drive between Weathersfield Way and Schaumburg Road, including full roadway reconstruction.

PROJECT UNDERSTANDING

The Village of Schaumburg's Walnut Lane Resurfacing Project represents the culmination of a comprehensive Phase I and Phase II effort focused on improving pavement conditions, accessibility, bicycle accommodations, and pedestrian safety along approximately 1.4 miles of Walnut Lane between Schaumburg Road and Bode Road. The final design includes pavement resurfacing, pavement patching, ADA-compliant curb ramp reconstruction, sidewalk improvements, pedestrian crossing enhancements, localized drainage improvements, curb and gutter replacement, updated pavement markings and signage, bicycle lane restriping, parking lane striping, restoration, and all associated appurtenant improvements necessary to complete the project. The southern project limit interfaces with the signalized intersection of Walnut Lane and Schaumburg Road under Cook County Department of Transportation and Highways (CCDOTH) jurisdiction, while the northern limit terminates at the all-way stop-controlled Bode Road intersection. Existing sidewalks are maintained throughout the corridor and remain an important component of the neighborhood transportation network.

PROJECT EVOLUTION

The Walnut Lane project evolved significantly throughout the Phase I engineering process. Initial alternatives considered roadway, pedestrian, and bicycle improvements intended to enhance corridor safety and connectivity. Through agency coordination, engineering evaluation, and public involvement, the project was refined into a context-sensitive solution that balances transportation improvements with the character of the surrounding residential neighborhood. The final design reflects stakeholder feedback received during public outreach efforts while achieving the Village's goals of improving pavement conditions, accessibility, pedestrian safety, and bicycle accommodations. Michael Baker led the Phase I and Phase II engineering effort and developed the final plans and specifications that established the project ultimately advancing to construction.



Blackwell Elementary School represents the most critical stakeholder within the corridor. Maintaining safe pedestrian access throughout construction will be a primary focus of our Phase III team.

KEY CONSTRUCTION CONSIDERATIONS

Blackwell Elementary School

Blackwell Elementary School represents one of the corridor's most important stakeholders. Improvements near the school include pedestrian crossing enhancements and accessibility improvements intended to improve pedestrian safety and connectivity. Construction activities must account for school operations, pedestrian circulation, and the seasonal nature of school traffic throughout the project limits.

Residential Neighborhood Corridor

Unlike a commercial corridor or major arterial roadway, Walnut Lane traverses an established residential neighborhood characterized by numerous driveways, pedestrian activity, on-street parking activity, and daily local traffic. Maintaining neighborhood functionality throughout construction will be an important consideration as roadway, sidewalk, and accessibility improvements are implemented.

CCDOTH Coordination

The southern project limits interface directly with CCDOTH-owned infrastructure at the Walnut Lane and Schaumburg Road intersection. Improvements involving pavement detection, traffic signal infrastructure, and roadway operations within this area will require continued coordination with Cook County and adherence to applicable permit and jurisdictional requirements.

Federal Funding Requirements

The project is being administered with Surface Transportation Program (STP) funding and must satisfy federal and IDOT documentation, inspection, testing, reimbursement, and recordkeeping requirements throughout construction. Maintaining complete and accurate project records will be critical to successful project administration and reimbursement.

Phase III Engineering Services

The Village is seeking Phase III engineering services to administer construction activities and provide inspection, documentation, materials testing coordination, public communication support, and project closeout services throughout construction. Services will include construction administration, quantity documentation, contractor coordination, pay estimate preparation, change order review, materials testing coordination, resident communications, website update support, and compliance with federal-aid documentation requirements. Successful project delivery will require balancing contractor productivity, public safety, stakeholder communication, schedule management, and regulatory compliance while minimizing impacts to residents and corridor users throughout construction.



Michael Baker guided the Walnut Lane project through public involvement, stakeholder engagement, and final design development. Input received during the public information process helped shape the final project ultimately advancing to construction

PROJECT APPROACH

Michael Baker's approach to Phase III Engineering Services is founded on active project leadership, proactive communication, and responsive decision-making. As the engineer that advanced Walnut Lane through Phase I and Phase II engineering, our team enters construction with a detailed understanding of the project's design intent, stakeholder expectations, agency commitments, and construction challenges. This continuity allows us to focus immediately on successful project delivery rather than project familiarization. Our Phase III services are centered around six critical project priorities that we believe will define success for the Village, residents, and corridor stakeholders.

DELIVERING CONSTRUCTION DURING THE SCHOOL WINDOW

Michael Baker recognizes that one of the most important measures of project success will be maintaining safe and reliable access around Blackwell Elementary School while minimizing disruptions to students, parents, school bus operations, and pedestrians. The project schedule creates a limited summer construction window between the conclusion of the 2026-2027 school year and the anticipated return of students in August 2027.

Our team will work closely with the contractor to prioritize ADA improvements, sidewalk work, pedestrian crossing enhancements, drainage modifications, and roadway improvements immediately following the end of the school year. Final paving and pavement marking operations will be sequenced to substantially complete the corridor before the start of the next school year. By the time students return, our goal is to have a roadway, sidewalk network, and pedestrian system that is safe, functional, and accessible for all users.

ANTICIPATED CONSTRUCTION TIMELINE



DRIVING CONTRACTOR ACCOUNTABILITY

Michael Baker believes successful projects require active management, not passive observation. Our Resident Engineer, Jay Beverly, will take a proactive role in monitoring contractor performance, evaluating schedule compliance, coordinating field activities, and identifying potential delays before they impact project delivery.

Drawing upon more than 35 years of municipal construction experience, including current work managing Schaumburg's annual street program, Jay understands the importance of maintaining project momentum and holding contractors accountable to contract requirements. Weekly schedule reviews, construction progress meetings, and continual field coordination will be used to verify production remains aligned with project milestones and Village expectations.

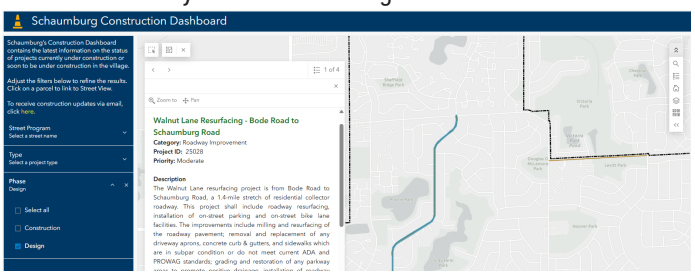
CONSTRUCTION LEADERSHIP PHILOSOPHY

- ✓ ***Many Resident Engineers document delays.***
- ✓ ***Our Resident Engineer works to prevent them.***
- ✓ ***Through proactive schedule management, continual communication, and active contractor oversight, Michael Baker will help keep the Walnut Lane project moving toward successful completion.***

PROTECTING THE RESIDENT EXPERIENCE

Construction success within a residential neighborhood extends beyond pavement quality and quantity documentation. Residents will evaluate the project daily based on communication, responsiveness, access, cleanliness, and overall construction impacts.

Michael Baker will serve as an extension of Village staff by supporting website updates, preparing resident notifications, coordinating stakeholder communications, and responding promptly to resident concerns. Because our team conducted public involvement during Phase I and understands many of the concerns expressed throughout project development, we are uniquely positioned to support Village staff and help resolve issues before they escalate into larger concerns.



Michael Baker will provide weekly construction updates, progress photos, and schedule look-ahead information for the Village's Construction Projects Dashboard, keeping residents informed of completed work, upcoming activities, and anticipated impacts throughout construction.

RAPID RESOLUTION OF FIELD ISSUES

One of Michael Baker's greatest advantages is continuity between design and construction. Because our team developed the Phase I Study, prepared the Project Development Report, and produced the final contract plans and specifications, questions regarding design intent can be resolved quickly and efficiently.

Field conditions often differ from design assumptions. Contractor questions, requests for information, ADA challenges, drainage conflicts, and quantity clarifications can significantly delay construction when answers require coordination with outside organizations. Because the design team remains available within our organization, project questions can be evaluated directly by personnel familiar with the project and the reasoning behind the design decisions.

This continuity allows decisions to be made faster, reduces downtime, and helps maintain construction progress throughout the project.

MAINTAINING ADA COMPLIANCE AND QUALITY CONTROL

Accessibility improvements represent a significant component of the Walnut Lane project and require careful attention during construction. Proposed Construction Inspector Mohammed Khan participated directly in preparation of the ADA ramp details incorporated into the final contract plans and has previous experience observing ADA-compliant improvements during construction.

Because Mohammed understands both the design intent and field implementation challenges associated with ADA infrastructure, he can quickly identify potential conflicts, evaluate field conditions, and coordinate practical solutions that maintain ADA compliance while minimizing construction delays. This continuity between design and construction provides an additional layer of quality assurance and technical expertise for the Village throughout the project.

ADA DESIGNER TO FIELD INSPECTOR

Unlike a typical Phase III inspector, Mohammed Khan helped develop the ADA improvements included in the Walnut Lane plans. This direct familiarity with the project provides faster decision-making, stronger quality control, and improved compliance throughout construction.

MATERIALS TESTING AND FEDERAL COMPLIANCE

Michael Baker will provide comprehensive testing and documentation support necessary to satisfy federal funding requirements and protect the Village's investment. We will utilize Rubino Engineering, who also participated during project development, to perform quality assurance testing services including HMA, PCC, aggregate, prime coat, density, and associated materials testing required for federal-aid project compliance.

Supplemental survey support will be provided by HLR, who completed the original survey and topographic work for the corridor. Their familiarity with the project minimizes inefficiencies and provides immediate access to the information necessary should additional survey services become necessary during construction.

This continuity of personnel and institutional knowledge allows the entire Phase III team to focus on delivering the project rather than learning it.

MAINTAINING FEDERAL COMPLIANCE AND CONSTRUCTION SITE CLEANLINESS

Successful Phase III engineering requires both rigorous federal documentation and attention to the daily appearance of the project. Michael Baker understands that project success is measured not only through pay estimates and quantity calculations, but also through how the construction site is maintained within the neighborhood.

Our team will provide complete construction administration services including daily reports, quantity documentation, pay estimate preparation, change order processing, materials testing coordination, and compliance with IDOT and federal funding requirements. Materials testing services will be provided by Rubino Engineering, while survey support will remain available from HLR, both firms already familiar with the project.

At the same time, our Resident Engineer will place a strong emphasis on construction site cleanliness. Daily observation efforts will monitor street sweeping, dust control, debris removal, traffic control maintenance, restoration activities, mowing, weed management, and overall project appearance. When deficiencies are observed, they will be addressed directly with the contractor to minimize impacts on residents and reduce the burden on Village staff.

WHAT RESIDENTS NOTICE MOST

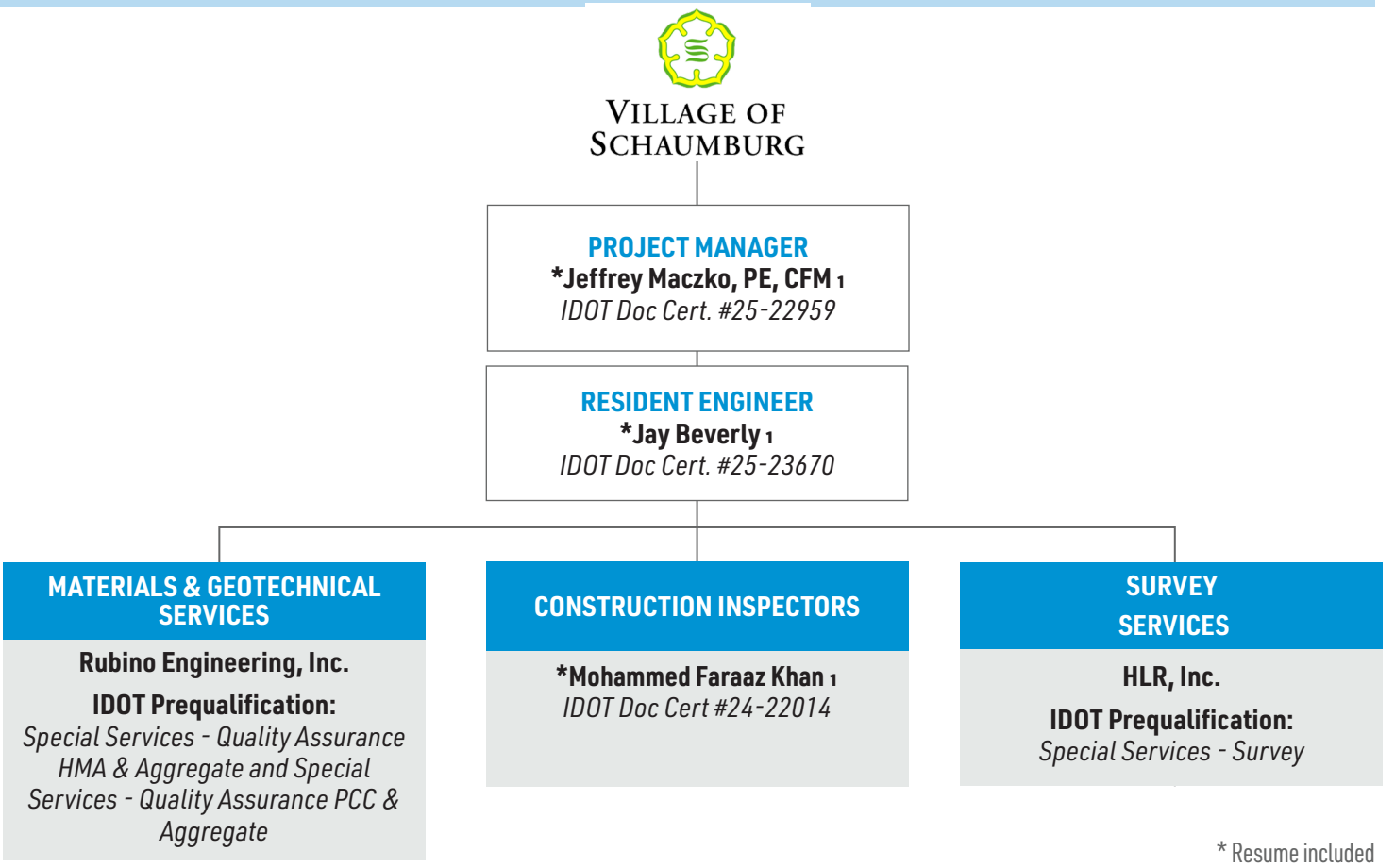
- ✓ Clean Streets
- ✓ Safe Sidewalks
- ✓ Maintained Driveway Access
- ✓ Prompt Restoration
- ✓ Responsive Communication

Our team will help the contractor deliver all five.

CONCLUSION

Combining Phase I and II continuity with experienced construction leadership, Michael Baker will provide proactive oversight to maintain access, manage impacts, ensure ADA compliance, and successfully deliver the Walnut Lane Resurfacing Project through completion.

ORGANIZATIONAL CHART



* Resume included

STATEMENT OF QUALIFICATIONS

JEFFREY MACZKO, PE, CFM - PROJECT MANAGER

Jeff will serve as Project Manager, bringing nearly 20 years of experience spanning municipal leadership, consulting engineering, and construction administration. Having led the Walnut Lane Phase I and Phase II engineering effort, he provides continuity between design and construction and a detailed understanding of the project's design intent, stakeholder commitments, and agency requirements. Jeff will oversee project delivery, coordinate with Village staff and the Resident Engineer, support contractor issue resolution, and provide overall management of schedule, budget, documentation, and public communications throughout construction.

JAMES "JAY" BEVERLY - RESIDENT ENGINEER

Jay will serve as Resident Engineer, bringing more than 35 years of municipal construction experience, including extensive work managing and inspecting local agency improvement programs. His municipal background provides a practical, owner-focused approach that emphasizes compliance, communication, and quality project delivery. Having recently served as Project Manager and Resident Inspector for the Village of Schaumburg's Street Program and Transportation Support Services contracts, Jay is familiar with Village standards, expectations, and construction administration practices. He will provide proactive field leadership, contractor accountability, schedule management, and responsive coordination between the contractor, residents, and Village staff throughout construction.

MOHAMMED KHAN - CONSTRUCTION INSPECTOR

Mohammed brings experience on local agency MFT- and STP-funded transportation projects involving roadway improvements, ADA facilities, utility coordination, and traffic signal work. In addition to his construction inspection experience, Mohammed participated directly in the preparation of the Walnut Lane plans and specifications, including development of the project's ADA ramp improvements. His familiarity with the corridor, design intent, and ADA requirements will allow him to provide effective quality assurance, support rapid resolution of field issues, and maintain compliance with IDOT documentation and accessibility standards throughout construction.

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT FOR WALNUT LANE RESURFACING PROJECT FROM SCHAUMBURG ROAD TO BODE ROAD – PHASE III CONSTRUCTION ADMINISTRATION WITH MICHAEL BAKER INTERNATIONAL, INC.

WHEREAS, the President and Board of Trustees wish to execute an agreement with Michael Baker International, Inc. for the Walnut Lane Resurfacing Project – Phase III Construction Administration; and

WHEREAS, it would be in the best interests of the citizens of Schaumburg to execute the attached Agreement, Exhibit "A".

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 and directed to execute the attached Agreement, Exhibit "A" between the Village of Schaumburg and Michael Baker International, Inc.

SECTION TWO: that the Village Manager and Village Clerk be and

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

Illinois Department of Transportation

Local Public Agency Engineering Services Agreement

Using Federal Funds? ☒ Yes ☐ No

Agreement For: Federal CE

Agreement Type: Original

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number	Job Number
Schaumburg	Cook	25-00153-00-RS	C-91-019-26

Project Number	Contact Name	Phone Number	Email
C517(869)	Brent McQueen	(847) 923-6654	BMcQueen@schaumburg.com

SECTION PROVISIONS

Local Street/Road Name	Key Route	Length	Structure Number
Walnut Lane	FAU 2556	1.4 miles	N/A

Location Termini: Schaumburg Road to Bode Road

Add Location / Remove Location

Project Description: Resurfacing and patching of Walnut Lane. Select removal and replacement of curb & gutter, and sidewalks. ADA crosswalk and ramp updates. Removal and replacement of deteriorated storm sewer pipes and drainage structures.

Engineering Funding: ☒ Federal ☐ MFT/TBP ☐ State ☒ Other — Local Funds

Anticipated Construction Funding: ☒ Federal ☒ MFT/TBP ☐ State ☒ Other — Local Funds

AGREEMENT FOR

☒ Phase III - Construction Engineering

CONSULTANT

Prime Consultant (Firm) Name	Contact Name	Phone Number	Email
Michael Baker International, Inc.	Jeffrey Maczko, PE	(331) 333-2523	jeffrey.maczko@mbakerintl.com

Address	City	State	Zip Code
1431 Opus Place, STE 110	Downers Grove	IL	60515

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer	Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation
Resident Construction Supervisor	Authorized representative of the LPA in immediate charge of the engineering details of the construction PROJECT.
In Responsible Charge Contractor	A full time LPA employee authorized to administer inherently governmental PROJECT activities Company or Companies to which the construction contract was awards.

AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

- ☒ EXHIBIT 1: Scope of Services
- ☒ EXHIBIT 2: Project Schedule
- ☒ EXHIBIT 3: Qualification Based Selection (QBS) Checklist
- ☒ EXHIBIT 4: Cost Estimate of Consultant Services (CECS) Worksheet (BLR 05513 or BLR 05514)
- ☒ Exhibit 5: Sub-Consultants CECS
- ☒ Exhibit 6: BC 775
- ☐ _____

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT 1 for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA for Preliminary and/or Design Engineering: The ENGINEER shall submit all invoices to the LPA within three months of the completion of the work called for in the AGREEMENT or any subsequent Amendment or Supplement.
7. To submit a completed BLR 05613, Engineering Payment Report, to the DEPARTMENT within three months of the completion of the work called for in this AGREEMENT or any subsequent Amendment or Supplement. The form shall be submitted with the final invoice.
8. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of US Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
9. That none of the services to be furnished by the ENGINEER shall be sublet assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
10. For Construction Engineering Contracts:
    (a) The ENGINEER shall be prequalified with the STATE in Construction Inspection. All employees of the ENGINEER serving as the onsite resident construction supervisor or providing construction inspection shall have a valid Documentation of Contract Quantities certification.
    (b) For all projects where testing is required, the ENGINEER shall obtain samples according to the STATE Bureau of Materials. "Manual of Test Procedures for Materials," submit STATE Bureau of Materials inspection reports; and verify compliance with contract specifications.
11. That the engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See DIRECT COST tab in BLR 05513 or BLR 05514).

II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the following:
    (a) Professional Services Selection Act (50 ILCS 510), The Brooks Act (40 USC 11), and the Procurement, Management, and Administration of Engineering, and Design Related Services (23 CFR part 172). Exhibit 3 is required to be completed with this AGREEMENT.
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.
3. For Construction Engineering Contracts:
    (a) To furnish a full time LPA employee to be In Responsible Charge authorized to administer inherently governmental PROJECT activities.
    (b) To submit approved forms BC 775 and BC 776 to the DEPARTMENT when federal funds are utilized.
4. To pay the ENGINEER:

(a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.

(b) Final Payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by LPA and DEPARTMENT, a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

5. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

Method of Compensation:

☐ Lump Sum

☐ Specific Rate

☒ Cost plus Fixed Fee: Anniversary

Total Compensation = DL + DC + OH + FF

Where:

DL is the total Direct Labor,
DC is the total Direct Cost,
OH is the firm's overhead rate applied to their DL and
FF is the Fixed Fee.

Where FF = (0.33 + R) DL + %SubDL, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

The Fixed Fee cannot exceed 15% of the DL + OH.

Field Office Overhead Rates: Field rates must be used for construction engineering projects expected to exceed one year in duration or if the construction engineering contract exceeds $1,000,000 for any project duration.

6. The recipient shall not discriminate on the basis of race, color, national original or sex in the award and performance of any US DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

III. IT IS MUTUALLY AGREED,

1. No work shall be commenced by the ENGINEER prior to issuance by the IDOT of a written Notice to Proceed.
2. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, 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 DEPARTMENT, the Federal Highways Administration (FHWA) or any authorized representative of the federal government, 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 DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
3. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARMTENT, and their officers, agents, and employees from all suits, claims, actions or damage liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

   The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.
4. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such material becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.
5. In the event that the DEPARMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred as a result of the

suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.

6. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.

7. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

8. The ENGINEER and LPA certify that their respective firm or agency:

   (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,
   (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
   (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
   (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
   (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property,
   (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (e) and
   (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State or local) terminated for cause or default.

   Where the ENGINEER or LPA is unable to certify to any of the above statements in this certification, an explanation shall be attached to this AGREEMENT.

9. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes include but are not limited to: acts of God or a public enemy; act of the LPA, DEPARTMENT, or other approving party not resulting from the ENGINEER's unacceptable services; fire; strikes; and floods.

   If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

10. By execution of this AGREEMENT the LPA and ENGINEER certify compliance with the Drug Free Workplace Act (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited or suspension of contract on grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

    For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or an entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of $5,000 or more from the DEPARTMENT, as defined the Act.

    The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

    (a) Publishing a statement:

        (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.

        (2) Specifying actions that will be taken against employees for violations of such prohibition.

        (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

            (a) abide by the terms of the statement; and
            (b) notify the employer of any criminal drug statue conviction for a violation occurring in the workplace no later than (5) days after such conviction.

    (b) Establishing a drug free awareness program to inform employees about:

        (1) The dangers of drug abuse in the workplace;
        (2) The grantee's or contractor's policy to maintain a drug free workplace;
        (3) Any available drug counseling, rehabilitation and employee assistance program; and

(4) The penalties that may be imposed upon an employee for drug violations.

(c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the contracting, or granting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) above from an employee or otherwise, receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.

(f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER and LPA agree to meet the PROJECT SCHEDULE outlined in EXHIBIT 2. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future project. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

11. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

12. For Construction Engineering Contracts:

(a) That all services are to be furnished as required by construction progress and as determined by the LPA employee In Responsible Charge. The ENGINEER shall complete all services herein within a time considered reasonable to the LPA, after the CONTRACTOR has completed the construction contract.

(b) That all field notes, test records and reports shall be turned over to and become the property of the LPA and that during the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

(c) That any difference between the ENGINEER and the LPA concerning the interpretation of the provisions of this AGREEMENT shall be referred to a committee of disinterested parties consisting of one member appointed by the ENGINEER, one member appointed by the LPA, and a third member appointed by the two other members for disposition and that the committee's decision shall be final.

(d) That in the event that engineering and inspection services to be furnished and performed by the LPA (including personnel furnished by the ENGINEER) shall, in the opinion of the STATE be incompetent employed on such work at the expense of the LPA.

(e) Inspection of all materials when inspection is not provided by the sources by the STATE Central Bureau of Materials, and submit inspection reports to the LPA and STATE in accordance with the STATE Central Bureau of Materials "Project Procedures Guide" and the policies of the STATE.

AGREEMENT SUMMARY

Prime Consultant (Firm) Name	TIN/FEIN/SS Number	Agreement Amount
Michael Baker International, Inc.	25-1228638	$246,573.00

Subconsultants	TIN/FEIN/SS Number	Agreement Amount
Rubino Engineering, Inc.	80-0450719	$27,476.00
HLR, Inc.	36-2555986	$6,309.00
	Subconsultant Total	$33,785.00
	Prime Consultant Total	$246,573.00
	Total for all work	$280,358.00

AGREEMENT SIGNATURES

Attest: The Local Public Agency Type: Village of Local Public Agency: Schaumburg

By (Signature & Date)

By (Signature & Date)

Local Public Agency: Schaumburg

Local Public Agency Type: Village Clerk

Title: Village Manager

(SEAL)

Executed by the ENGINEER:

Attest: Prime Consultant (Firm) Name: Michael Baker International, Inc.

By (Signature & Date)

By (Signature & Date)

Title: Vice President

Title: Municipal Services Lead

For information about IDOTs collection and use of confidential information review the department's Identity Protection Policy.

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Schaumburg	Michael Baker International, Inc.	Cook	25-00153-00-RS

EXHIBIT 1
SCOPE OF SERVICES

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

The Consultant shall provide construction engineering, resident engineering, inspection, materials coordination, and project administration services in accordance with the Illinois Department of Transportation (IDOT) Standard Construction Engineering Agreement and applicable IDOT policies and procedures. Services shall include, but not be limited to, the following:

Preconstruction Services
- Attend and participate in the preconstruction meeting.
- Review contract plans, specifications, permits, shop drawings, and contractor submittals.
- Review the Contractor's proposed construction schedule for compliance with contract requirements.
- Establish project documentation systems, including field books, quantity books, project diaries, job box records, and Construction and Materials Management System (CMMS) documentation.
- Prepare and maintain a project contact list for the Village, Contractor, utilities, IDOT, and other stakeholders.

Construction Engineering and Resident Engineering Services
- Provide Resident Engineering services and act as the primary liaison between the Village, Contractor, IDOT, utility companies, property owners, and other affected stakeholders.
- Perform contract administration, including contractor communications, utility coordination, and processing of pay estimates and change orders.
- Coordinate daily activities with the Contractor, Village, and IDOT to monitor progress, schedule compliance, and resolution of field issues.
- Communicate project status to the Village on a weekly basis or more frequently as required by construction activities.
- Attend construction progress meetings and provide meeting documentation as needed.
- Provide guidance and recommendations regarding construction-related questions and field conditions.
- Assist with public and resident communications as requested by the Village.

Inspection and Documentation Services
- Provide construction inspection services to verify that the work is performed in accordance with the plans, specifications, and contract requirements.
- Monitor and document contractor compliance with project specifications and maintenance of traffic requirements.
- Verify construction layout established by the Contractor.
- Maintain daily inspection reports, quantity records, diaries, and other documentation required by IDOT.
- Prepare daily, weekly, and other project reports required for project administration and reimbursement.
- Maintain orderly and complete project files throughout construction.

Materials Testing and Quality Assurance
- Coordinate material inspection and testing services required for the project. (Rubino)
- Provide Quality Assurance services in accordance with IDOT Bureau of Materials procedures and requirements.
- Ensure all testing personnel possess the appropriate certifications and training required by IDOT.
- Collect, review, and maintain materials certifications and testing documentation necessary for project acceptance.

Contract Quantities and Project Administration
- Measure and document contract quantities in accordance with IDOT requirements.
- Prepare and process pay estimates, change orders, force account documentation, and supporting records for

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Schaumburg	Michael Baker International, Inc.	Cook	25-00153-00-RS

Village and IDOT approval.
- Maintain documentation of quantities, materials, and project costs in accordance with IDOT Documentation of Contract Quantities requirements.

Project Closeout Services
- Conduct punch list inspections and follow-up reviews to verify completion of corrective work.
- Recommend project acceptance upon satisfactory completion of all contract requirements.
- Prepare record drawings and as-built plans reflecting completed construction.
- Prepare and submit all required IDOT project closeout documentation.
- Complete final project records, certifications, and documentation necessary for final acceptance and reimbursement.
- Coordinate final inspections and closeout activities with the Village, Contractor, and IDOT.

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Schaumburg	Michael Baker International, Inc.	Cook	25-00153-00-RS

EXHIBIT 2
PROJECT SCHEDULE

1. Target Letting: 03/05/2007
2. Pre-Construction Meeting: 05/01/2027
3. Start of Construction: 5/17/2027
4. End of Construction: 09/17/2027
5. Project Closeout: 12/31/2027

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Schaumburg	Michael Baker International, Inc.	Cook	25-00153-00-RS

Exhibit 3
Qualification Based Selection (QBS) Checklist

The LPA must complete Exhibit 3. If the value meets or will exceed the small dollar threshold in 50 ILCS 510, QBS requirements must be followed.Under the threshold, QBS requirements do not apply. The small dollar threshold is adjusted annually and can be found in IDOT Circular Letters.If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

☐ Form Not Applicable (engineering services less than the threshold)

Items 1-13 are required when using federal funds and QBS process is applicable. Items 14-16 are required when using State funds and the QBS process is applicable.

		No	Yes
1	Do the written QBS policies and procedures discuss the initial administration (procurement, management and administration) concerning engineering and design related consultant services?	☐	☒
2	Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06 (e) of the BLRS Manual?	☐	☒
3	Was the scope of services for this project clearly defined?	☐	☒
4	Was public notice given for this project?	☐	☒

If yes, Due date of submittal: 10/09/26

Method(s) used for advertisement and dates of advertisement

Posted on Daily Herald on 9/25/26

5	Do the written QBS policies and procedures cover conflicts of interest?	☐	☒
6	Do the written QBS policies and procedures use covered methods of verification for suspension and debarment?	☐	☒
7	Do the written QBS policies and procedures discuss the methods of evaluation?	☐	☒

Project Criteria	Weighting
Project Understanding	30%
Technical Qualifications & Approach	20%
Firm Experience	20%
Staff Capabilities	20%
Municipal Experience	10%

8	Do the written QBS policies and procedures discuss the method of selection?	☐	☒

Selection committee (titles) for this project

Top three consultants ranked for this project in order	
1	
2	
3	

9	Was an estimated cost of engineering for this project developed in-house prior to contract negotiation?	☐	☒
10	Were negotiations for this project performed in accordance with federal requirements.	☐	☒
11	Were acceptable costs for this project verified?	☐	☒
12	Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval?	☐	☒
13	Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, records retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)?	☐	☒
14	QBS according to State requirements used?	☐	☒
15	Existing relationship used in lieu of QBS process?	☒	☐

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Schaumburg	Michael Baker International, Inc.	Cook	25-00153-00-RS

16	LPA is a home rule community (Exempt from QBS).	☒	☐

Michael Baker
INTERNATIONAL

VILLAGE OF SCHAUMBURG
CONSTRUCTION ENGINEERING SERVICES - WALNUT LANE RESURFACING
PROJECT #C517(869) - SECTION #25-00153-00-RS
ANTICIPATED HOURS - FULL TIME RESIDENT ENGIEER / PART TIME INSPECTOR

ANTICIPATED WORK MONTHS								
Start	05/01/27	06/01/27	07/01/27	08/01/27	09/01/27	10/01/27	11/01/27	
End	05/31/27	06/30/27	07/31/27	08/31/27	09/30/27	10/31/27	11/30/27	
Holidays			05/24/27		07/05/27		09/07/26	
Workable Days	20	22	21	22	21	21	20	
IDOT Work Days	15	17	17	17	16	16	14	
Vehicle - JB	20	22	21	22	21	12	10	128
Vehicle - MK	5	5	5	5	5	5	0	30

COMPANY	CLASSIFICATION	STAFF MEMBER	DIRECT LABOR RATE	ANTICIPATED WORK HOURS / MONTH							
				May	June	July	August	September	October	November	Total
Michael Baker	Project Manager	Jeff Maczko	$ 90.00	12	8	8	8	8	8	8	*60*
	Resident Engineer	James Beverly	$ 65.00	120	220	210	220	168	160	80	*1178*
	P/T Construction Inspector	Mohammed Khan	$ 45.00	40	40	40	40	40	40	0	*240*
HLR	On Call Survey										
Rubino	Materials Testing										
										Subtotals	*1478*

IDOT Approved OH Rate = 117.11%

ASSUMPTIONS
- **Pre-Construction Meeting May 2027**
- **Pre-Construction Activities: May 2027**
- **Construction Activities: June 2027 through September 17, 2027 (55 Working Days)**
- **Post-Construction Activities & Punchlist: September 17, 2027 - October 01, 2027**
- **Material testing by Rubino Engineering included per their proposal**
- **On-call survey by HLR included per their proposal (layout verification and as-built assistance)**

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	25-00153-00-RS
Prime Consultant (Firm) Name	**Prepared By**	**Date**
Michael Baker International, Inc.	Jeffrey Maczko	10/22/2026
Consultant / Subconsultant Name	**Job Number**	
Michael Baker International, Inc.	C-91-019-26	

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	8	MONTHS	OVERHEAD RATE	117.11%
START DATE	5/1/2027		COMPLEXITY FACTOR	0
RAISE DATE	1/1/2028		% OF RAISE	3.00%
END DATE	12/31/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	5/1/2027	12/31/2027	8	100.00%

The total escalation = 0.00%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Consultant / Subconsultant Name	Job Number
Michael Baker International, Inc.	C-91-019-26

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

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

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Project Manager	$100.00	$90.00
Resident Engineer	$65.00	$65.00
Civil Associate II	$45.00	$45.00

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Consultant / Subconsultant Name	Job Number
Michael Baker International, Inc.	C-91-019-26

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total (Payroll Only)	Contribution to Prime Consultant
HLR, Inc.	1,900.00	190.00
Rubino Engineering, Inc.	7,444.00	744.40

Total	9,344.00	934.40

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	25-00153-00-RS
Consultant / Subconsultant Name		**Job Number**
Michael Baker International, Inc.		C-91-019-26

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			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/full day	158	$90.00	$14,220.00
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)	200	$1.00	$200.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)	1	$530.00	$530.00
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			$0.00
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:	**$14,950.00**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
25-00153-00-RS

Consultant / Subconsultant Name
Michael Baker International, Inc.

Job Number
C-91-019-26

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 117.11%

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
Preconstruction Services	200	172	10,680	12,507	3,478		26,865	9.58%
Construction Services	14,220	1218	76,170	89,201	24,806		204,397	72.91%
Post Construction Services	530	88	5,920	6,933	1,928		15,311	5.46%
Material Testing Services			-	-	-	27,476	27,476	9.80%
Survey Services			-	-	-	6,309	6,309	2.25%
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Subconsultant DL					-0.01		(0)	0.00%
TOTALS	14,950	1478	92,770	108,641	30,212	33,785	280,358	100.00%

Fixed fee is limited to the lower of the calculated amount or 15%

The subconsultant fee has been adjusted due to 15% fixed fee

BLR 05514 (Rev. 1/24/26)
COST EST

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
25-00153-00-RS

Consultant / Subconsultant Name
Michael Baker International, Inc.

Job Number
C-91-019-26

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			Preconstruction Services			Construction Services			Post Construction Services			Material Testing Services			Survey Services		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Manager	90.00	60.0	4.06%	3.65	12	6.98%	6.28	40	3.28%	2.96	8	9.09%	8.18						
Resident Engineer	65.00	1,178.0	79.70%	51.81	120	69.77%	45.35	978	80.30%	52.19	80	90.91%	59.09						
Civil Associate II	45.00	240.0	16.24%	7.31	40	23.26%	10.47	200	16.42%	7.39	0								
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TOTALS		1478.0	100%	$62.77	172.0	100.00%	$62.09	1218.0	100%	$62.54	88.0	100%	$67.27	0.0	0%	$0.00	0.0	0%	$0.00

BLR 05514 (Rev. 1/24/26)
AVG 1

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	250015300RS
Prime Consultant (Firm) Name	**Prepared By**	**Date**
Michael Baker International	Michelle Lipinski	10/21/2026
Consultant / Subconsultant Name	**Job Number**	
Rubino Engineering, Inc.	C9101926	

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

Remarks

QA Testing of PCC and HMA. HMA QA testing following LR1030-2.

PAYROLL ESCALATION TABLE

CONTRACT TERM	8	MONTHS	OVERHEAD RATE	152.03%
START DATE	5/1/2027		COMPLEXITY FACTOR	
RAISE DATE	3/1/2028		% OF RAISE	3.00%
END DATE	12/31/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	5/1/2027	12/31/2027	8	100.00%

The total escalation = 0.00%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	250015300RS

Consultant / Subconsultant Name	Job Number
Rubino Engineering, Inc.	C9101926

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

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

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Material Tester 1 & 2	$47.40	$47.40
Project Manager / Engineer	$59.72	$59.72
Staff Engineer / Geologist / Soil Scientist	$40.28	$40.28
Principal	$78.00	$78.00

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	250015300RS
Consultant / Subconsultant Name		**Job Number**
Rubino Engineering, Inc.		C9101926

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			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/full day	17	$90.00	$1,530.00
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)	16	$23.70	$379.20
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			$0.00
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)	4	$810.00	$3,240.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
PCC Cylinder Compression Test	In House Direct Cost	27	$19.50	$526.50
Core Density	In House Direct Cost	3	$44.50	$133.50
Nuclear Density Guage	In House Direct Cost	9	$50.00	$450.00
			TOTAL DIRECT COSTS:	**$6,259.20**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
250015300RS

Consultant / Subconsultant Name
Rubino Engineering, Inc.

Job Number
C9101926

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 152.03%

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
QA Material Testing	6,259	149	7,444	11,317	2,456		27,476	100.00%
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Subconsultant DL					0.00			
TOTALS	6,259	149	7,444	11,317	2,456	-	27,476	100.00%

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
250015300RS

Consultant / Subconsultant Name
Rubino Engineering, Inc.

Job Number
C9101926

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			QA Material Testing															
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Material Tester 1 & 2	47.40	124.0	83.22%	39.45	124	83.22%	39.45												
Project Manager / Engineer	59.72	21.0	14.09%	8.42	21	14.09%	8.42												
Staff Engineer / Geologist /	40.28	0.0																	
Principal	78.00	4.0	2.68%	2.09	4	2.68%	2.09												
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TOTALS		149.0	100%	$49.96	149.0	100.00%	$49.96	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

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	25-00153-00-RS
Prime Consultant (Firm) Name	**Prepared By**	**Date**
Michael Baker	A, McSwane	10/22/2026
Consultant / Subconsultant Name	**Job Number**	
Hampton, Lenzini and Renwick, Inc.	C-91-019-26	

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	8	MONTHS	OVERHEAD RATE	199.06%
START DATE	5/1/2027		COMPLEXITY FACTOR	0
RAISE DATE	1/1/2028		% OF RAISE	3.00%
END DATE	12/31/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	5/1/2027	12/31/2027	8	100.00%

The total escalation = 0.00%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Consultant / Subconsultant Name	Job Number
Hampton, Lenzini and Renwick, Inc.	C-91-019-26

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

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

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Principal	$87.20	$87.20
Engineer 6	$73.50	$73.50
Engineer 5	$67.67	$67.67
Engineer 4	$61.42	$61.42
Engineer 3	$45.00	$45.00
Engineer 2	$38.72	$38.72
Engineer 1	$35.75	$35.75
Structural 2	$81.50	$81.50
Structural 1	$67.00	$67.00
Technician 3	$55.13	$55.13
Technician 2	$42.92	$42.92
Technician 1	$33.40	$33.40
Intern	$21.00	$21.00
Land Acquisition	$53.55	$53.55
Survey 2	$54.77	$54.77
Survey 1	$33.13	$33.13
Environmental 3	$60.50	$60.50
Environmental 2	$42.08	$42.08
Environmental 1	$29.00	$29.00
Administration 2	$55.80	$55.80
Administration 1	$33.14	$33.14

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Consultant / Subconsultant Name	Job Number
Hampton, Lenzini and Renwick, Inc.	C-91-019-26

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total (Payroll Only)	Contribution to Prime Consultant

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Consultant / Subconsultant Name	Job Number
Hampton, Lenzini and Renwick, Inc.	C-91-019-26

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			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/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			$0.00
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:	**$0.00**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
25-00153-00-RS

Consultant / Subconsultant Name
Hampton, Lenzini and Renwick, Inc.

Job Number
C-91-019-26

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 199.06%

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
Station Layout & Area Pick-up		32	1,753	3,489	578		5,820	92.25%
Project Admin		2	147	293	49		489	7.75%
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Subconsultant DL					0.00			
TOTALS	-	34	1,900	3,782	627	-	6,309	100.00%

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
25-00153-00-RS

Consultant / Subconsultant Name
Hampton, Lenzini and Renwick, Inc.

Job Number
C-91-019-26

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Station Layout & Area Pick-up			Project Admin											
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	87.20	0.0																	
Engineer 6	73.50	2.0	5.88%	4.32				2	100.00%	73.50									
Engineer 5	67.67	0.0																	
Engineer 4	61.42	0.0																	
Engineer 3	45.00	0.0																	
Engineer 2	38.72	0.0																	
Engineer 1	35.75	0.0																	
Structural 2	81.50	0.0																	
Structural 1	67.00	0.0																	
Technician 3	55.13	0.0																	
Technician 2	42.92	0.0																	
Technician 1	33.40	0.0																	
Intern	21.00	0.0																	
Land Acquisition	53.55	0.0																	
Survey 2	54.77	32.0	94.12%	51.55	32	100.00%	54.77												
Survey 1	33.13	0.0																	
Environmental 3	60.50	0.0																	
Environmental 2	42.08	0.0																	
Environmental 1	29.00	0.0																	
Administration 2	55.80	0.0																	
Administration 1	33.14	0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		34.0	100%	$55.87	32.0	100.00%	$54.77	2.0	100%	$73.50	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Walnut Lane Resurfacing from Schaumburg Road to Bode Road - Local Agency Agreement for Federal Participation
11/10/26
Village Board

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

Executive Summary:

Walnut Lane is classified as a residential collector roadway from Schaumburg Road to Bode Road. This segment has an average Pavement Condition Index (PCI) of 45 on a scale of 1 to 100. Village staff have identified this section for patching and resurfacing as part of the Village's Capital Improvement Program (CIP).

The proposed project will include the following improvements:

- Milling and resurfacing the existing hot-mix asphalt pavement surface course of Walnut Lane from Schaumburg Road to Bode Road
- Striping of the resurfaced pavement surface to include bike lanes on both sides of the street and parking on one side
- Removal and replacement of selected curb and gutters, and sidewalks in subpar condition
- Improvements to ADA-compliant crosswalk & ramp updates
- Removal & replacement of selected storm sewer pipes and drainage structures in subpar condition
- All other incidental work necessary to complete the project

The project is currently scheduled for the March 2027 Illinois Department of Transportation (IDOT) letting, with construction anticipated to begin in spring 2027.

The Village of Schaumburg has been awarded Surface Transportation Program (STP) funding for this project. Federal funding is programmed through Northwest Municipal Council of Mayors (NWMC# 03-22-0027) and is administered by IDOT. The Village has been awarded up to $2.75 million in STP funding, including $2,500,000 for construction and $250,000 for construction administration.

The federal funding will reimburse the Village for 75% of all eligible participating construction and construction administration costs, up to the maximum awarded amount. The Village will be responsible for the remaining 25% of participating costs, any participating costs that exceed the federal funding cap, and all non-participating costs. Based on the current project estimate, the Village's share is anticipated to be:

- $597,256 in participating construction costs (based on the current Engineer's Estimate of Construction Cost of $2.39 million)
- $37,975 in non-participating construction costs (mowing, preconstruction video, stamped

crosswalk, etc.)
- $70,090 in construction administration costs (based on agreement with Michael Baker International)

Funds for the construction of the proposed improvements are budgeted within the Village's CIP FY 27/28. The Village has budgeted funds in Vital Streets to pay for the Village's share of construction, non-participating construction, and construction administration costs.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board authorize the Village Manager and Village Clerk to execute the Walnut Lane Resurfacing from Schaumburg Road to Bode Road - Local Agency Agreement for Federal Participation and approve the required Resolution.

ATTACHMENTS:
- Resolution
- Agreement

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE THE WALNUT LANE RESURFACING PROJECT FROM SCHAUMBURG ROAD TO BODE ROAD – LOCAL AGENCY AGREEMENT FOR FEDERAL PARTICIPATION

WHEREAS, the Village of Schaumburg is attempting to resurface Walnut Lane from Schaumburg Road to Bode Road and enter into an agreement with IDOT for STP Joint Funding.

WHEREAS, the cost of said improvement has necessitated the use of federal funds; and

WHEREAS, the State of Illinois, through its Department of Transportation, and the Village of Schaumburg Engineering Division Manager have recommended that the Village of Schaumburg Board of Trustees enter into a Joint Funding Agreement for State-Let Construction Work to secure said funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG: Authorizes Six Hundred Eighty Thousand, Seven Hundred Forty-Six dollars ($680,746) or as much may be needed to match federal funds in the completion of the improvements to Section Number 25-00153-00-RS

SECTION ONE: that the Village Manager and Village Clerk are hereby authorized and directed to execute the above-mentioned agreement and any other such documents related to advancement and completion of said project; and

SECTION TWO: that the Village Clerk is hereby directed to transmit five certified copies of this resolution to the Illinois Department of Transportation through the Division of Transportation and one certified copy to the Village through the Village Clerk's Office.

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

Illinois Department of Transportation

Joint Funding Agreement for Federally Funded Construction

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STU		CMAP	03-22-0027

Construction

State Job Number	Project Number
C-91-019-26	C517(869)

☐ Local Let/Day Labor ☒ Construction on State Letting ☐ Construction Engineering ☐ Utilities ☐ Railroad Work

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Walnut Lane	FAU 2556	1.4 miles	1.45	2.83

Location Termini

Schaumburg Road to Bode Road

Current Jurisdiction	Existing Structure Number(s)	
Village of Schaumburg		Remove

PROJECT DESCRIPTION

Resurfacing and patching of Walnut Lane. Select removal and replacement of curb & gutter, and sidewalks. ADA crosswalk and ramp updates. Removal and replacement of deteriorated storm sewer pipes and drainage structures.

Local Public Agency	Section Number	State Job Number	Project Number
Village of Schaumburg	25-00153-00-RS	C9101926	C517(869)

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as the "**STATE**". The **STATE** and **LPA** jointly proposes to improve the designated location as described in the Location and Project Description sections of this agreement. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereby referred to as "**FHWA**".

I. GENERAL

1.1 Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. The **STATE** may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to the **LPA** by the **STATE** or the federal funding source, (ii) the Governor or **STATE** reserves funds, or (iii) the Governor or **STATE** determines that funds will not or may not be available for payment. The **STATE** shall provide notice, in writing, to **LPA** of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the date of the written notice unless otherwise indicated.

1.2 Domestic Steel Requirement. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Build America-Buy America provisions.

1.3 Federal Authorization. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.

1.4 Severability. If any provision of this Agreement is declared invalid, its other provisions shall not be affected thereby.

1.5 Termination. This Agreement may be terminated, in whole or in part, by either Party for any or no reason upon thirty (30) calendar days' prior written notice to the other Party. If terminated by the **STATE**, the **STATE** must include the reasons for such termination, the effective date, and, in the case of a partial termination, the portion to be terminated. If the **STATE** determines in the case of a partial termination that the reduced or modified portion of the funding award will not accomplish the purposes for which the funding award was made, the **STATE** may terminate the Agreement in its entirety.

This Agreement may be terminated, in whole or in part, by the **STATE** without advance notice:

a. Pursuant to a funding failure as provided under Article 1.1.

b. If **LPA** fails to comply with the terms and conditions of this funding award, application or proposal, including any applicable rules or regulations, or has made a false representation in connection with the receipt of this or any award.

II. REQUIRED CERTIFICATIONS

By execution of this Agreement and the LPA's obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and State laws, including, without limitation, federal regulations, State administrative rules and any and all license requirements or professional certification provisions.

2.1 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200). The **LPA** certifies that it shall adhere to the applicable Uniform Administrative Requirements, Cost Principles, and Audit Requirements, which are published in Title 2, Part 200 of the Code of Federal Regulations, and are incorporated herein by reference.

2.2 Compliance with Registration Requirements. **LPA** certifies that it: (i) is registered with the federal SAM system; (ii) is in good standing with the Illinois Secretary of State, if applicable; (iii) have a valid DUNS Number; (iv) have a valid UEI, if applicable. It is **LPA**'s responsibility to remain current with these registrations and requirements.

2.3 Bribery. The **LPA** certifies to the best of it's knowledge that it's officials have not been convicted of bribery or attempting to bribe an officer or employee of the state of Illinois, nor made an admission of guilt of such conduct which is a matter of record (30 ILCS 500/50-5).

2.4 Bid Rigging. **LPA** certifies that it has not been barred from contracting with a unit of state or local government as a result of a violation of Paragraph 33E-3 or 33E-4 of the Criminal Code of 1961 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).

2.5 Debt to State. **LPA** certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because the **LPA**, or its affiliate(s), is/are delinquent in the payment of any debt to the **STATE**, unless the **LPA**, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt, and **STATE** acknowledges the **LPA** may declare the Agreement void if the certification is false (30 ILCS 500/50-11).

2.6 Debarment. The **LPA** certifies to the best of its knowledge and belief that it's officials:

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or

commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;

c. are not presently indicated for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and

d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.

2.7 Construction of Fixed Works. The **LPA** certifies that all Programs for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) unless the provisions of that Act exempt its application. In the construction of the Program, the **LPA** shall comply with the requirements of the Prevailing Wage Act including, but not limited to, inserting into all contracts for such construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the Program shall be paid to all laborers, workers, and mechanics performing work under the Award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract.

2.8 Criminal Convictions. The **LPA** certifies that neither it nor any managerial agent of **LPA** has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction. The **LPA** further certifies that it is not barred from receiving an funding award under 30 ILCS 500/50-10.5 and acknowledges that **STATE** shall declare the Agreement void if this certification is false (30 ILCS 500/50-10.5).

2.9 Improper Influence. The **LPA** certifies that no funds have been paid or will be paid by or on behalf of the **LPA** to any person for influencing or attempting to influence an officer or employee of any government agency, a member of Congress or Illinois General Assembly, an officer or employee of Congress or Illinois General Assembly, or an employee of a member of Congress or Illinois General Assembly in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. 31 USC 1352. Additionally, the **LPA** certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

2.10 Telecom Prohibition. The **LPA** certifies that it will comply with Section 889 of the FY 2019 National Defense Authorization Act (NDAA) that prohibits the use of telecommunications or video surveillance equipment or services produced or provided by the following companies: Dahua Technology Company, Hangzhou Hikvision Digital Technology Company, Huawei Technologies Company, Hytera Communications Corporation, and ZTE Corporation. Covered equipment and services cannot be used as substantial or essential component or any system, or as critical technology as part of any system.

2.11 Personal Conflict of Interest - (50 ILCS 105/3, 65 ILCS 5/3.1-55-10, 65 ILCS 5/4-8-6) The **LPA** certifies that it shall maintain a written code or standard of conduct which shall govern the performance of its employees, officers, board members, or agents engaged in the award and administration of contracts supported by state or federal funds. Such code shall provide that no employee, officer, board member or agent of the **LPA** may participate in the selection, award, or administration of a contract supported by state or federal funds if a conflict of interest, real or apparent would be involved. Such a conflict would arise when any of the parties set forth below has a financial or other interest in the firm selected for award:

a. the employee, officer, board member, or agent;
b. any member of his or her immediate family;
c. his or her partner; or
d. an organization which employs, or is about to employ, any of the above.

The conflict of interest restriction for former employees, officers, board members and agents shall apply for one year.

The code shall also provide that **LPA**'s employees, officers, board members, or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to subcontracts. The **STATE** may waive the prohibition contained in this subsection, provided that any such present employee, officer, board member, or agent shall not participate in any action by the **LPA** relating to such contract, subcontract, or arrangement. The code shall also prohibit the officers, employees, board members, or agents of the **LPA** from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

2.12 Organizational Conflict of Interest - The **LPA** certifies that it will also prevent any real or apparent organizational conflict of interest. An organizational conflict of interest exists when the nature of the work to be performed under a proposed third party contract or subcontract may, without some restriction on future activities, result in an unfair competitive advantage to the third party contractor or **LPA** or impair the objectivity in performing the contract work.

2.13 Accounting System. The **LPA** certifies that it has an accounting system that provides accurate, current, and complete disclosure of all financial transactions related to each state and federally funded program. Accounting records must contain information

pertaining to state and federal pass-through awards, authorizations, obligations, unobligated balances, assets, outlays, and income. To comply with 2 CFR 200.305(b)(7)(i), the **LPA** shall use reasonable efforts to ensure that funding streams are delineated within **LPA**'s accounting system. *See* 2 CFR 200.302.

III. AUDIT AND RECORD RETENTION

3.1 Single Audits: The **LPA** shall be subject to the audit requirements contained in the Single Audit Act Amendments of 1996 (31 USC 7501-7507) and Subpart F of 2 CFR Part 200.

If, during its fiscal year, **LPA** expends $750,000 or more in Federal Awards (direct federal and federal pass-through awards combined), **LPA** must have a single audit or program-specific audit conducted for that year as required by 2 CFR 200.501 and other applicable sections of Subpart F of 2 CFR Part 200. A copy of the audit report must be submitted to the **STATE** (IDOT's Financial Review & Investigations Section, Room 126, 2300 South Dirksen Parkway, Springfield, Illinois, 62764) within 30 days after the completion of the audit, but no later than one year after the end of the **LPA**'s fiscal year.

Assistance Listing number (formally known as the Catalog of Federal Domestic Assistance (CFDA) number) for all highway planning and construction activities is **20.205**.
Federal funds utilized for construction activities on projects let and awarded by the **STATE** (federal amounts shown as "Participating Construction" on Schedule 2) are not included in a **LPA**'s calculation of federal funds expended by the **LPA** for Single Audit purposes.

3.2 STATE Audits: The **STATE** may, at its sole discretion and at its own expense, perform a final audit of the Project (30 ILCS 5, the Illinois State Auding Act). Such audit may be used for settlement of the Project expenses and for Project closeout purposes. The **LPA** agrees to implement any audit findings contained in the **STATE**'s authorized inspection or review, final audit, the **STATE**'s independent audit, or as a result of any duly authorized inspection or review.

3.3 Record Retention. The **LPA** shall maintain for three (3) years from the date of final project closeout by the **STATE**, adequate books, records, and supporting documents to verify the amounts, recipient, and uses of all disbursements of funds passing in conjunction with this contract. adequate to comply with 2 CFR 200.334. If any litigation, claim or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken.

3.4 Accessibility of Records. The **LPA** shall permit, and shall require its contractors and auditors to permit, the **STATE**, and any authorized agent of the **STATE**, to inspect all work, materials, payrolls, audit working papers, and other data and records pertaining to the Project; and to audit the books, records, and accounts of the **LPA** with regard to the Project. The **LPA** in compliance with 2 CFR 200.337 shall make books, records, related papers, supporting documentation and personnel relevant to this Agreement available to authorized **STATE** representatives, the Illinois Auditor General, Illinois Attorney General, any Executive Inspector General, the **STATE**'s Inspector General, federal authorities, any person identified in 2 CFR 200.337, and any other person as may be authorized by the **STATE** (including auditors), by the state of Illinois or by federal statute. The **LPA** shall cooperate fully in any such audit or inquiry.

3.5 Failure to maintain the books and records. Failure to maintain the books, records and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the terms of this contract.

IV. LPA FISCAL RESPONSIBILITIES

4.1 To provide all initial funding and payment for construction engineering, utility, and railroad work

4.2 LPA Appropriation Requirement. By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as Schedule 5.

4.3 Reimbursement Requests: For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

4.4 Financial Integrity Review and Evaluation (FIRE) program: **LPA's** and the **STATE** must justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months. To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.

4.5 Final Invoice: The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice

may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice for engineering projects.

4.6 Project Closeout: The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result In the immediate close-out of the project and loss of further funding.

4.7 Project End Date: The period of performance (end date) for state and federal obligation purposes is five (5) years for projects under $1,000,000 or seven (7) years for projects over $1,000,000 from the execution date of the agreement. Requests for time extensions and joint agreement amendments must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.

V. THE LPA AGREES

5.1 To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.

5.2 To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.

5.3 To provide on-site engineering supervision and inspection during construction of the proposed improvement.

5.4 To retain jurisdiction of the completed improvement unless specified otherwise by schedule (schedule should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional schedule is required.

5.5 To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by schedule) in a manner satisfactory to the **STATE** and the **FHWA.**

5.6 To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.

5.7 To regulate parking and traffic in accordance with the approved project report.

5.8 To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.

5.9 To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

5.10 For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA**'s DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **STATE** awarded contracts, this agreement shall be administered under the provisions of the **STATE**'S USDOT approved Disadvantaged Business Enterprise Program.

5.12 That execution of this agreement constitutes the **LPA**'s concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.

VI. THE STATE AGREES

6.1 To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.

6.2 To receive bids for construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid.

6.3 To provide all initial funding and payments to the contractor for construction work let by the **STATE**. The **LPA** will be invoiced for their share of contract costs per the method of payment selected under Method of Financing based on the Division of Costs shown on Schedule 2.

6.4 For agreements with federal and/or state funds in local let/day labor construction, construction engineering, utility work and/or railroad work:

a. To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
b. To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

SCHEDULES

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

☒	1.	Division of Cost
☒	2.	Location Map
☒	3.	Risk Assessment
☒	4.	Attestations
☒	5.	Resolution*
☐		
☐		
☐		
☐		

*Appropriation and signature authority resolution must be in effect on, or prior to, the execution date of the agreement.

Local Public Agency	Section Number	State Job Number	Project Number
Village of Schaumburg	25-00153-00-RS	C9101926	C517(869)

AGREEMENT SIGNATURES EXECUTION

The LPA agrees to accept and comply with the applicable provision set forth in this agreement including attached schedules.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Brian Townsend

Title of Official

Village Manager

Signature | Date

The above signature certifies the agency's TIN number is

36-249186 conducting business as a Governmental Entity.

DUNS Number 58299

UEI DH35E8UQTG79

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation | Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets | Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer | Date

Michael Prater, Chief Counsel | Date

Vicki Wilson, Chief Fiscal Officer | Date

NOTE: A resolution authorizing the local official (or their delegate) to execute this agreement and appropriation of local funds is required and attached as Schedule 5. The resolution must be approved prior to, or concurrently with, the execution of this agreement. If BLR 09110 or BLR 09120 are used to appropriate local matching funds, attach these forms to the signature authorization resolution.

☐ Please check this box to open a fillable Resolution form within this form.

SCHEDULE NUMBER 1

Local Public Agency	County	Section Number	State Job Number	Project Number
Village of Schaumburg	Cook	25-00153-00-RS	C-91-019-26	C517(869)

DIVISION OF COST

	Federal Funds			State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Participating Construction	STU	$1,791,767.00	75 *				Local	$597,256.00	25%	$2,389,023.00
Non-Participating Construction							Local	$37,975.00	100%	$37,975.00
Construction Engineering	STU	$210,268.00	75 *				Local	$70,090.00	25%	$280,358.00
	Total	$2,002,035.00		Total			Total	$705,321.00		$2,707,356.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

*Maximum FHWA (STU) Participation 75% NTE $2,747,250

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☒ METHOD C - **LPA's** Share Balance divided by estimated total cost multiplied by actual progress payment.

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.

SCHEDULE NUMBER 3

Local Public Agency	Section Number	County	State Job Number	Project Number
Village of Schaumburg	25-00153-00-RS	Cook		

LRS Federal Funds RISK ASSESSMENT

Risk Factor	Description	Definition of Scale (time frames are based on LPA fiscal year)	Points
General History of Performance	Have there been any changes in key organizational staff or leadership, such as Fiscal and Administrative Management, Transportation Related Program/Project Management, and/or Elected Officials?	**0 points** - no significant changes in the last 4 or more years; **1 point** - minor changes, but majority of key staff and officials have not changed in the last 4 years; **2 points** - significant key staff or elected leadership changes within the last 3 years; **3 points** - significant key staff and elected leadership changes within the last 3 years	0
	What is the LPA's history with federal-aid funded transportation projects?	**0 points** - One or more federal-aid funded transportation projects initiated per year; **1 point** - At least one project initiated within the past three years; **2 points** - AT least one project initiated within the past 5 years; **3 points** - None or more than 5 years	0
	Does LPA have qualified technical staff with experience managing federal-aid funded transportations through IDOT?	**0 points** - Full-time employee with experience designated as being in "responsible charge"; **1 point** - LPA has qualified technical staff, but will be utilizing an engineering consultant to manage day-to-day with LPA technical staff oversight; **2 points** - LPA has no technical staff and all technical work will be completed by consultant, but LPA staff has prior experience with federal-aid projects; **3 points** - LPA staff have no prior experience or technical expertise and relying solely on consultant	0
	Has the LPA been untimely in submitting invoicing, reporting on federal-aid projects as required in 2 CFR 200, and or audits as required?	**0 points** - No; **1 point** - Delays of 6 or more months; **2 points** - Delays of up to 1 year; **3 points** - 1 year or more years of delay	0
Financial Controls	Are the annual financial statements prepared in accordance with Generally Accepted Accounting Principles or on a basis acceptable by the regulatory agency?	**0 points** - yes; **3 points** - no	0
	What is the LPA's accounting system?	**0 points** - Automated accounting software; **1 point** - Spreadsheets; **2 points** - paper only; **3 points** - none	0
	Does the organization have written policies and procedures regarding proper segregation of duties for fiscal activities that include but are not limited to: a) authorization of transactions; b) recordkeeping for receipts and payments; and c) cash management?	**0 points** - yes; **3 points** - no	0
Audits	When was the last time a financial statement audit was conducted?	**0 points** - in the past year; **1 point** - in the past two years; **2 points** - in the past three years; **3 points** - 4 years or more, or never	0
	What type of financial statement audit has the organization had conducted?	**0 points** - Single Audit/Program Specific Audit in accordance with 2 CFR 200.501 or Financial audit conducted in accordance with Generally Accepted Auditing Standards or Generally Accepted Government Auditing Standards; **1 point** - Financial review?; **2 points** Other type? or no audit required; **3 points** - none	0
	Did the most recent audit disclose findings considered to be significant deficiencies or material weaknesses?	**0 points** - no; **3 points** - yes, or no audits required	0
	Have the findings been resolved?	**0 points** - yes or no findings; **1 point** - in progress; **3 points** - no	0

Summary of Risk	
General History of Performance	0
Financial Controls	0
Audits	0
Total	0

District Review Signature & Date

Central Office Review Signature & Date

Additional Requirements? ☐ Yes ☐ No

Local Public Agency	Section Number	State Job Number	Project Number
Village of Schaumburg	25-00153-00-RS	C9101926	C517(869)

SCHEDULE NUMBER 4
Attestation on Single Audit Compliance

1. In the prior fiscal year, did Village of Schaumburg (LPA) expend more than $750,000 in federal funds in aggregate from all federal sources?

   ☐ Yes ☐ No

2. Does the Village of Schaumburg (LPA) anticipate expending more than $750,000 in federal funds in aggregate from all federal sources in the current Village of Schaumburg (LPA) fiscal year?

   ☐ Yes ☐ No

If answers to question 1 and 2 are no, please proceed to the signature section.
If answer to question 1 is yes, please answer question 3a.
If answer to question 2 is yes, please answer question 3b.

3. A single audit must be conducted in accordance with Subpart F of 2 CFR 200 if $750,000 or more in federal funds are expended in a single fiscal year.

   a. Has the Village of Schaumburg (LPA) performed a single audit for their previous fiscal year?

   ☐ Yes ☐ No

   i. If yes, has the audit be filed with the Illinois Office of the Comptroller in accordance with 50 ILCS 310 (*see also 55 ILCS 5 & 65 ILCS 5 & 60 ILCS 1/80)*?

   ☐ Yes ☐ No

   b. For the current fiscal year, does the Village of Schaumburg (LPA) intend to comply with Subpart F of 2 CFR 200?

   ☐ Yes ☐ No

By completing this attestation, I certify that I have authority to sign this attestation on behalf of the LPA; and that the foregoing information is correct and complete to the best of my knowledge and belief.

Name	Title	LPA
		Village of Schaumburg

Signature & Date

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Utilization of Illinois Motor Fuel Tax Funds for the Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road
11/10/26
Village Board

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

Executive Summary:

Walnut Lane is classified as a residential collector roadway between Schaumburg Road to Bode Road. This segment has an average Pavement Condition Index (PCI) of 45 on a scale of 1 to 100. Village staff have identified this section for patching and resurfacing as part of the Village's Capital Improvement Program (CIP).

The proposed project will include the following improvements:

- Milling and resurfacing the existing hot-mix asphalt pavement surface course of Walnut Lane from Schaumburg Road to Bode Road
- Striping of the resurfaced pavement surface to include bike lanes on both sides of the street and parking on one side
- Removal and replacement of selected curb and gutters, and sidewalks in subpar condition
- Improvements to ADA-compliant ramp and crosswalk
- Removal & replacement of selected storm sewer pipes and drainage structures in subpar condition
- All other incidental work necessary to complete the project

The project is currently scheduled for the March 2027 Illinois Department of Transportation (IDOT) letting, with construction anticipated to begin in spring 2027.

The Village of Schaumburg has been awarded Surface Transportation Program (STP) funding to assist with construction of the Walnut Lane Resurfacing project. The Engineering and Public Works Department is also seeking approval of the Joint Funding Agreement for Federally Funded Construction, which establishes the anticipated federal participation and the Village's local share of project costs.

To fund the Village's share of the eligible participating construction costs, staff recommend utilizing Illinois Motor Fuel Tax (MFT) funds. The Illinois Department of Transportation (IDOT) administers MFT funds, which are generated from the state motor fuel tax and allocated to municipalities for eligible transportation improvements. In accordance with IDOT requirements, the Village must adopt a resolution appropriating MFT funds for this project.

Based on the Joint Funding Agreement, the Village's estimated share of participating construction cost is $597,256. Construction invoices will initially be paid from the Village's Vital Streets Fund and

subsequently reimbursed with MFT funds.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board authorize the Village Clerk to execute the utilization of Illinois Motor Fuel Tax Funds for the Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road in the amount not to exceed $597,256 and approve the required Resolution.

ATTACHMENTS:
- Resolution
- IDOT Agreement

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING UTILIZATION OF MOTOR FUEL TAX FUNDS FOR THE WALNUT LANE RESURFACING PROJECT FROM SCHAUMBURG ROAD TO BODE ROAD

WHEREAS, The President and Board of Trustees of the Village of Schaumburg deem it necessary to appropriate Motor Fuel Tax Funds for the purpose of resurfacing Walnut Lane from Schaumburg Road to Bode Road in accordance with the Illinois Highway Code; and

WHEREAS, it would be in the best interests of the citizens of Schaumburg to do said work;

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

SECTION ONE: That the above be incorporated as official findings of the Village of Schaumburg Board of Trustees

SECTION TWO: That there is hereby appropriated the sum of Five Hundred Ninety-Seven Thousand Two Hundred Fifty-Six dollars ($597,256) of the Village's allotment of the Motor Fuel Tax funds for the resurfacing of Walnut Lane from Schaumburg Road to Bode Road.

SECTION THREE: That the Village Clerk be and hereby is authorized to sign the Illinois Department of Transportation (IDOT) Resolution, Exhibit A, and any documents in furtherance of this Resolution.

SECTION FOUR: That the Village Clerk is hereby directed to transmit four certified copies of this Resolution to the District Office of the Department of Transportation.

SECTION FIVE: That this Resolution shall be in full force and effect of this passage and approval by required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?
☒ Yes ☐ No

Resolution Type	Resolution Number	Section Number
Original	R-26-	25-00153-00-RS

BE IT RESOLVED, by the Board (Governing Body Type) of the Village (Local Public Agency Type)
of Schaumburg (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Walnut Lane	1.4	FAU 2556	Schaumburg Road	Bode Road

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed
N/A				

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Resurfacing and patching of Walnut Lane. Select removal and replacement of curb & gutter, and sidewalks. ADA crosswalk and ramp updates. Removal and replacement of deteriorated storm sewer pipes and drainage structures.

2. That there is hereby appropriated the sum of Five Hundred Ninety-seven Thousand Two Hundred Fifty-Six dollars Dollars ($597,256.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Jane Lentino (Name of Clerk) Village (Local Public Agency Type) Clerk in and for said Village (Local Public Agency Type)
of Schaumburg (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by
Board (Governing Body Type) of Schaumburg (Name of Local Public Agency) at a meeting held on _____ (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

NOTE: Form instructions should not be included when the form is submitted.

This form shall be used when a Local Public Agency (LPA) wants to construct an improvement using Motor Fuel Tax(MFT) funds. Refer to Chapter 9 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Is this project a bondable capital improvement?	Check Yes if the project was a bondable capital improvement, check no if it is not. An example of a bondable capital project may include, but is not limited to: project development, design, land acquisition, demolition when done in preparation for additional bondable construction, construction engineering, reconstruction of a roadway, designed overlay extension or new construction of roads, bridges, ramps, overpasses and underpasses, bridge replacement and/or major bridge rehabilitation. Permanent ADA sidewalk/ramp improvements and seeding/sodding are eligible expenditures if part of a larger capital bondable project. A bondable capital improvement project does not mean the LPA was required to sell bonds to fund the project, however the project did meet the criteria to be bondable.
Resolution Number	Enter the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box choose the type of resolution: - Original would be used when passing a resolution for the first time for this project. - Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. - Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement the resolution covers.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town.
LPA Type	From the drop down box choose the LPA body type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Contract or Day Labor	From the drop down choose either Contract or Day Labor.
Roadway/Street Improvements:	
Name Street/Road	Insert the name of the Street/Road to be improved. For additional locations use the Add button.
Length	Insert the length of this segment of roadway being improved in miles.
Route	Insert the Route Number of the road/street to be improved if applicable.
From	Insert the beginning point of the improvement as it relates to the Street/Road listed to the left.
To	Insert the ending point of the improvement as it relates to the Street/Road listed to the left.
Structures:	
Name Street/Road	Insert the name of the Street/Road on which the structure is located. For additional locations use the Add button.
Existing Structure No.	Insert the existing structure number this resolution covers, if no current structure insert n/a.
Route	Insert the Route number on which the structure is located.
Location	Insert the location of the structure.
Feature Crossed	Insert the feature the structure crosses.
1	Insert a description of the major items of work of the proposed improvement.
2	Insert the dollar value of the resolution for the proposed improvement to be paid for with MFT funds in words followed by in the same amount in numerical format in the ().

Name of Clerk	Insert the name of the LPA clerk.
LPA Type	Insert the type of clerk based on the LPA type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	Insert the type of administrative body. choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day Clerk is signing the document.
Month, Year	Insert the month and year of the Clerk's signature.
Seal	The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.
Clerk Signature	Clerk shall sign here.
Approved	The Department of Transportation shall sign and date here once approved.

A minimum of three (3) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.
Following IDOT's approval, distribution will be as follows:

Local Public Agency Clerk
Engineer (Municipal, Consultant or County)
District

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Waive Competitive Bidding and Award Stage 1 of the New Police Station Construction Project to Camosy Incorporated
11/10/26
Village Board

Presenter: Mark Rysavy, Support Services Manager
Lead Department: Engineering and Public Works

Account(s):	Budget:	Expense Request:
6809010-7401 (25018-20-230)	$3,196,775	$2,223,267

The budget status for this request is: Under Budget

Amount Under Budget: $973,508

Executive Summary:

The FY 26/27 Capital Improvement Plan includes a limited amount of construction funding for the first portion of work to construct the new Police Station at 1000 Woodfield Road. Staff, Williams Architects, and Camosy Incorporated (Camosy) have been meeting over the past two and a half years to refine the design of the new facility. The drawings are expected to be completed before the end of 2026 with bidding to be completed in early 2027. However, to attempt to capitalize on a spring construction start, the team has been working toward an advanced bid package for building demolition and stormwater pollution prevention (SWPPP) items required to begin the project.

Camosy accepted bids for demolition of the existing building on September 17, 2026 with 9 bidders responding. The lowest qualified bidder was American Demolition in the amount of $607,118. American Demolition was the low bidder for the previous demolition of Atcher Municipal Center (AMC) and was the low bidder for 2222 Hammond Drive, which is scheduled to begin in November of 2026. They performed well at AMC and Camosy Construction had no issues with work performance or timeliness with them on that project. American Demolition has an excellent reputation in the Chicagoland area and are listed as “Class A” demolition contractor with the City of Chicago.

Following the same process as the new Village Hall, staff intend to issue a preliminary contract to Camosy to cover the first four months of construction supervision, project management, building demolition, abatement, SWPPP, temporary site fencing, insurance, bonds, etc. to get work started, then follow up with a guaranteed maximum price contract once all bidding and alternate selections have been completed. Staff expects to bring that full contract for approval in March of 2027, with the anticipation of issuing a second purchase order for the FY 27/28 and a final purchase order for FY 28/29 to complete the work hopefully by the end of calendar year 2028.

The partial contract approval for Camosy to complete demolition, abatement, and SWPPP work through April 30, 2027 is $2,223,267 as described in the attached budget recap document. Included in this first phase is a $500,000 contingency to cover any additional abatement costs. While the Village performed

an environmental survey, there were some areas that could not be evaluated completely. Staff expect some additional abatement costs over the previously identified areas. Overall, Camosy is still projecting the project to be on budget for the overall $100 million project value, with the actual construction cost estimated at $82,210,000.

Recommended Action:

The Village Manager Recommends the Engineering and Public Works Committee recommend the Village Board waive competitive bidding and Award Stage 1 of the New Police Station Construction Project to Camosy Incorporated of Zion, IL in the amount of $2,223,267.

ATTACHMENTS:

- Proposal

CAMOSY CONSTRUCTION

September 17, 2026

Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193
ATTN: Mark Rysavy, Facilities Division Manager

RE: New Police Station
1000 E. Woodfield
Schaumburg, IL 60173
Stage 1 GMP for the New Schaumburg Police Station

Mark Rysavy:

Camosy Incorporated is proposing to enter into a Stage 1 GMP Agreement for the New Village of Schaumburg, Police Station for the sum of: **TWO MILLION TWO HUNDRED AND TWENTY-THREE THOUSAND TWO HUNDRED AND SIXTY-SEVEN *DOLLARS* ($ 2,223,267.00).**

Work to Include:

- Initial Project Mobilization
- Site Security
- Erosion Control
- Building Demolition
- Concrete Crushing
- Firing Range Design
- Performance Bond
- Pre-Con Services
- Project Management for (4) month duration.

The above is in conjunction with the expectation of signing a AIA-133 Contract similar to the Executed Agreement for the Schaumburg Village Hall.

Sincerely,

Todd R. Peyron, Vice-President of Pre-Construction Services
CAMOSY CONSRUCTION, INC.

Accepted Signature: _____
Mark Rysavy, Facilities Division Manager

VILLAGE OF SCHAUMBURG
POLICE STATION
Stage 1 GMP

CAMOSY CONSTRUCTION

OPTION / PLAN:	BID RELEASE 1 DATED 6/15/2026 & BID RELEASE 2 DATED 9/1/2026	PRINT DATE:	17-Sep-26
EST. NO:	0033-24	PRINT TIME:	10:42 AM
LOCATION:	1000 WOODFIELD RD., SCHAUMBURG, IL	ARCHITECT:	WILLIAMS
BID BOND %:	10%		Andy Dogan / Scott Morelock / Joe Humann
PRFBOND %:	100%	GARAGE SF:	39,491
BID DATE :	Wednesday, January 20, 2027	1ST FLR GSF:	73,670
START DATE :	Monday, January 4, 2027	2ND FLR GSF:	38,916
COMPLETION DATE :	Friday, January 12, 2029 — 739.0 DAYS	TOTAL SF:	152,077
GOOD FOR :	60 DAYS	FTPT:	110,695
MILES FROM OFF :	50 MILES	MOS:	24.0

DIV.	SECTION	SUB.	DESCRIPTION	HRS	QTY	U/M	U/P	%	MATERIAL	LABOR	SUBCONTRACT	
1.00			**GENERAL CONDITIONS**		4.00	MOS		0.0%	61,022	0	0	
1.10			CAMERA INSTALLATION AND RENTAL		2	EA		0.0%	16,667	0	0	
1.10			SITE CONSTRUCTION CAMERA		**2**	EA		0.0%	5,000	0	0	
1.10			CONSTRUCTION FENCING & GATES RENTAL		**24**	MOS		0.0%	0	0	**45,100**	
1.10			CONSTRUCTION FENCE MAINTENANCE	40.0	**4**	MOS		0.0%	0	0	**25,600**	##
2.10	01732		**BUILDING DEMOLITION**					0.0%	0	0	**607,118**	
2.10			1000 E WOODFIELD ROAD BUILDING DEMOLITION					0.0%	0	0	0	
2.10			RECYCLE CONCRETE FOUNDATIONS & CURBS					0.0%	0	0	0	
2.10			FILL & COMPACTION OLD FOUNDATIONS					0.0%	0	0	0	
2.10			HAZARDOUS MATERIAL ABATEMENT					0.0%	0	0	0	
2.30			CLEARING & GRUBBING					0.0%	0	0	0	
2.30			SITE HARDSCAPE REMOVAL					0.0%	0	0	0	
2.30			SILT FENCE					0.0%	0	0	0	
2.30			EROSION CONTROL INLET PROTECTION					0.0%	0	0	0	
11.67			**FIRING RANGE AND TARGET SYSTEMS DESIGN**					0.0%	0	0	**42,000**	
11.67			FIRING RANGE MECHANICAL					0.0%	0	0	0	
11.67			BULLET TRAP, PANELS, AND TARGET SYSTEMS					0.0%	0	0	0	
								0.0%	0	0	0	
17.00			PRECONSTRUCTION SERVICES 2026	12.0	MONTHS			0.0%	89,700	0	0	
20.00			UTILITY ELECTRICAL & GAS					---------	0	0	0	
24.00			CONSTRUCTION CONTINGENCY					22.5%	**500,000**	0	0	
24.00			ABATEMENT TESTING					2.2%	**50,000**	0	0	
25.00			PREORDERING OF UNDETERMINED EQUIPMENT					0.0%	0	0	0	
23.00			BOND ON SUBS					----------	0	0	0	
1.00			LIQUIDATED DAMAGES		# OF DAYS		AMOUNT	---------	0	0	0	
27.00		0	BLDERS RISK INSURANCE					---------	0	0	0	
27.00		0.1543%	GENERAL LIABILITY INSURANCE ON SUBCONTRACTS					---------	3,952	0	0	
27.00		0.0504	D.I.C.					---------	16,069	0	0	
27.00		0	OCP INSURANCE					---------	0	0	0	
27.00		0	BLDRS RISK DEDUCTIBLE					---------	0	0	0	
28.00		40	PROJECT MANAGER (HOURS PER WEEK)		$ 5,340			---------	0	96,126	0	
28.00		20	ASSISTANT SITE SUPERVISOR		$ 2,021			---------	0	36,372	0	
28.00		40	FIELD SUPERVISION (HOURS PER WEEK)		$ 4,041			---------	0	72,744	0	
28.00		40	MONTHLY SUPERVISION OVER 18 MONTHS		$ 11,402	6	MO	---------	0	11,402	0	
			MATERIAL						742,409	216,644	719,818	
			SUBCONTRACTS						719,818			
			LABOR					0.0%	216,644			
		39.0%	INSURANCE ON LABOR						0			
			DIRECT COST						1,678,872			
		0.00%	OVERHEAD						0			
		0.00%	NOT USED						0			
29.00		1.85%	PROFIT						41,130			
			GROSS TOTAL						1,720,002			
1.00	1.0	0.45%	TECHNOLOGY REIMBURSIBLE						10,005			
			GRAND TOTAL						1,730,007			
30.00	1.0	100%	BOND PREMIUM		$ 82,210,000				493,260	0.60%		
			QUOTATION						$2,223,267			
			SAY						**$2,223,267**			

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the 2025 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report
11/10/26
Village Board

Presenter: Chidochashe Baker, AICP, Community Planner
Lead Department: Community Development

Executive Summary:

The Village receives Community Development Block Grant (CDBG) funds on an annual basis from the U.S. Department of Housing and Urban Development (HUD). These funds are to be used to assist the low- and moderate-income population of Schaumburg. The Consolidated Annual Performance and Evaluation Report (CAPER) is a federally required document that provides the village's overall progress in carrying out priorities and specific objectives identified in its Five-Year Consolidated Plan and Annual Action Plan.

Recommended Action:

The Village Manager recommends that the Health and Human Services Committee recommend the Village Board approve the 2025 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) and direct staff to prepare the submittal to the U.S. Department of Housing & Urban Development (HUD).

ATTACHMENTS:

- 2025 CDBG CAPER Memo
- Draft 2025 CDBG CAPER

MEMORANDUM

To: Village Manager

For: Health and Human Services Committee

From: Chidochashe Baker, Community Planner

Date: October 20, 2026

Subject: Recommendation to Approve the Community Development Block Grant (CDBG) 2025 Consolidated Annual Performance and Evaluation Report (CAPER)

Introduction

The Village receives Community Development Block Grant (CDBG) funds on an annual basis from the U.S. Department of Housing and Urban Development (HUD). These funds are to be used to assist the low- and moderate-income population of Schaumburg.

The Consolidated Annual Performance and Evaluation Report (CAPER) is a federally required document that provides each CDBG recipient an opportunity to evaluate its overall progress in carrying out priorities and specific objectives identified in its Five-Year Consolidated Plan and Annual Action Plan. The CAPER includes a summary of programmatic accomplishments and an assessment of progress towards a community vision. The Village must make copies of the CAPER available for public comment prior to its submission to HUD. The CAPER must be submitted to HUD within 90 days of the completion of its CDBG Program Year.

Discussion

Attached is a draft copy of the 2025 CAPER. It should be noted that Village staff is still waiting for public service agencies to submit final invoices and reports. The amounts and demographic information of persons assisted will be updated once the final invoices and reports have been received. There are also some pending CDBG administrative and public facility invoices. All amounts and demographic information will be finalized in the CAPER prior to final submittal to HUD.

During Program Year 2025 (October 2025 – September 2026), the Village spent $613,125 on the following activities using CDBG funds:

Program Administration	$55,535.00
Public Services	$63,000.00
Residential Rehabilitation Program	$60,000.00
Residential Rehabilitation Program Administration	$15,000.00
Handy Worker Program	$4,700.00
Economic Development- Small Business Loan Program	$44,760.00

Harbour House Renovation	$32,515.00
Little City Foundation – Countryside Center	$36,600.00
Street Improvement Project – Area-12	$120,000.00
Area-12 Sidewalk Projects	$181,015.00

The Village will have a total of approximately $215,397 in unexpended funds from Program Year 2025. Approximately $18,000 of the remaining funds are allocated to a continuing Planning and Administration activity (Housing Study). Staff plans to reallocate the rest of the remaining funds ($197,397) to new activities including a proposed new housing repair program and public infrastructure projects.

Due to the C-19 pandemic, the Village received additional CDBG funds (referred to as CDBG-CV funds) through the Coronavirus Aid, Relief and Economic Security Act (CARES Act) to prevent, prepare for, and respond to the C-19 pandemic. Under the CARES Act, the Village received $929,915 in CV funding. HUD required the Village to amend the 2019 Action Plan to budget and identify activities for CDBG-CV funds.

The Village has spent CDBG-CV funds in accordance with the approved 2019 Action Plan Amendment. To date, the Village has expended all $929,915 in CDBG-CV funds with $82,253.84 being spent during Program Year 2025. Funds were spent on program administration, Economic Development, and Public Service activities.

The focus of the 2025 CAPER is to report on the Village's CDBG entitlement allocation, so the 2025 CAPER does not address the specific accomplishments achieved through the use of CDBG-CV funds. However, staff included an attachment summary report of CDBG-CV funds expenditures. The Village will continue to wait for HUD to provide guidance on reporting CDBG-CV accomplishments and expenditures.

Next Steps

A public hearing is scheduled for the CAPER on November 5, 2026. If the draft 2025 CAPER is approved, staff will finalize the report and prepare the document for submittal to HUD.

Recommendation

Staff recommends that the Health and Human Services Committee recommend the Village Board approve the 2025 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) and direct staff to prepare the submittal to the U.S. Department of Housing & Urban Development (HUD).

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

2025 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) Draft

Prepared by the Community Development Department

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Projects funded in the 2025 program year addressed the Village's housing and community development objectives. The Village of Schaumburg expended funds on the following projects/activities:

- Grant Administration - Used funds to provide for CDBG grant administration, including salary, supplies, public notices, audit, a CDBG consultant and professional services to conduct a housing study.
- Public Service Agencies - Provided funds to 8 public service agencies to provide healthcare, programming for persons with disabilities, homeless prevention and assistance, counseling services, housing and emergency housing, and legal services. These agencies provided services to approximately 518 residents of the Village.
- Residential Rehabilitation Loan Program - Provided 0% interest loans to eligible homeowners for necessary home improvements. Priority is given to elderly and disabled homeowners. Since the inception of the program and for majority of Program Year 2025 the program has offered a maximum loan of $25,000 for a single-family household ($15,000 for a multi-family household) and a loan term of up to 30 years. The program now offers a maximum rehabilitation loan amount of $20,000 for attached multifamily home units and $30,000 for single family detached homes. Under the modified loan terms, the full loan balance must be repaid if the home is sold or the title is transferred at any point during the first five years after the loan is issued. Beginning the sixth year, the repayment amount is gradually reduced each year until the loan is fully forgiven at the end of the tenth year. (2 households were assisted)
- Little City Foundation Countryside Center - Funds were used to replace HVAC units at a public facility operated by Little City Foundation. The facility provides services for 120 individuals including 42 Schaumburg residents (1 public service facility assisted)
- Harbour Transitional Housing Renovation - Renovated a group home owned and operated by The Harbour. The Harbour completed an electrical upgrade project that was initiated in program year 2024. (7 residents were served)
- Area 12 Sidewalk Project - Replaced existing sidewalk in a project area bounded by Barrington Rd to the east, N Holmes Way and W Schaumburg Rd to the south, the Village of Schaumburg corporate boundaries to the west, and Old Church Rd to the north. This project area is located in a low- and moderate-income census block group.

- CDBG Streets Program (Area 12)– Resurfacing of Odlum Ct and Winfield Ct in the area bounded by Barrington Rd to the east, N Holmes Way and W Schaumburg Rd to the south, the Village of Schaumburg corporate boundaries to the west, and Old Church Rd to the north. These streets are located in a low- and moderate-income census block group area.
- Economic Development – The village provided assistance through two economic development programs, The Small Business Loan Program and the Microenterprise Assistance Grant Program. The village initiated a micro-enterprise assistance grant program to provide grants to assist microenterprises that have participated in the Roosevelt Incubator for Schaumburg Enterprise (RISE). The village assisted 2 small businesses with retaining 2 jobs, and 5 micro-enterprises.

Under the CARES Act, the Village received $929,915 in CV funding. To date, the Village has expended all $929,915 in CDBG-CV funds with $82,253.84 spent in Program Year 2025. A summary of CV funds is attached to the CAPER.

In program year 2024 the village collaborated with Roosevelt University to utilize CDBG-CV funds to start a Micro Enterprise Incubator Program. RISE provided low- and moderate-income entrepreneurs with space and resources to develop successful businesses. In program year 2025, the village funded a Micro Enterprise Assistance Grant program to further assist qualifying RISE program participants with developing their business. The Village's Economic Development Department and Roosevelt University are working together to leverage CDBG funding to continue the program through other funding sources.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: $	Homeowner Housing Rehabilitated	Household Housing Unit	55	12	21.8%	11	12	100%
Economic Development	Economic Development	CDBG: $	Jobs created/retained	Jobs	10	2	20%	3	2	66.7%

Economic Development	Economic Development	CDBG: $	Businesses Assisted	Businesses Assisted	15	5	33.33%	5	5	100%
Homeless/Continuum of Care Public Services	Homeless	CDBG: $	Homelessness Prevention	Persons Assisted	1250	253	20%	251	253	101%
Other Public Service (Non-Housing/Non-Special Need	Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	32	16%	32	32	100%
Public Facilities	Public Facilities	CDBG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Persons Assisted	70	7	10%	7	7	100%
Public Facilities	Public Facilities	CDBG: $	Other	Public Facility	5	1	20%	1	1	100%
Public Infrastructure	Public Infrastructure	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10750	2750	25.6%	2750	2750	100%
Special Needs Public Services	Non-Homeless Special Needs	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1070	233	21.8%	172	233	135.66%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The economic development department initiated a variation of the small business loan program to assist microenterprises

All funds were used to assist low- and moderate-income residents in some capacity. Funds were used to address high-priority areas of affordable housing, public facilities, and infrastructure, planning and administration, and public services. Overall, the village has successfully addressed the high-priority needs identified for Program Year 2025 and the overall 2025 – 2029 Strategic Plan.

In PY2025, the village had 7 goals that were completed at 80% or more. The goals achieved or exceeded included Affordable Housing, Economic Development, Homeless/ Continuum of Care Public Services, Other Public Service (Non housing / Nonspecial needs), Public Facilities, Public Infrastructure, and special needs public services.

The village funded the Small Business Loan Program and assisted 3 businesses. The village expanded the program to enable forgivable loans to be provided to micro-enterprises. The provided assistance helped to retain 2 jobs for low-income people and assisted 1 micro-enterprise.

The village initiated another economic development activity to assist micro-enterprises. The Micro-enterprise assistance grant program assisted 4 microenterprises participants at the Roosevelt Incubator for Schaumburg Enterprise at the Schaumburg campus at Roosevelt University.

The village completed 1 public facility project at Little City Foundation's Countryside Center located in Schaumburg. The Countryside Center provides day programing for individuals with disabilities and serves 42 Schaumburg residents. The project involved the replacement of HVAC units at Little City Foundation's Countryside Center.

In Program Year 2025 The Harbour completed an electrical upgrade project at their transitional housing facility located in Schaumburg. The project was initiated in program year 2024. The home served 7 residents with transitional housing.

The village also completed 2 public infrastructure projects through the Sidewalk Replacement Program and Street Improvements Program. Both infrastructure projects were conducted in the same area bounded by Barrington Rd to the east, N Holmes Way and W Schaumburg Rd to the south, the Village of Schaumburg corporate boundaries to the west, and Old Church Rd to the north.

The village also continues to invest in the Affordable Housing goal. The village completed 2 Residential Rehab projects and 10 Handy worker projects. In total, 12 households were assisted under the Affordable Housing goal.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	252
Black or African American	125
Asian	45
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Black & White	0
Black & American Indian	0
Other/ Multi Racial	96
Total	518
Hispanic	104
Not Hispanic	414

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The race and ethnicity of people assisted using CDBG funds are identified above. A total of 518 individuals were assisted using CDBG funds. The race and ethnicity of the 518 individuals are listed in the table above. This data is compiled from Public Services, Residential Rehab Loan Program, and Handy worker Program. When compiling this information, the resident/client has the option to self-report racial/ethnic data.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	$828,522.20	$613,125.00

Table 3 - Resources Made Available

Narrative

The village received an entitlement allocation of $403,348. Additional funds were made available from unspent uncommitted and committed prior year funds totaling $364,879.20. The village also received $60,295.00 in program income. The total amount available in PY 2025 was $828,522.20

The village also received CDBG-CV funds through the Coronavirus Aid, Relief and Economic Security (CARES) Act, to prevent, prepare for, and respond to the coronavirus pandemic. Under the CARES Act, the village was awarded $929,915 in CDBG-CV funding. To date, the village has expended all $929,915 in CDBG-CV funds with $82,253.84 spent in Program Year 2025.

Identify the geographic distribution and location of investments

Narrative

For the most part, funds were made available village-wide to residents in need. The village spent some funds on geographic-specific projects, including sidewalk replacement and street improvement projects in low- and moderate-income areas. The village also funded the replacement of HVAC units at a public facility for Little City Foundation. The village does not have any target areas (as defined by HUD) identified for improvement

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG does not have a match requirement; however, additional resources were leveraged on behalf of CDBG-funded subrecipients and applicants.

For public service agencies, the village's CDBG contribution is usually less than 10% of the agency's program budget. The public service agencies obtain additional funding through state and local grants as well as private donations and in some instances, program fees. Additionally, support from the municipalities increases their credibility when seeking other donations and applications for other funding opportunities.

The village joined the Cook County HOME Consortium during Program Year 2013. HOME funds are awarded annually as formula grants to participating jurisdictions and can be used for housing-related activities, including housing counseling, homebuyer assistance, owner occupied residential rehabilitation, rental rehabilitation, and largescale housing developments (i.e., senior housing, housing for persons with disabilities, etc.). Joining the consortium allowed Cook County to access additional HOME funds on behalf of the village. Although HOME funds were not utilized within Schaumburg, other communities in the northwest suburbs have received the benefit of HOME funds. Staff will continue to coordinate with Cook County about utilizing HOME funds within the village.

Since 2013, the village has participated in the CDBG North Suburban Network, which consists of other, local, CDBG entitlement municipalities. The CDBG North Suburban Network has come together in an effort to streamline documentation, monitoring and resources for subrecipient agencies that may receive CDBG funds from multiple CDBG entitlement communities. Examples include streamlining the application, and reporting paperwork and conducting joint monitoring visits when appropriate. In 2025 the CDBG North Suburban Network worked together to streamline the community needs survey for the Consolidated plan.

The village’s administrative offices are used for Administration of the CDBG program, Handy worker Program, Small Business Loan Program, and coordination of Public Facility and Infrastructure Projects.

This year the Village continued collaboration with Roosevelt University to provide assistance to low- and moderate-income Micro Enterprise business owners through a Grant program for business development. The village’s CDBG and CV funds have enabled Roosevelt University to leverage other funding sources to continue the Incubator program.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**0**	**0**

Table 4 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	2
Number of households supported through Acquisition of Existing Units	0	0
Total	**4**	**2**

Table 5 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Village's 2025 Action Plan goals was to renovate 4 housing units through the Residential Rehabilitation Loan Program. During PY 2025, the Village completed 2 renovation projects. Through this program, the Village was able to accomplish 50% of the goal. This year there were challenges receiving income eligible applications for the program. In PY2025, the village made modifications to the program by increasing the funding amount per project and making the loans forgivable. The village is optimistic that the program modifications will increase participation and provide assistance to more eligible individuals through the program. The village will also continue to work on more ways to advertise the program to the community.

The Village also offers the Handy worker Program to assist seniors and persons with disabilities with minor home repairs. The village's 2025 Action plan goal was to assist 8 households through the Handy

Worker Program. The village was able to secure a contractor for the program and exceeded the goal by assisting 10 households.

Discuss how these outcomes will impact future annual action plans.

In PY2025, the village made modifications to the Residential Rehabilitation Program by increasing the funding amount per project and making the loans forgivable. The village also increased the funding amount per project for the Handy Worker Project. The village is optimistic that these program modifications will increase participation and assist more eligible individuals through these programs. Staff will also continue to work on various ways to advertise the programs to village residents.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	8	0
Low-income	2	0
Moderate-income	2	0
Total	**12**	**0**

Table 6 – Number of Households Served

Narrative Information

The village provides two affordable housing programs. The Residential Rehab Program assists low- and moderate-income residents with a loan to correct code violations, improve energy efficiency and repair items in disrepair. The Handy Worker Program assists low- and moderate- seniors and disabled individuals with grants to complete minor repairs. Providing these programs helps to foster and maintain affordable housing. A total of 12 households were assisted.

The village has social workers on staff to assess and refer “worst-case” housing needs situations as the village’s initial point of contact. Depending on the specific situation, referrals are then made to partner nonprofit agencies, including Journeys, Northwest Compass, WINGS, and Fellowship Housing. The village funds these public service agencies to assist Schaumburg residents.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Village of Schaumburg provides CDBG funds to Journeys the Road Home/Journeys from PADS to HOPE, which provides outreach and supportive services to homeless persons. The village is a member of Cook County's Alliance to End Homelessness, and staff attends their monthly meetings to stay up to date with the needs of homeless persons in and around Schaumburg.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Village of Schaumburg allocated CDBG funds to Journeys the Road Home/Journeys from PADS to HOPE to provide homeless and homeless prevention services. Journeys provides emergency shelter during the winter months at local churches. CDBG funds are specifically used to provide quality of life services, including a food pantry, clothing closet, and bathing facilities. Direct services also include mental health counseling, job training, housing counseling, and healthcare.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Alliance to End Homelessness in Suburban Cook County is the Continuum of Care that serves Schaumburg. Agencies meet monthly to share information, discuss resources for clients in need, and discuss ways to streamline the point of entry for potential clients, which includes development of a coordinated entry system. Coordinated entry is a community-wide system that standardizes and expedites access for people experiencing homelessness or who are at imminent risk of homelessness. Coordinated entry will help suburban Cook County better target the limited resources provided by the homeless assistance system to people who are experiencing homelessness.

Coordinated entry processes help communities prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Coordinated entry processes also provide information about service needs and gaps to help communities plan their assistance and identify needed resources. In addition, one of the main purposes of coordinated entry is to ensure that people with the most severe service needs and levels of vulnerability are prioritized for housing and homeless assistance. HUD's policy is that people experiencing chronic homelessness should be prioritized for permanent supportive housing.

Coordinated entry offers a more organized, efficient approach to provide households experiencing homelessness with services and housing by creating quicker linkages to programs. When implemented effectively, it simplifies the roles of providers, and shortens the path to permanent housing for households experiencing homelessness.

In PY2025, the village initiated the Homeless prevention and Housing Stabilization Program. The program was administered by the village's Police Social Services Division using CDBG-CV funds. The program goal was to provide assistance with rent, mortgage or utility bills for households that are facing housing instability. The program provided assistance to 12 households

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In addition to providing assistance to Journeys the Road Home/Journeys from PADS to HOPE and WINGS, the village also provided housing assistance to Northwest Compass and Fellowship Housing Corporation. Northwest Compass provides housing assistance, including mortgage and rental assistance, housing counseling and budgeting assistance to Schaumburg residents. Fellowship Housing Corporation provides a transitional housing program for single mothers and their children. This transitional housing program is a 2-year program, with a successful graduation rate to transition single mothers from transitional housing to self-sufficiency.

The Harbour and Shelter Inc are other organizations within the village that provide housing to youth in need.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of Cook County provides Housing Choice Vouchers used within the village. Emerald Village (150 W. Wise Road) and Cedar Village (1325 Mercury Drive) are project-based Section 8 properties. Subsidized rents are provided for low-income households at these locations.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Public housing is under the jurisdiction of the Housing Authority of Cook County. The Housing Authority of Cook County has a homeownership program.

Actions taken to provide assistance to troubled PHAs

Public housing is under the jurisdiction of the Housing Authority of Cook County. In 2024, the Housing Authority of Cook County was designated as a troubled Public Housing Authority. However as of September of 2025, the Housing Authority of Cook County increased its Public Housing Assessment System (PHAS) total composite score by 30 points, and ascended from 'Troubled' status up to 'Standard Performer'

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The village actively reviews various policies that serve as barriers to affordable housing. The Community Development Department regularly reviews land use controls and zoning codes. During PY25, the village amended the 2025 Action Plan to allocate funds to conduct a village-wide housing study. This study will help the village gain a clearer understanding of current housing conditions, identify local housing needs, examine housing affordability, and guide future housing policy and development in the village. The study is currently underway.

In PY2025, the village also made modifications to the Residential Rehabilitation Program to reduce the cost burden of maintaining affordable housing by assisting eligible residents who would otherwise not be able to afford to rehabilitate or repair their homes without CDBG assistance.

Additionally, the village provides residential permit fees at a reduced rate when compared to commercial projects. Also, any construction permit fees for CDBG-funded projects are waived up to $5,000.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The village continues to seek out individuals and agencies who demonstrate a need. The underserved may be less vocal and therefore overlooked. Public hearings are held to discuss what community members and public service agencies think are the needs of Schaumburg residents. The village relies on the police Social Services Division and public service agencies to bring forth the concerns of the underserved populations who are unable to attend public hearings or express their needs to the village.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The village acts to reduce lead-based paint by addressing hazards through the Residential Rehabilitation Loan Program. Homes approved for the program are required to undergo a lead-based paint inspection if the home was constructed prior to 1978.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Families below the poverty level may have encountered great setbacks through divorce, domestic abuse, illness, or other obstacles. These families may be transient in nature and move from relatives and friends' homes, emergency shelter sites, parks, automobiles, and other short-term accommodations as they search for somewhere to stay. Those families who need financial help and a home are referred

to subsidized housing programs and social service agencies that can provide counseling, shelter, and programs to help them become self-sufficient. The village funded various public service agencies to assist poverty-level families.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The village has continued to improve its communication with other agencies and nonprofit organizations by talking individually with numerous service providers and by contributing to regional organizations. This increased presence has improved the village's awareness of housing and community development needs. The village has additional staff that is assisting with CDBG and is learning about what programs are undertaken by various agencies. This improved communication should enhance future cooperative efforts with other regional entities. The village also participates in Cook County's Continuum of Care to address homelessness.

The village has also worked on improving relationships with for-profit organizations. Financial institutions work with the village to improve programs and marketing efforts that are available to low-income residents.

The village has been actively participating in the CDBG North Suburban Network, which is comprised of northwest suburban entitlement communities. The Network has coordinated with public service agencies that may receive funding from multiple CDBG entitlement communities.

The Village also has a partnership with North West Housing Partnership (NWHP), who routinely receives grant funds from Cook County for housing assistance. NWHP also administers the village's Residential Rehabilitation Loan Program.

The village also has a partnership with Roosevelt University's 'Roosevelt Incubator for Schaumburg Enterprise' (RISE) program. The village will continue to work with Roosevelt University to administer RISE Microenterprise Grant Program.

This year, the Community Development Department has continued to improve coordination of services and programs with other Departments within the village. Other departments include Economic Development Department, Nursing services, and Police Social Services Division. Various staff members have gained a better understanding of the CDBG program through training from the CDBG program manager, and CDBG consultants.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Village of Schaumburg is involved in all aspects of providing community development services to the residents of Schaumburg. The village also provides the administrative services that are necessary to ensure the effectiveness of the program through other village divisions and departments. Both, the

Code Enforcement Division and the Building Division, are involved in conducting inspections of the homes that are being rehabilitated under the Residential Rehabilitation Loan Program. Any construction permit fees up to $5,000 are waived for any CDBG-funded projects. The Finance Department assists with the handling of CDBG funds. Economic Development department assists with administering CDBG Economic Development Programs. Additionally, the village's Health & Human Services Committee and Village Board were also part of the Action Plan and CAPER review.

The Village also provides direct services to persons in need:

- The Police Department's Multi-Family Crime Free Housing Program is designed to assist tenants, owners, and managers of rental property in keeping drugs and other illegal activity away from their properties. Topics such as Housing Choice Vouchers and Fair Housing are included in the program. The benefits of the program allow for a stable, more satisfied tenant base, increased demand for rental units, lower maintenance and repair costs, increased property values, improved personal safety for tenants, landlords and managers.
- The village's social workers assist homeless, abused, elderly and other persons that need immediate help. Services provided by the social workers to these populations include transportation to a shelter, legal assistance, or money for emergency assistance. The social workers manage the following programs:
    - Community Assistance Fund: Assists families in crisis and victims of domestic violence and other crimes referred from the police department. This fund provides critical services such as transportation, housing, legal fees, and expenses that other agencies cannot provide.
    - Neighbors Helping Neighbors: Assists with residents who are at risk of having their water shut off.
    - Housing Stabilization Homeless Preventions Program: This program was initiated in PY2025 to assist low-income households experiencing housing instability with rent, mortgage and utility assistance. This program was administered using CDBG-CV funds.
- The village's Nursing Division provides a variety of services to promote the physical and emotional well-being of Village residents. Services include limited in-home care, blood pressure/heart rate, blood sugar tests, body composition analysis, medication review, nurse consultation, children's immunizations, and memory screening. The Division also provides blood drives, lending of medical equipment and disposal of medication and syringes.
- The Village of Schaumburg Barn houses the Teen Center and several senior programs including the Senior Meal Program, free health clinics, intergenerational programs with local youth, medical seminars, financial seminars, and social activities. In PY2025, CDBG-CV funds were used for an outdoor picnic program geared toward providing meals for seniors and reducing isolation.
- The Transportation Department administers the Senior and Disabled Taxi Program, which provides subsidies in cooperation with licensed taxi companies for eligible seniors aged 65 or older or persons with a medically certified disability who reside in Schaumburg.
- The Economic Development Department manages various business incentives and economic development initiatives.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

This year, the Village completed specific actions identified within the Analysis of Impediments (AI) to Fair Housing. During Program Year 2025, the following actions were taken:

1. The village made a Proclamation to promote fair housing month in April 2026.
2. The village modified affordable housing assistance programs to provide more financial assistance and lessen barriers for eligible participants.
3. The village initiated a community-wide Housing Study that is intended to understand current housing conditions, identify local housing needs, examine housing affordability, and guide future housing policy and development in the village.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Fiscal Monitoring

The village's Finance Department is the fiscal agency for the village. The Finance Department has preventative internal control systems which ensure timely and accurate expenditure of CDBG resources. Additionally, the village is audited on an annual basis, and CDBG funds are included in that audit.

Performance Reporting

The village utilizes HUD's Integrated Disbursement and Information Systems (IDIS) to manage all financial and programmatic information that is generated through its CDBG program for each fiscal year. The CAPER is used to analyze the village's annual activities and programs of the Five-Year Consolidated Plan. The CAPER includes the summary of programmatic accomplishments, resources available, and the status of activities that were undertaken to implement the priority needs established in the Five-Year Plan.

Timeliness

Village staff monitors its timeliness ratio on a regular basis to ensure that funds are spent in a timely manner. HUD requires a maximum timeliness ratio of 1.5, which equates to having less than 1.5 times the annual entitlement amount of funds available to spend. This year, the village was in compliance with timely expenditure of CDBG funds for the timeliness test conducted on August 2, 2026. The village had an adjusted line of credit balance of 1.17 times the most recent entitlement grant.

MBE/WBE

Annually, the village is required to report on Minority Business Enterprises (MBE) and Women Business Enterprises (WBE). Of the six contracts awarded, one of the contractors was owned by an MBE or WBE. The village encourages minority and women-owned businesses to bid on projects.

Monitoring of Sub-Recipients

The Community Development Department is responsible for creating a contract with its CDBG sub-recipients that outlines the procedures necessary for the sub-recipients to meet all compliance provisions required under the applicable program. The sub-recipients are monitored based on specific objectives and performance measures that are outlined in the agreement. The village may utilize two methods to monitor its CDBG Sub-Recipients including quarterly status reports and an annual site visit (if determined necessary by staff). Additionally, the village will provide technical assistance to sub-recipients to ensure that the federal and local requirements are being met.

This year the Village monitored subrecipients using quarterly status reports and monthly check-in

meetings. No on-site monitoring visits were conducted, however the village conducted a site visit to Clearbrook's Hick Day center to learn more about the agency's funded programs.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A public notice for a public hearing and public comment period for the Draft 2025 CAPER will be published in the Northwest Suburbs Daily Herald newspaper on October 19, 2026. Copies of the CAPER will be made available on Village Website and at Village Hall for public comment between October 19, 2026, and November 5, 2026. The village will conduct a public hearing for the Draft 2025 CAPER on November 5, 2026. Any comments received on the Draft 2025 CAPER will be included in the final submittal to HUD. The Draft 2025 CAPER will go before the Village Board for approval at the December 8th, 2026 meeting.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The village had additional carryover funds not originally identified in the 2025 Action Plan. The Action Plan was amended to include the following:

1. Identification of carryover projects and budget redistribution for other activities due to unexpected carryover funds and projects not completed in previously approved Action Plans.
2. Increase of funding for existing activities including Planning and administration, public infrastructure projects, Handy worker and Residential Rehab Program. The planning and administration activity was amended to allocate funds to conduct a Housing Study. Public Infrastructure was amended to identify and allocate funds for the Streets and Sidewalk Programs.
3. Specifying a location for low-mod area infrastructure projects.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 7 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

Table 8 – Qualitative Efforts - Number of Activities by Program

Narrative

The village did not have any projects where Section 3 applied. All projects were below $200,000 in construction costs.

Attachment: CDBG-CV Summary

Due to the C-19 pandemic, the village received additional CDBG funds (referred to as CDBG-CV funds) through the Coronavirus Aid, Relief and Economic Security Act (CARES Act) to prevent, prepare for, and respond to the C-19 pandemic. Under the CARES Act, the village received $929,915 in CV funding. To date, the village has expended all $929,915 in CDBG-CV funds with $82,253.84 being spent during Program Year 2025. Funds were spent on Program Administration, Economic Development, and Public Service activities. The expended funds are broken out by program year below:

CV Funds	PY20	PY21	PY22	PY23	PY24	PY25
Program Administration	$14,217.66	$6,042.96	$1,526.38	$0.00	$1,009.65	$1,500.00
Public Services	$84,329.86	$164,364.52	$67,022.89	$3,915.57	$0.00	37,995.16
Economic Development	$225,000.00	$270,000.00	$0.00	$0.00	$10,231.67	$43,768.33
Total	**$323,547.52**	**$440,407.48**	**$68,549.27**	**$3,915.57**	**$11,241.32**	$82,253.84

During PY2025, two public Economic Development activities were funded. Funds were used for a Micro-Enterprise Business Incubator Program at Roosevelt University and a public lecture series addressing business development post COVID-19.

The village also funded three public services activities. Funds were allocated to a Housing Stabilization and Homeless Prevention program that was administered through the Police Social Services Division. The program provided assistance to eligible residents experiencing temporary financial hardship with unpaid rent, mortgage, and utility bills. Funds were also used for two activities at the Barn Senior Center. These activities included the purchase of furniture and a Summer Picnic Program at the Barn Senior Center. The activities provided met the criteria for CDBG-CV funds in preventing, preparing, and responding to the COVID-19 pandemic. The funding breakdown is as follows:

Agency	CDBG-CV Funds (Spent in PY25)
Program Administration	$385.51
RISE Incubator	$30,060.95
RISE Public Lecture Series	$13,707.38
Housing Stabilization and Homeless Prevention program	$32,500.00
Barn Summer Picnic Program	$2,000.00
Barn Furniture Purchase	$3,600.00
Total	$82,253.84

To date the Village has expended all remaining CDBG-CV funds.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Service Agreement with Pace for Route 905 (Woodfield Trolley)
11/10/26
Village Board

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

Account(s):	Budget:	Expense Request:
2104768-7238 (FY27)	$412,000	$412,051.12
2104768-7238 (FY28)	$443,000	$289,016.24

The budget status for this request is: Over Budget

Amount Over Budget: $51.12

Executive Summary:

The Village has received the draft 2027 Service Agreement from Pace for the Woodfield Trolley, also known as Pace Route 905. The proposed service agreement covers Pace's operating expenses for the Woodfield Trolley from January 1, 2027, through December 31, 2027.

The total cost for the proposed agreement is $433,524.37. The proposed amount represents an increase of $32,209.86 (7.43%) over the 2026 agreement approved in the amount of $401,314.51. Pace has indicated that the increased cost was driven by an increase in labor costs as well as the ongoing maintenance of aging vehicles and high fuel costs.

Pace will continue funding 60% of the weekend service operating costs (Friday, Saturday, and Sunday) throughout the entire year, and the village will be responsible for the remaining 40% of those costs. Additionally, the village will continue to be responsible for 100% of the costs for expanded daily service between Memorial and Labor Day, and the day after Thanksgiving and New Year's Day. The costs of expanded holiday and summer services are spread evenly throughout the year and reflected in the monthly payment.

The Pace Service Agreement is based on a calendar year. Based on the Village's fiscal year, the months of May through December are covered under the 2026 Service Agreement, and the months of January through April are covered under the 2027 Service Agreement. In calculating the total cost by the village's fiscal year, the agreement slightly exceeds the FY27 budget by $51.12.

	January-April 2027	May-December 2026
FY26		$144,508.13
FY27	$289,016.24	
Total 2027 Pace Agreement	$433,524.37	

Staff continues to closely monitor ridership on the Woodfield Trolley. In September 2026, there were 2,108 rides provided, which is an increase from September 2025's ridership of 1,534. Historically, ridership for the Trolley is as follows.

Fiscal Year	Total
FY20	15,534
FY21	0
FY22	7,343
FY23	14,702
FY24	20,469
FY25	19,440
FY26	21,683
FY27 (YTD)	13,159

Following up on recommendations from the 90 North Mobility Study, staff is evaluating a potential reroute of the Trolley to serve the anticipated increase in residents, commuters, and visitors on the west side of Meacham. Staff met with Pace representatives to discuss modifications to the Woodfield Trolley service to facilitate more trips in 90 North. Staff is presently continuing to coordinate with Pace on this effort.

The Trolley is an important service that supports the retail and hospitality industry in the village. Staff recommends that the Village Board approve the agreement as presented.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village President and Village Clerk to execute a Service Agreement with Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, for Route 905 for an amount not to exceed $433,524.37 and approve the required Resolution.

ATTACHMENTS:
- R-26-XXX_Trolley_Resolution.pdf
- Trolley Agreement.pdf

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE A SERVICE AGREEMENT WITH PACE FOR ROUTE 905

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg enter into a Service Agreement with Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, to operate Route 905 beginning on January 1, 2027, and it shall remain in effect through December 31, 2027; and,

WHEREAS, the Transportation Committee, Transportation Department, Finance Department, and Legal have reviewed the appropriate sections of the Service Agreement marked Attachment "A" attached hereto; and

WHEREAS, it is in the best interests of the Village of Schaumburg to execute the Service Agreement for Route 905.

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

SECTION ONE: That the Village President is hereby authorized to execute the Service Agreement with Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, for payment of operating costs for Route 905.

SECTION TWO: This Resolution shall be in full force and effect from and after its passage and approval according to law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

SERVICE AGREEMENT
Village of Schaumburg - Route 905

This service agreement ("Agreement") is between Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, an Illinois municipal corporation ("Pace"), and the Village of Schaumburg, an Illinois municipal corporation ("Client"). Pace and Client are sometimes individually referred to as a "Party" and collectively referred to as the "Parties" in this Agreement.

Pace was established under the Northern Illinois Transit Authority Act (70 ILCS 3615/1.01 et seq.) to aid and assist public transportation in the six-county northeastern Illinois area.

Article VII, section 10 of the Constitution of the State of Illinois (Ill. Const. art. VII, § 10) authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance.

The Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorizes and encourages intergovernmental cooperation.

The Parties are units of local government within the meaning of article VII, section 10 of the Constitution of the State of Illinois (Ill. Const. art. VII, § 10) and have the power and authority to enter into this Agreement.

Pace desires to provide the transportation service known as Route 905 to Client and the general public ("Service").

In consideration of the foregoing recitals, the mutual promises in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Service Description and Service Cost**. The Service description is specified in Exhibit A, and the Service cost is specified in Exhibit B.

2. **Payment of Service Cost**. Client shall pay the applicable monthly Service cost specified in Exhibit B to Pace by the 10th day of each month for which the Service is to be provided. Client shall mail payment to Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, 550 W. Algonquin Road, Arlington Heights, IL 60005 Attention: Accounts Payable; provided, however, payment may be made by electronic funds transfer upon Pace's prior written approval.

3. **Calculation of Service Cost**. The Service cost is calculated using fully allocated operating costs at each facility per trip and/or route.

4. **Service Providers**. Pace, in its sole discretion, may directly provide the Service and/or may contract with one or more outside service providers to provide the Service ("contracted outside service provider(s)"). Pace will not be responsible for any failure to provide the Service due to circumstances beyond the control of Pace and/or its contracted outside service provider(s). Pace will make every reasonable effort to have the Service restored as soon as practical. Pace may make minor revisions to the Service during the term of this Agreement upon written notification to and concurrence by Client.

5. **Term**. This Agreement will be in effect beginning on January 1, 2027 and will continue thereafter through December 31, 2027 unless earlier terminated by a Party in accordance with this Agreement.

6. **Independent Relationship**. Pace is an independent contractor and not an employee, agent, joint venturer, or partner of Client, and nothing in this Agreement will be construed as creating any other relationship between Client and Pace or between any employee or agent of Pace and Client. Pace employees will at all times remain employees of Pace, and Pace will be solely responsible for all aspects of their employment, including, without limitation, compensation, benefits, payment or withholding of taxes, Social Security, Medicare, unemployment or other insurance, and workers' compensation.

7. **Insurance**. In the event Pace directly provides the Service, Pace shall name Client as additional insured under Pace's excess automobile liability policy of insurance with respect to claims asserted against Client arising from any covered negligent acts or omissions of Pace in providing the Service.

In the event one or more contracted outside service providers provide the Service, Pace shall require the contracted outside service provider(s) to obtain and maintain insurance coverage and furnish Pace with evidence of such coverage, including a certificate of insurance. Pace shall provide Client with a copy of the certificate of insurance upon Client's written request.

8. **Indemnification**. In the event Pace directly provides the Service, to the fullest extent permitted by law and within the limits of Pace's self-insured retention and the excess/umbrella auto liability insurance policies purchased by Pace, Pace shall indemnify, defend, and hold harmless Client and its directors, officers, agents, and employees from and against any and all auto liability claims, suits, losses, damages and expenses caused by the negligence of Pace and/or its directors, officers, and employees and arising out of the operation of the Service, provided Client immediately provides Pace with written notice of any such claims, suits, losses, damages, and expenses and fully cooperates with the defense of any such claims and suits. Pace's indemnification obligation under this paragraph does not extend to the negligent, willful and wanton, reckless, or intentional acts or omissions of Client and/or its directors, officers, agents, servants, and employees. Such acts or omissions are specifically excluded from indemnification and insurance coverage, including self-insurance, under this Contract.

9. **Termination**. A Party may terminate this Agreement upon 60 days' advance written notice to the other Party.

10. **Compliance with Laws**. The Parties shall comply with all local, state, and federal laws, statutes, ordinances, rules, and regulations applicable to this Agreement, including but not limited to section 2-105(A)(4) of the Illinois Human Rights Act (775 ILCS 5/2-105(A)(4)).

11. **Headings**. The headings in this Agreement are for reference and convenience only and will not affect the meaning or interpretation of this Agreement.

12. **Waiver**. Failure of a Party to exercise any right or pursue any remedy under this Agreement will not constitute a waiver of that right or remedy.

13. **Binding Effect**. This Agreement will be binding upon the Parties and their respective directors, officers, employees, agents, representatives, successors, and approved assigns.

14. **Entire Agreement and Non-Reliance**. This Agreement, including the introductory recitals and attached exhibits, which are hereby incorporated into and made a part of this Agreement, constitutes the entire agreement between the Parties and supersedes any prior written or oral understandings, agreements, or representations between the Parties that may have related in any way to the subject matter of this Agreement, and no other written or oral warranties, inducements, considerations, promises, representations, or interpretations, which are not expressly addressed in this Agreement, will be implied or impressed upon this Agreement.

Client represents and warrants that: (a) Client has conducted such independent review, investigation, and analysis (financial and otherwise) and obtained such independent legal advice as desired by Client to evaluate this Agreement and the transaction(s) contemplated by this Agreement; (b) Pace has not made any representations or warranties to Client with respect to this Agreement and the transaction(s) contemplated by this Agreement, except such representations and/or warranties that are specifically and expressly set forth in this Agreement; and (c) Client has relied only upon such representations and/or warranties by Pace that are specifically and expressly set forth in this Agreement and has not relied upon any other representations or warranties (whether oral or written or express or implied), omissions, or silences by Pace. Without limiting any representations and/or warranties made by Pace that are specifically and expressly set forth in this Agreement, Client acknowledges that Pace will not have or be subject to any liability to Client resulting from the distribution to Client or Client's use of any information, including any information provided or made available to Client or any other document or information in any form provided or made available to Client, in connection with this Agreement and the transaction(s) contemplated by this Agreement.

15. **Conflict**. In the event of a conflict or ambiguity between the terms and conditions of this Agreement and any exhibit to this Agreement, the terms and conditions of this Agreement will control.

16. **Survival**. Any provision of this Agreement that imposes an obligation after termination or expiration of this Agreement will be deemed to survive termination or expiration of this Agreement.

17. **Severability**. If any provision of this Agreement or amendment thereto is held invalid or unenforceable by an Illinois court of competent jurisdiction, that provision will be deemed severed therefrom, and the remaining provisions will remain in full force and effect.

18. **Assignment**. No Party may assign, delegate, or otherwise transfer all or any part of its rights and/or obligations under this Agreement without the prior written consent of the other Party.

19. **Amendment**. No changes, amendments, or modifications to this Agreement will be valid unless they are in writing and signed by the authorized signatory of each Party.

20. **Notice**. Any notice under this Agreement must be in writing and must be given in the following manner:

(a) by personal delivery (deemed effective as of the date and time of delivery);
(b) by commercial overnight delivery (deemed effective as of the next business day following deposit of the notice with a commercial overnight delivery company);
(c) by registered or certified mail, return receipt requested, with proper postage prepaid (deemed effective as of the third business day following deposit of the notice in the U.S. mail); or

(d) by facsimile with confirmation of transmission (deemed effective as of the date and time of the transmission, except the effective date and time shall be 8:00 a.m. on the next business day after transmission of the notice if transmitted during non-business hours).

Business days are defined as Monday through Friday, excluding federal holidays. Business hours are defined as 8:00 a.m. to 5:00 p.m. Central Time on business days. The notice must be addressed as follows or addressed to such other address as either Party may specify in writing:

If to Pace:

Pace, the Suburban Bus Division of the Northern Illinois Transit Authority
550 W. Algonquin Road
Arlington Heights, IL 60005
Attention: Executive Director

Facsimile No.: (847) 228-4205

If to Client:

Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193
Attention: Director of Transportation

Facsimile No.: (847) 923-3827

21. **Force Majeure**. A Party will not be held liable to the other Party or be deemed to have breached this Agreement for failure or delay in performing any obligation under this Agreement if the failure or delay is caused by or results from causes beyond the reasonable control of and without the fault or negligence of the affected Party, including war, fire, flood, other acts of God, civil disturbance, a terrorist act, pandemic, epidemic, or a labor strike or lockout. The affected Party shall promptly notify the other Party of such force majeure circumstances, specifying the cause and the expected duration of the delay, and shall promptly undertake all reasonable steps necessary to cure the force majeure circumstances. If a condition of force majeure continues for more than 30 consecutive days, Pace, in its sole discretion and after written notice to Client, may immediately terminate this Agreement for convenience. Where an event of force majeure occurs after a Party's failure or delay in performance, the breaching Party will not be released from liability.

22. **Governing Law, Jurisdiction, and Venue**. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois without regard to principles of conflicts of law, and the Parties shall submit to the exclusive jurisdiction and venue of the state courts of Cook County, Illinois for any dispute arising out of or related to this Agreement.

23. **Counterparts**. This Agreement may be executed in counterparts, each of which when so executed and delivered will be deemed to be an original and all of which when taken together will constitute one and the same agreement.

24. **Electronic Signatures**. This Agreement may be executed through the use of electronic signatures. Electronic signatures and signatures scanned and transmitted via email will be deemed original signatures for purposes of this Agreement.

25. **Authorization**. Each Party represents and warrants that its signatory to this Agreement has full authority to sign this Agreement on its behalf. If a Party signs this Agreement but fails to date its signature, the date that the other Party receives the signing Party's signature on this Agreement will be deemed to be the date that the signing Party signed this Agreement.

The Parties have caused this Agreement to be executed by their respective duly authorized signatory on the dates below.

PACE

By: _____
Melinda J. Metzger
Executive Director

Date: _____

CLIENT

By: _____
Tom Dailly
Village President

Date: _____

EXHIBIT A

Route 905
Service Description

January 1, 2027 – December 31, 2027

Service Description

The Service is available on New Year's Day and daily from Memorial Day through Labor Day and from the day after Thanksgiving through December 31. The Service is also available weekends (Friday-Sunday) during other times of year.

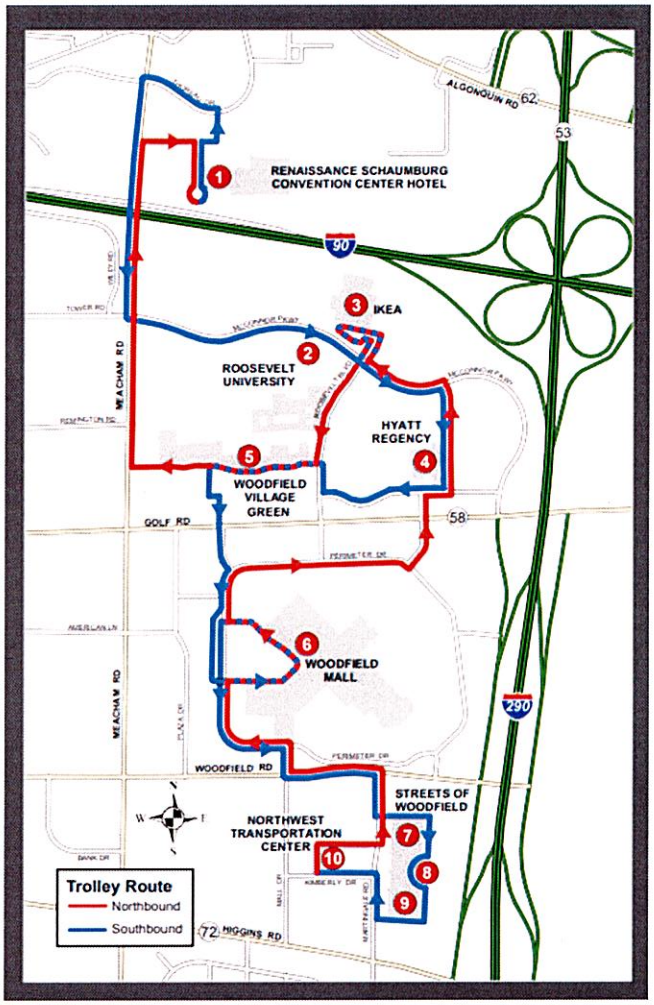

Exhibit B

Route 905
Service Cost

January 1, 2027 – December 31, 2027

2027 Annual Service Cost to Client

$433,524.37

2027 Monthly Service Cost to Client

Month	Service Cost
January	$36,127.04
February	$36,127.03
March	$36,127.03
April	$36,127.03
May	$36,127.03
June	$36,127.03
July	$36,127.03
August	$36,127.03
September	$36,127.03
October	$36,127.03
November	$36,127.03
December	$36,127.03

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Professional Services Agreement with Thomas Engineering Group for Design Services for Stage III of the North Meacham Road Corridor Streetscape Improvements
11/10/26
Village Board

Presenter: Sidney Kenyon, Director of Transportation
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
4369010-7453, 27016	$200,000	$298,855

The budget status for this request is: Over Budget

Amount Over Budget: $98,855

Executive Summary:

In accordance with the recommendations of the North Meacham Road Corridor Plan, the Village is pursuing a multi-stage effort to provide complementary streetscape improvements to seamlessly blend 90 North's future architectural character together with street frontage along Meacham Road. Beginning with the adoption of the Corridor Plan into the village's Comprehensive Plan in 2020, the village is advancing the planned streetscape improvements in four separate stages. The first stage of the North Meacham Road Streetscape, representing the northwest quadrant of the planned improvements, is presently under construction. The second stage, which connects Drummer Drive to the Jane Addams Tollway (I-90) along the east side of Meacham Road, has concluded preliminary engineering. Stage III, which is southwest quadrant directly adjacent to Zurich North America, will further the implementation of the streetscape elements as recommended by the North Meacham Road Corridor Plan. Those elements will include pedestrian walkway surfaces, branded signage, benches, and attractive vegetation.

Consultant Selection

Incorporating the design aesthetics that were recommended via the North Meacham Corridor Plan, staff prepared and released a Request for Proposals (RFP) for consultant assistance for the third stage of the North Meacham Streetscape Improvements. Staff received proposals from five qualified consulting firms. Proposals were evaluated based on the experience and qualifications of the project team, relevant experience, and project approach as summarized below. Based on these criteria, staff recommends Thomas Engineering Group to provide Design Services for the third stage of the Meacham Road Corridor Streetscape Improvement project.

Thomas has submitted a scope and fee in the amount of $298,855 for Design services. The scope that is proposed is inclusive of both preliminary and final design services, as the length of the streetscape improvements area is shorter than the other three quadrants. The submitted scope and breakdown of the costs is attached to this agenda item. Due to the proximity of the project to property owned by Stonemont Financial Group--the landowner who leased its property to Zurich North America--coordination with Zurich will be necessary to ensure that the streetscape design limits impacts to the

property. While only $200,000 was budgeted for this fiscal year, the budgeted amount represents preliminary engineering services only. Final design was budgeted for FY 27/28 in the amount of $250,000, thus the combined scope and fee represents a savings of $151,145 over two fiscal years. Based on the submitted scope and fee, this phase of the project would be $98,855 over budget. Staff will submit a mid-year amendment to account for the difference. Funds for this project will be paid from the North Schaumburg TIF Fund. Staff recommends awarding the contract to Thomas Engineering Group.

Recommended Action:

The Village Manager recommends the Village Board approve a Professional Services Agreement with Thomas Engineering Group LLC, of Oak Brook, IL for Design Services for Stage III of the North Meacham Road Corridor Streetscape Improvements in the amount of $298,855 and approve the required Resolution.

ATTACHMENTS:

- R-26-XXX.docx
- Meacham Stage III Agreement
- Meacham Streetscape III Scope & Fee
- Evaluation Tabulation
- Concept Illustrations.pdf

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH THOMAS ENGINEERING GROUP, LLC OF OAK PARK, IL FOR DESIGN SERVICES FOR STAGE III OF THE NORTH MEACHAM ROAD CORRIDOR STREETSCAPE IMPROVEMENTS IN THE AMOUNT OF $298,855

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 Thomas Engineering Group, LLC of Oak Park, IL for Design Services for Meacham Streetscape Stage III; 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 Design Services for Meacham Streetscape Stage III.

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 Thomas Engineering Group, LLC marked as Attachment "A" for Design Services for Meacham Streetscape Stage III.

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

North Meacham Road Corridor Streetscape - Stage III
Design Services

THIS AGREEMENT is dated as of the day of_____, 20 26 (***"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: Thomas Engineering Group, LLC
Street Address: 2625 Butterfield Road, Suite 209W
City, State, Zip: Oak Brook, IL 60523
Telephone: (855) 533-1700
Email: jamesy@thomas-engineering.com

B. Project Description.

Preliminary and final design services for Stage III of the North Meacham Road streetscape improvements

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 $298,855, 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 730 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 warrants that the Services shall be performed 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, 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 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. 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
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: Thomas Engineering Group, LLC
Street Address: 2625 Butterfield Road, Suite 209W
City, State, Zip: Oak Brook, IL 60523
Attention: James Yuratovac, P.E., PTOE
Facsimile: N/A
Email: jamesy@thomas-engineering.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.

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By:_____
Village Manager

ATTEST:

By:_____
Village Clerk

CONSULTANT

By:_____

TITLE: Transportation Department Head

ATTEST:

By:_____

TITLE: Traffic and Safety Group Lead

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:

MEACHAM ROAD STREETSCAPE STAGE III (ZURICH WAY TO I-90)

PHASE I PRELIMINARY ENGINEERING & PHASE II DESIGN ENGINEERING

PROJECT UNDERSTANDING & LIMITS

The Village of Schaumburg has selected Thomas Engineering Group, LLC (TEG) to provide professional engineering services for the Meacham Road Streetscape Stage III project.

Project Description

Streetscape improvements to further advance the design of the streetscape along North Meacham Road. Improvements include a multi-use path, landscaping, corner treatments, furnishings, and identifier signage in line with the design palette in the Corridor Plan. The project limits for Stage III of the Meacham Road Corridor Streetscape are along the west side of Meacham Road from Zurich Way to Interstate 90.

The project combines Phase I (Preliminary Engineering / Concept Development) and Phase II (Final Design / PS&E) services under a single agreement to support the Village's target Spring 2029 construction start. This project continues the high-quality streetscape and multi-use path aesthetics established in Stages I and II, transforming the corridor into a unified gateway that aligns with the Village's 90 North Master Plan and supports high-density redevelopment.

PROJECT AT A GLANCE

CLIENT	Village of Schaumburg
PRIME CONSULTANT	Thomas Engineering Group, LLC (TEG)
PROJECT LIMITS	West side of Meacham Road from Zurich Way to Interstate 90
SERVICES	Phase I Preliminary Engineering / Concept Development and Phase II Final Design / PS&E under a single agreement
CONTRACT TERM	24 months — October 1, 2026 through September 30, 2028
TARGET CONSTRUCTION	Spring 2029
SUBCONSULTANTS	The Lakota Group (landscape architecture / urban design); Hines Inc. (irrigation design); Rubino Engineering, Inc. (geotechnical / environmental testing)
COMPENSATION	Per attached Exhibit D, Cost Estimate of Consultant Services (CECS) Worksheet, BLR 05514

PHASE I: PRELIMINARY ENGINEERING & CONCEPT DEVELOPMENT SERVICES

TASK 1: Project Administration & Coordination (TEG)

1.1 Kick-off Meeting: Prepare for, attend, and document the project kick-off meeting with Village staff and key stakeholders to establish communication protocols, review project goals, and confirm schedule priorities.

1.2 Progress Meetings: Attend regular progress meetings with Village staff (estimated 12 total meetings) coordinated across prime and subconsultant team members.

1.3 Status & Scheduling: Prepare monthly progress reports, quarterly status updates, and maintain the project critical-path schedule for the 12-month Local Track Phase I delivery.

1.4 Stakeholder Alignment: Conduct initial alignment coordination meetings with internal Village departments (Engineering, Public Works, Transportation).

TASK 2: Data Collection & Surveys (TEG)

2.1 Topographic Survey & Base Mapping: Perform a comprehensive topographic survey along the west side of Meacham Road from Zurich Way to the I-90 overpass (obtaining a fresh survey to update older data), establishing horizontal and vertical control tied directly to the control network established in Stages I and II. Work includes field crew mobilization, traffic control setup, and base map compilation.

2.2 Drainage Structure Inventory: Field-locate and inventory all existing drainage structures, rim elevations, invert elevations, and pipe sizes within the project limits.

TASK 3: Utility Coordination - Phase I (TEG)

3.1 JULIE Design Stage Inquiry & Atlas Matrix: Initiate a design-stage JULIE utility inquiry, compile utility atlases from affected utility providers, and establish an initial utility conflict matrix. Implement an early engagement strategy focusing heavily on Nicor Gas and ComEd.

TASK 4: Environmental Studies & Tree Inventory (TEG)

4.1 PESA, EcoCAT, & Tree Inventory: Perform environmental screening including an updated Preliminary Environmental Site Assessment (PESA) review, processing IDNR EcoCAT consultation, and conducting a comprehensive corridor tree inventory in coordination with an ISA Certified Arborist.

TASK 5: Geotechnical & Environmental Testing (Rubino Engineering Subconsultant)

5.1 Soil Borings & Geotechnical Investigation (Rubino Scope): Perform soil borings along the proposed path alignment and median improvement areas to evaluate subgrade support and inform pavement thickness design.

5.2 pH Testing & LPC-662/663 Analysis (Rubino Scope): Conduct environmental soil sampling and laboratory pH analysis to determine soil management and disposal requirements per IEPA LPC-662 / LPC-663 uncontaminated soil certification standards.

5.3 TEG Geotechnical Coordination & Report Review: Coordinate boring locations with utilities, review draft geotechnical and environmental testing reports from Rubino, and integrate soil parameters into preliminary path designs.

TASK 6: Drainage Studies & Memorandum (TEG)

6.1 Drainage Technical Memorandum / Hydraulic Review: Perform hydraulic and hydrologic evaluations and prepare a comprehensive Drainage Technical Memorandum (serving as the IDOT/LPA Location Drainage Technical Memorandum equivalent) to evaluate existing storm sewer capacity and ensure compliance with Village and MWRD stormwater standards.

TASK 7: Public Involvement / Stakeholder Meetings (TEG)

7.1 Stakeholder Focused Meetings (Zurich/Pace): Prepare exhibits, materials, and documentation for targeted stakeholder engagement meetings with Zurich North America regarding property connections/easements, and Pace regarding bus stop integration.

TASK 8: Project Development Report (PDR) (TEG)

8.1 Abbreviated PDR Preparation & Documentation: Prepare the Abbreviated Project Development Report documenting existing conditions, geometric criteria, utility findings, environmental clearances, and preliminary recommendations for Village review.

TASK 9: Preliminary Plans (60% Submittal) (TEG)

9.1 Preliminary Plan Exhibits & Layouts (60%): Develop preliminary 60% concept plans, typical sections, path alignments, grading, and streetscape layouts for Village Board review and approval.

9.2 Engineer's Estimate (Concept & 60%): Prepare an Engineer's Estimate of Probable Construction Cost at the concept and 60% design milestones, with landscape and hardscape quantities developed jointly with the landscape architecture subconsultant. Unit costs will be developed from recent IDOT letting data and compared directly to actual bid results from the Village's Stage I construction project.

TASK 10: Landscape Architecture - Phase I (The Lakota Group Subconsultant)

10.1 Preliminary Landscape Design Plans (Lakota Scope): Develop preliminary landscape plans, including locations, limits, and styles of paving, lighting, signage, site furnishings, and planting concepts.

10.2 TEG Landscape Coordination & Concept Integration: Coordinate with Lakota throughout Phase I, attend presentation meetings, and integrate preliminary landscape elements into the civil base sheets.

PHASE II: FINAL DESIGN, PS&E, & CONSTRUCTION SUPPORT SERVICES

TASK 11: Design Engineering & Geometrics (TEG)

11.1 Alignment, Typical Sections, & Geometrics: Finalize horizontal and vertical alignments, cross-sections at 50-foot intervals, and connection details throughout the corridor.

TASK 12: 90% Pre-Final Plans & Specifications (TEG)

12.1 Roadway Plan/Profile & Details: Prepare comprehensive roadway plan and profile sheets, typical sections, and pavement removal plans.

12.2 Lighting Plan & Electrical Details: Develop detailed streetscape lighting layout sheets, light pole fixture schedules, conduit and handhole routing, electrical service connections, and circuit diagram details.

12.3 ADA Detailed Design: Prepare detailed intersection and curb ramp grading sheets, detectable warning layouts, cross-slope verifications, and ADA-compliant pedestrian crossing details meeting PROWAG standards.

12.4 Drainage, Erosion Control & Cross-Sections: Develop final storm sewer adjustments, drainage profiles, and detailed Erosion and Sediment Control (ESC) plans complying with MWRD standards.

12.5 Signing, Striping, Specs & Estimate: Prepare pavement marking, signing, MOT staging plans, technical specifications, and itemized cost estimates.

12.6 Pre-Final QC / Constructability Review: Conduct an independent internal QA/QC and constructability review led by experienced resident engineering staff.

TASK 13: Landscape Architecture - Phase II (The Lakota Group Subconsultant)

13.1 Refined Landscape Drawings & Details (Lakota Scope): Prepare refined landscape construction drawings, planting schedules, layout dimensions, final hardscape/paver details, and sign/furnishing placement specifications.

13.2 TEG Landscape Coordination & Plan Integration: Manage Lakota coordination, review landscape drawing submittals, and integrate landscape sheets into the final contract plan set.

TASK 14: Irrigation System Design (Hines Inc. Subconsultant)

14.1 Irrigation Plan Design & Specifications (Hines Scope): Prepare detailed irrigation construction documents across 50%, 75%, and 100% CD submittals, including water balance calculations, controller/tap documentation, mainline/lateral pipe sizing, sprinkler/drip layouts, and CSI technical specifications.

14.2 TEG Irrigation Coordination & Utility Integration: Coordinate potable water tap connections, electrical power sources, and civil grading constraints with Hines, incorporating final irrigation drawings into the contract package.

TASK 15: 100% Final Plans & PS&E Package (TEG)

15.1 Address Comments & Final Submittal: Address all agency and Village review comments, finalize special provisions, compile the complete biddable PS&E package, and submit for final approval.

15.2 Final QC Review: Execute a final independent executive quality control review prior to advertising.

15.3 Final Engineer's Estimate: Prepare the final Engineer's Estimate of Probable Construction Cost accompanying the 100% PS&E package to support the Village's bid evaluation.

15.4 GIS Data Deliverable: Deliver project GIS data at project close, including lighting locations, paver areas, storm structures and pipes, and street tree information, in a format compatible with the Village's GIS.

TASK 16: Utility Conflict Resolution & Permitting (TEG)

16.1 Utility Coordination & ComEd Vault Resolution: Manage active utility relocation protocols with Nicor Gas, ComEd, and other agencies, and develop screening solutions for the heavy vehicle utility vault.

16.2 Permit Submittals (Storm/IEPA): Prepare and submit permit application packages to the Metropolitan Water Reclamation District (MWRD WMO permit), Illinois Environmental Protection Agency (IEPA LPC-662/663), and Village of Schaumburg.

TASK 17: Right-of-Way & Easement Support (TEG)

17.1 Plats, Legals, & Easement Exhibits: Prepare necessary Plats of Highways, legal descriptions, and temporary/permanent easement exhibits for property coordination at the Zurich campus interface. *(Note: Land acquisition, appraisals, negotiations, and relocation assistance are excluded and are to be handled by the Village or a separate right-of-way agent).*

TASK 18: Phase II Administration & Coordination (TEG)

18.1 Progress Mtgs & Administration: Maintain ongoing project administration, invoicing, schedule management, and conduct progress meetings with Village staff through final plan delivery.

TASK 19: Bidding & Construction Assistance (TEG)

19.1 Bidding Support & Construction Interpretation: Respond to contractor inquiries during bidding, issue addenda, review bid tabulations, prepare the recommendation of award letter, and provide technical interpretations and shop drawing reviews during construction.

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	NA

Prime Consultant (Firm) Name	Prepared By	Date
Thomas Engineering Group	Jim Yuratovac	9/17/2026

Consultant / Subconsultant Name	Job Number
Thomas Engineering Group	NA

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	**24**	**MONTHS**	**OVERHEAD RATE**	**131.53%**
START DATE	**10/1/2026**		**COMPLEXITY FACTOR**	
RAISE DATE	**1/1/2027**		**% OF RAISE**	**3.00%**
END DATE	9/30/2028			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	10/1/2026	1/1/2027	3	12.50%
1	1/2/2027	1/1/2028	12	51.50%
2	1/2/2028	10/1/2028	9	39.78%

The total escalation = 3.78%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	NA

Consultant / Subconsultant Name	Job Number
Thomas Engineering Group	NA

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	3.78%

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

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Project Principal	$90.00	$90.00
Senior Project Manager	$85.56	$88.80
Project/Resident Engineer IV	$71.70	$74.41
Project/Resident Engineer III	$57.70	$59.88
Engineer II	$42.50	$44.11
Engineer I	$36.24	$37.61
Chief Surveyor	$90.00	$90.00
Senior Electrical Engineer	$90.00	$90.00
Technical Manager	$61.45	$63.78
Technician II	$40.00	$41.51
Intern	$23.00	$23.87
QC/QA Reviewer	$77.00	$79.91

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	NA

Consultant / Subconsultant Name	Job Number
Thomas Engineering Group	NA

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total (Payroll Only)	Contribution to Prime Consultant
Lakota	18,109.00	1,810.90

Total	18,109.00	1,810.90

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	NA

Consultant / Subconsultant Name	Job Number
Thomas Engineering Group	NA

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	500	$0.76	$380.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/full day	12	$90.00	$1,080.00
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)	4	$25.00	$100.00
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)	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)			$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
Environmental Radius Report	Actual Cost	1	$500.00	$500.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS:	**$2,560.00**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
NA

Consultant / Subconsultant Name
Thomas Engineering Group

Job Number
NA

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 131.53%

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
Project Admin & Coordination	180	78	5,887	7,743	1,943		15,753	5.27%
Data Collection & Surveys	1,080	202	13,153	17,300	4,340		35,873	12.00%
Utility Coordination (Phase I)	0	24	1,606	2,112	530		4,248	1.42%
Environmental Studies & Tree Inventory	500	28	1,785	2,348	589		5,222	1.75%
Geotechnical & Environmental Testing (Rubino Sub)	0	18	1,281	1,685	423	7,500	10,889	3.64%
Drainage Studies & Memorandum	0	54	3,478	4,575	1,148		9,201	3.08%
Public Involvement / Stakeholder Meetings	500	24	1,943	2,556	641		5,640	1.89%
Project Development Report (PDR)	0	68	4,606	6,058	1,520		12,184	4.08%
Preliminary Plans (60%)	0	106	7,027	9,243	2,319		18,589	6.22%
Landscape Architecture - Phase I (Lakota Sub)	0	16	1,248	1,641	412	17,461	20,762	6.95%
Design Engineering & Geometrics	0	58	3,937	5,179	1,299		10,415	3.48%
90% Pre-Final Plans	0	296	20,227	26,605	6,675		53,507	17.90%
Landscape Architecture - Phase II (Lakota Sub)	0	14	1,041	1,369	344	23,654	26,408	8.84%
Irrigation System Design (Hines Sub)	0	12	892	1,174	294	8,500	10,860	3.63%
100% Final Plans & PS&E	0	114	7,607	10,006	2,510		20,123	6.73%
Utility Conflict Resolution & Permitting	0	92	6,248	8,217	2,062		16,527	5.53%
Right-of-Way & Easement Support	0	18	1,479	1,945	488		3,912	1.31%
Phase II Administration & Coordination	300	32	2,495	3,282	823		6,900	2.31%
Bidding & Construction Assistance	0	56	3,889	5,116	1,283		10,288	3.44%
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			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
Subconsultant DL					1,553.51		1,554	0.52%
TOTALS	2,560	1310	89,829	118,154	31,197	57,115	298,855	100.00%

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
NA

Consultant / Subconsultant Name
Thomas Engineering Group

Job Number
NA

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Project Admin & Coordination			Data Collection & Surveys			Utility Coordination (Phase I)			Environmental Studies & Tree Inventory			Environmental Testing (Rubino Sub)		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Principal	90.00	8.0	0.61%	0.55	0			0			0			0			0		
Senior Project Manager	88.80	170.0	12.98%	11.52	30	38.46%	34.15	2	0.99%	0.88	4	16.67%	14.80	4	14.29%	12.69	4	22.22%	19.73
Project/Resident Engineer	74.41	354.0	27.02%	20.11	24	30.77%	22.90	2	0.99%	0.74	8	33.33%	24.80	6	21.43%	15.95	6	33.33%	24.80
Project/Resident Engineer	59.88	370.0	28.24%	16.91	24	30.77%	18.43	4	1.98%	1.19	8	33.33%	19.96	12	42.86%	25.66	8	44.44%	26.61
Engineer II	44.11	128.0	9.77%	4.31	0			2	0.99%	0.44	4	16.67%	7.35	6	21.43%	9.45	0		
Engineer I	37.61	0.0			0			0			0			0			0		
Chief Surveyor	90.00	72.0	5.50%	4.95	0			64	31.68%	28.51	0			0			0		
Senior Electrical Engineer	90.00	32.0	2.44%	2.20	0			0			0			0			0		
Technical Manager	63.78	68.0	5.19%	3.31	0			64	31.68%	20.21	0			0			0		
Technician II	41.51	64.0	4.89%	2.03	0			64	31.68%	13.15	0			0			0		
Intern	23.87	0.0			0			0			0			0			0		
QC/QA Reviewer	79.91	44.0	3.36%	2.68	0			0			0			0			0		
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TOTALS		1310.0	100%	$68.57	78.0	100.00%	$75.47	202.0	100%	$65.11	24.0	100%	$66.92	28.0	100%	$63.75	18.0	100%	$71.15

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
NA

Consultant / Subconsultant Name
Thomas Engineering Group

Job Number
NA

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Drainage Studies & Memorandum			Public Involvement / Stakeholder Meetings			Project Development Report (PDR)			Preliminary Plans (60%)			Landscape Architecture - Phase I (Lakota Sub)			Design Engineering & Geometrics		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Principal	90.00	0			2	8.33%	7.50	0			0			0			0		
Senior Project Manager	88.80	2	3.70%	3.29	8	33.33%	29.60	8	11.76%	10.45	12	11.32%	10.05	6	37.50%	33.30	6	10.34%	9.19
Project/Resident Engineer IV	74.41	16	29.63%	22.05	12	50.00%	37.21	24	35.29%	26.26	32	30.19%	22.46	8	50.00%	37.21	20	34.48%	25.66
Project/Resident Engineer III	59.88	24	44.44%	26.61	0			24	35.29%	21.14	40	37.74%	22.60	2	12.50%	7.49	32	55.17%	33.04
Engineer II	44.11	8	14.81%	6.53	0			8	11.76%	5.19	16	15.09%	6.66	0			0		
Engineer I	37.61	0			0			0			0			0			0		
Chief Surveyor	90.00	0			0			0			0			0			0		
Senior Electrical Engineer	90.00	0			0			0			0			0			0		
Technical Manager	63.78	0			0			0			0			0			0		
Technician II	41.51	0			0			0			0			0			0		
Intern	23.87	0			0			0			0			0			0		
QC/QA Reviewer	79.91	4	7.41%	5.92	2	8.33%	6.66	4	5.88%	4.70	6	5.66%	4.52	0			0		
TOTALS		54.0	100%	$64.41	24.0	100%	$80.97	68.0	100%	$67.74	106.0	100%	$66.30	16.0	100%	$77.99	58.0	100%	$67.88

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
NA

Consultant / Subconsultant Name
Thomas Engineering Group

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 3 **OF** 4

PAYROLL CLASSIFICATION	AVG HOURLY RATES	90% Pre-Final Plans			Landscape Architecture - Phase II (Lakota Sub)			Irrigation System Design (Hines Sub)			100% Final Plans & PS&E			Utility Conflict Resolution & Permitting			Right-of-Way & Easement Support		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Principal	90.00	2	0.68%	0.61	0			0			2	1.75%	1.58	0			0		
Senior Project Manager	88.80	22	7.43%	6.60	4	28.57%	25.37	4	33.33%	29.60	8	7.02%	6.23	16	17.39%	15.44	4	22.22%	19.73
Project/Resident Engineer IV	74.41	88	29.73%	22.12	6	42.86%	31.89	4	33.33%	24.80	40	35.09%	26.11	32	34.78%	25.88	2	11.11%	8.27
Project/Resident Engineer III	59.88	88	29.73%	17.80	4	28.57%	17.11	4	33.33%	19.96	40	35.09%	21.01	32	34.78%	20.83	0		
Engineer II	44.11	48	16.22%	7.15	0			0			16	14.04%	6.19	12	13.04%	5.75	0		
Engineer I	37.61	0			0			0			0			0			0		
Chief Surveyor	90.00	0			0			0			0			0			8	44.44%	40.00
Senior Electrical Engineer	90.00	32	10.81%	9.73	0			0			0			0			0		
Technical Manager	63.78	0			0			0			0			0			4	22.22%	14.17
Technician II	41.51	0			0			0			0			0			0		
Intern	23.87	0			0			0			0			0			0		
QC/QA Reviewer	79.91	16	5.41%	4.32	0			0			8	7.02%	5.61	0			0		
TOTALS		296.0	100%	$68.34	14.0	100%	$74.37	12.0	100%	$74.36	114.0	100%	$66.73	92.0	100%	$67.91	18.0	100%	$82.17

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
NA

Consultant / Subconsultant Name
Thomas Engineering Group

Job Number

AVERAGE HOURLY PROJECT RATES

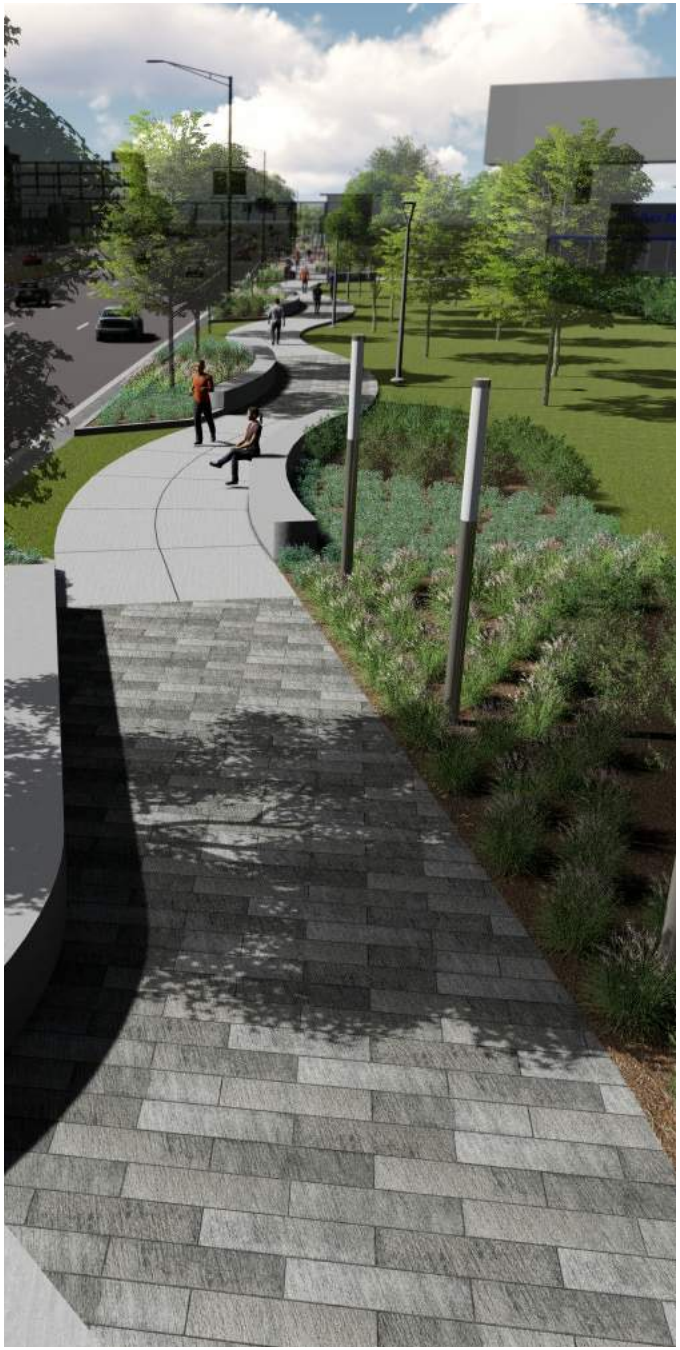
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Phase II Administration & Coordination			Bidding & Construction Assistance														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Principal	90.00	0			2	3.57%	3.21												
Senior Project Manager	88.80	16	50.00%	44.40	10	17.86%	15.86												
Project/Resident Engineer IV	74.41	8	25.00%	18.60	16	28.57%	21.26												
Project/Resident Engineer III	59.88	8	25.00%	14.97	16	28.57%	17.11												
Engineer II	44.11	0			8	14.29%	6.30												
Engineer I	37.61	0			0														
Chief Surveyor	90.00	0			0														
Senior Electrical Engineer	90.00	0			0														
Technical Manager	63.78	0			0														
Technician II	41.51	0			0														
Intern	23.87	0			0														
QC/QA Reviewer	79.91	0			4	7.14%	5.71												
TOTALS		32.0	100%	$77.97	56.0	100%	$69.45	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

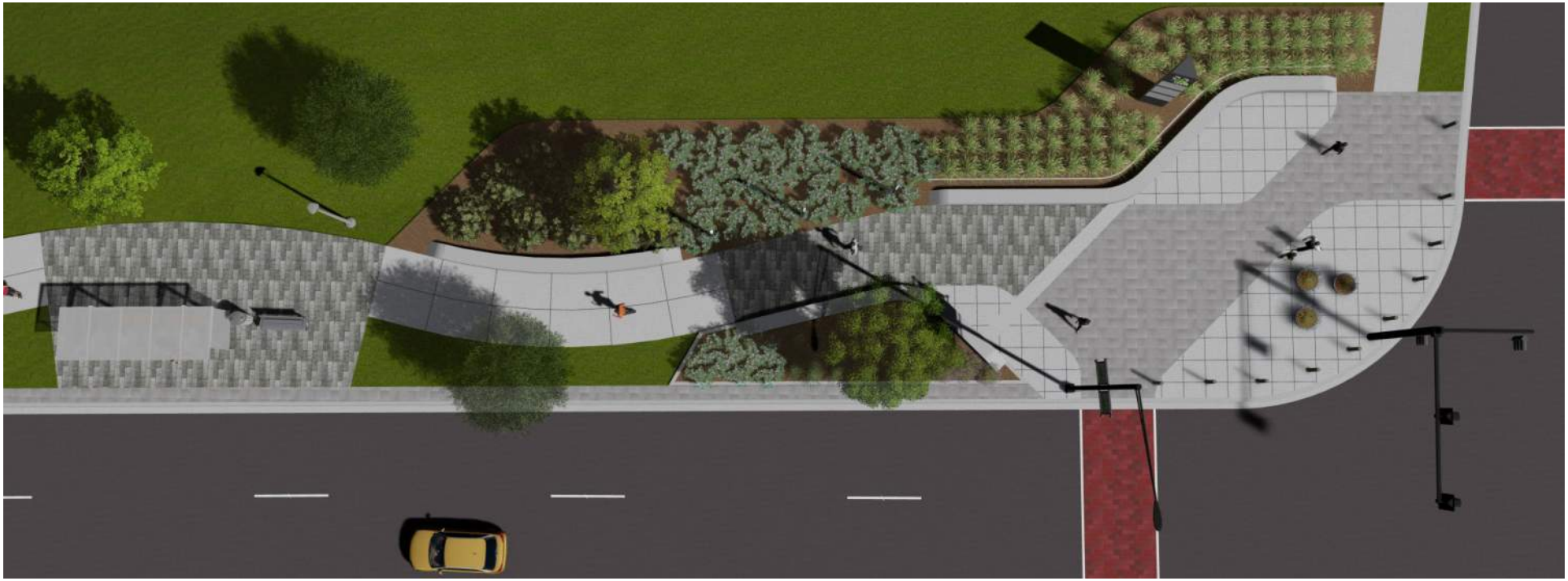
Meacham Streetscape – Stage III
VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Key Personnel	Qualifications of Firm and Team	Project Approach	Relevant Experience	Total Score (Max Score 50)
Thomas Engineering Group, LLC	8.7	13.7	13	8.7	**44**
Primera Engineers, Ltd.	8.7	12.7	12	8.3	**41.67**
Ciorba Group, Inc.	7.3	12	11.7	8	**39**
Wight & Company	7.3	12.7	12.3	5.7	**38**
Baxter & Woodman, Inc.	6	11	11	7	**35**





CONCEPT ILLUSTRATIONS

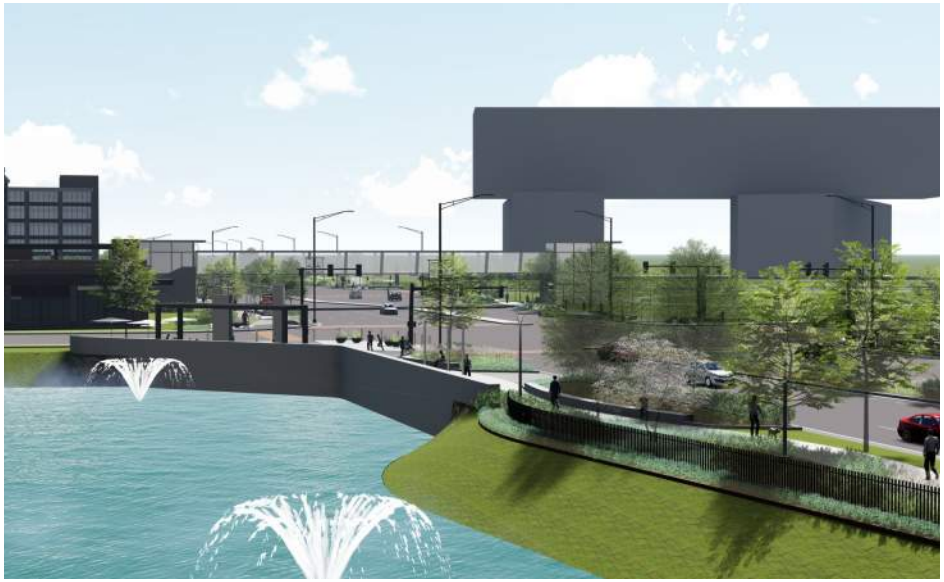







The Box Shop
90 NORTH


90 NORTH









Pedestrian Bridge



Signature Gateway



Secondary Identifier

DESIGN COMPONENTS

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Professional Services Agreement with Hanson Professional Services, Inc. for the Commerce Drive Feasibility Study
11/10/26
Village Board

Presenter: Sidney Kenyon, Director of Transportation
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
4409010-7453, 27013 10-110	$375,000	$118,119

The budget status for this request is: Under Budget

Amount Under Budget: $256,881

Executive Summary:

Commerce Drive between Roselle Road and Basswood Road is a local road in north central Schaumburg with generally a two-lane cross section. At the intersection with Roselle Road, there is a dedicated left (southbound) turn lane and dual dedicated right (northbound) turn lanes. Commerce Drive is an urban cross section with curb and gutter throughout the project limits. Existing sidewalk is provided on the south side of the street throughout the length of the project limits. On the north side of the street, there is existing sidewalk east of Amada Court to Basswood Drive and there are no bicycle or pedestrian accommodations beyond the offstreet bike path connection west of Amada Court. Commerce Drive is characterized by office and industrial land uses throughout the corridor. There is no dedicated on-street parking within the project limits.

Commerce Drive's pavement condition has deteriorated, necessitating rehabilitation between Roselle Road and Amada Court. In the 2024 Pavement Condition Index (PCI) assessment conducted by Engineering and Public Works, the PCI scores west of Amada Court were between 45 and 58, indicating reconstruction could be necessary in this stretch. The lowest rated pavement was closest to Roselle Road where the cross section widens to 80 feet. Commerce Drive is not eligible for federal funds due to its designation as a local road. Therefore staff is seeking to evaluate options for grant funding and project delivery.

Consultant Solicitation and Selection

Staff invited four engineering firms to participate in a request for qualifications (RFQ) process. The firms that were invited were prequalified through the Illinois Department of Transportation (IDOT) for Special Services – Surveying. Staff sought to ensure that the successful firm could deliver quickly on topographical and boundary surveys that would translate to future phases of engineering. One firm, Hanson Professional Services, responded to the RFQ. Staff reviewed the proposal and determined that, based on the qualifications of the proposed project team, the firm's relevant experience, and their proposed approach to the feasibility study, they were qualified to lead the project. In addition, their project references indicated that they were pleased with the performance of the members of their proposed project team. Staff followed up with communications with the other three firms to determine

why they did not respond. Two firms indicated that their availability was too limited to take on additional work at this time. The fourth firm did not respond after multiple attempts through phone calls and electronic mail to solicit their feedback.

Hanson submitted a scope and cost proposal in the amount of $118,119 for Planning Services for the Commerce Drive Feasibility Study. A detailed scope and breakdown of the costs is attached. In anticipation that the village would immediately pursue Phase I Preliminary Engineering, the village originally budgeted $375,000 in FY27. However after deliberation regarding Commerce Drive's eligibility for federal funds, staff determined more evaluation would be necessary before resolving how to advance the project. The scope and fee submitted by Hanson is $256,881 under budget.

Based on the experience of the firm, qualifications of the proposed project team, and quality of their project references, staff is recommending awarding the contract to Hanson Professional Services. Upon completion of the feasibility study, staff will present the results at a future Transportation Committee meeting to recommend next steps for rehabilitating Commerce Drive.

Recommended Action:

The Village Manager recommends the Village Board approve a Professional Services Agreement with Hanson Professional Services, Inc. of Lisle, IL for Planning Services for the Commerce Drive Feasibility Study in the amount of $118,119 and approve the required Resolution.

ATTACHMENTS:

- R-26-XXX
- Hanson PSA.pdf
- Hanson Scope and Fee Proposal.pdf

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH HANSON PROFESSIONAL SERVICES, INC. FOR THE COMMERCE DRIVE FEASIBILITY STUDY IN THE AMOUNT OF $118,119

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 Hanson Professional Services, Inc. for the Commerce Drive Feasibility Study; 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 Hanson Professional Services, Inc. for the Commerce Drive Feasibility Study.

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 Hanson Professional Services, Inc. marked as Attachment "A" for the Commerce Drive Feasibility Study.

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

Commerce Drive Feasibility Study
Planning Services

THIS AGREEMENT is dated as of the day of November, 2026 (***"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: Hanson Professional Services, Inc.
Street Address: 2441 Warrenville Rd. Suite 210
City, State, Zip: Lisle, IL 60532
Telephone: 630-593-3926
Email: mtodorovic@hanson-inc.com

B. Project Description.

A feasibility study for improvements to Commerce Drive from Roselle Road to Basswood 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 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 $118,119, 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 the undisputed portions 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 warrants that the Services shall be performed 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, or expressed or implied by law, which are hereby reserved unto the Village. Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed by either party to the other party. The Consultant is not acting as a municipal advisor to the Village as defined by the Securities and Exchange Commission.

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 damages, liabilities, losses, and expenses, including reasonable attorneys' fees and administrative expenses recoverable under applicable law, to the extent 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 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 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. 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 representsand 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, and attorneys, from and against 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 cause the Services to be 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 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.** Subject to Section 8.N. Dispute Resolution, the Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including reasonable 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
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: Hanson Professional Services, Inc.
Street Address: 2441 Warrenville Rd. Suite 210
City, State, Zip: Lisle, IL 60532
Attention: Mike Todorovic
Facsimile: _____
Email: mtodorovic@hanson-inc.com

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

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. **Dispute Resolution.** The parties shall endeavor to resolve disputes arising under this Agreement through good-faith negotiations. Any dispute shall first be referred to the parties' respective project managers. If the dispute is not resolved, either party may refer the matter to an executive representative of each party for consideration. The parties agree to submit the dispute to mediation before commencing litigation.

O. **Mutual Waiver of Consequential Damages. N**otwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Village nor the Consultant, their respective elected officials, officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for incidental, indirect, or consequential damages arising out of or connected in any way to the Services or this Agreement. This mutual waiver of consequential damages shall include, but not be limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict and implied warranty.

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By:_____
Village Manager

ATTEST:

By:_____
Village Clerk

CONSULTANT

By: John Nelson

TITLE: Vice President

ATTEST:

By: Mike Todorovic

TITLE: Senior Project Manager

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.

PH 630.593.3926
HANSON-INC.COM
2441 Warrenville Road, Suite 210
Lisle, IL 60532

September 30, 2026

Mr. Sidney Kenyon, AICP
Director of Transportation
Village of Schaumburg
1000 E. Woodfield Road
Schaumburg, IL 60193

Dear Mr. Kenyon:

Hanson Professional Services Inc. is pleased to submit the enclosed Scope of Services for the Commerce Drive Feasibility Study. The proposed services are intended to document existing corridor conditions, evaluate improvement concepts, identify a preferred implementation approach, develop planning-level probable-cost information, and outline potential funding opportunities that may support future project advancement.

Our team appreciates the opportunity to work with the Village of Schaumburg on this important corridor initiative. The proposed approach has been developed based on information currently available, project discussions to date, and our understanding of the Village's objectives for Commerce Drive. We look forward to collaborating with Village staff throughout the study and assisting in the evaluation of practical, implementable improvements for the corridor.

If there are questions regarding the enclosed scope or if modifications would be helpful, please contact me at your convenience.

Sincerely,

HANSON PROFESSIONAL SERVICES INC.



Mike Todorovic, MPA, PE
Senior Project Manager

Enclosure: Scope of Services

COMMERCE DRIVE FEASIBILITY STUDY

Scope of Services

Village of Schaumburg | Project No. 26L0128 | September 2026

Project Understanding

The Village of Schaumburg is evaluating improvements to Commerce Drive in response to roadway conditions, multimodal connectivity needs, industrial access, drainage and utility constraints, right-of-way limitations, and opportunities for phased implementation. Hanson Professional Services Inc. proposes a focused feasibility study that documents existing conditions, develops and compares corridor concepts, identifies a preferred implementation approach, prepares planning-level probable-cost information, and outlines potential funding pathways. The services are structured to give the Village a practical basis for programming and subsequent preliminary engineering.

Scope Organization

The scope follows the task and activity structure established in the project work breakdown structure. Related services are consolidated to reduce administrative effort, avoid duplicative technical memoranda, and focus project resources on decisions that advance the project. Technical findings are incorporated into the feasibility study rather than issued as separate discipline-specific reports unless the parties authorize added services in writing.

General Scope Assumptions and Limitations

The services are intended to produce a focused feasibility study and do not constitute Phase I, preliminary, or design engineering. The study relies on information supplied by the Village and other agencies, supplemented by the survey, field visit, and traffic-count services described above. The base scope includes no more than three integrated corridor concepts, refinement of one preferred alternative or phased program, and one consolidated Village review of the draft report. Public open houses, extensive stakeholder outreach, detailed traffic modeling, environmental field investigations or documentation, geotechnical investigation, pavement cores, hydraulic modeling, structural design, subsurface utility engineering, land-acquisition services, grant-application preparation, permitting, and construction documents are excluded unless authorized as added services in writing. Material expansion of survey limits, meeting requirements, concept count, review cycles, or level of engineering development may require an amendment to the scope and fee.

Task 1 - Project Management & Coordination

Hanson proposes project management and coordination intended to maintain alignment with the Village's objectives, schedule, budget, and decision needs.

Work Plan, Schedule, Communication Protocols, and Project Setup

Hanson proposes to confirm the study objectives, task sequence, milestones, team responsibilities, communication procedures, and document-management approach. The project plan establishes the basis for coordinating roadway, traffic, funding, survey, geospatial, and report-production services.

Budget, Progress, Invoicing, Decisions, and Action-Item Management

Hanson proposes to monitor task progress and expenditures, prepare progress information and invoices, and maintain a concise record of project decisions and open action items.

Internal Coordination

Hanson proposes coordination among the project manager, project engineer, traffic engineer, funding specialist, survey and geospatial staff, and other technical personnel as appropriate.

Task 2 - Data Collection and Existing Conditions

Hanson proposes to compile, review, and interpret available information used to establish the corridor baseline and identify principal opportunities and constraints affecting potential improvements.

Data and Records Review

Hanson proposes a request for available Village and agency information and a review of records relevant to the feasibility study. The review focuses on available GIS and aerial information, roadway and pavement records, traffic and crash information, bicycle and pedestrian planning documents, utility records, drainage information, development and access information, and available property, easement, and right-of-way documentation.

Field Review and Infrastructure Assessment

Hanson proposes a coordinated field visit to document visible roadway, pavement, curb and gutter, sidewalk and path, drainage, utility, lighting, traffic devices, access, grading, and other physical conditions that may affect concept development.

Traffic, Safety, Multimodal, Freight, and Access Review

Hanson proposes to review available traffic and crash information and assess corridor conditions affecting vehicular operations, industrial and freight access, pedestrian and bicycle connectivity, informal crossing activity, and the interface with Roselle Road.

Constraint Identification

Hanson proposes to consolidate principal right-of-way, property, drainage, grading, utility, access, jurisdictional, and physical constraints into a common project knowledge base in order to support screening and comparison of available alternatives.

Traffic Counts

Hanson proposes to coordinate and perform the traffic-count effort identified in the work breakdown structure to supplement available traffic information and support project funding positioning.

Task 3 - Survey and Field Services

Hanson proposes survey and geospatial services intended to support potential land acquisition activities, corridor concept development, impact screening, planning-level quantities, and identification of key implementation constraints.

Task Management and Coordination

Survey and geospatial personnel propose to coordinate survey limits, datum and reference requirements, utility record research, field activities, processing, and deliverables with the project manager and project engineer.

Title Research

Hanson proposes targeted research of available plats, right-of-way records, easements, and other property information used to support boundary interpretation within the defined study limits. The research is intended for feasibility-level assessment and excludes title commitments, ALTA/NSPS surveys, acquisition documents, and legal opinions.

Boundary Survey

Hanson proposes to recover and evaluate available boundary and right-of-way evidence within the identified survey limits and incorporate the interpreted information into the project base. The boundary services support screening of potential property and easement impacts but exclude plats of highway, acquisition plats, and legal descriptions.

Topographic Survey

Hanson proposes to use a Lidar-equipped drone to collect topographic and visible-feature information within the identified survey limits, including roadway and roadside features, pedestrian and bicycle facilities, driveways and access points, drainage structures, visible utility appurtenances, traffic-device and lighting features, significant grading conditions, walls, trees, and other physical constraints relevant to the concepts. Sub-surface data collection and reconnaissance are excluded.

Modeling

Hanson proposes to process field information and prepare the survey base, surface, and geospatial files used for feasibility-level concept development and probable-cost preparation.

Utility Coordination

Hanson proposes to incorporate available visible and record utility information into the project base and identify apparent conflicts that could materially affect the concepts. Utility quality-level investigation, subsurface utility engineering, potholing, relocation design, and utility agreement preparation are excluded.

Quality Review

Qualified survey and geospatial personnel propose to review survey information and deliverables for consistency with the agreed limits, reference framework, field data, and intended feasibility use before incorporation into the study.

Task 4 - Concept Alternatives, Evaluation, and Probable Cost

Hanson proposes to develop a limited set of integrated corridor concepts, compare relative impacts and benefits, refine one preferred implementation approach, and prepare planning-level probable-cost information.

Establish Criteria and Develop Up to Three Integrated Corridor Concepts

Hanson proposes to establish practical feasibility criteria and develop up to three concepts addressing roadway and traffic equipment condition, bicycle and pedestrian connectivity, potential path alignment on

the north or south side of the corridor, drainage and grading considerations, access, safety, and logical phasing.

Compare Impacts and Implementation Considerations

Hanson proposes to compare the concepts using a concise evaluation framework addressing roadway function, multimodal connectivity, safety, industrial and freight access, property and right-of-way impacts, grading and drainage, utilities, constructability, jurisdictional coordination, implementation complexity, and planning-level probable cost.

Refine One Preferred Alternative and Implementation Approach

Based on the comparative evaluation and Village input, Hanson proposes to refine one preferred corridor concept or phased improvement program. Refinement defines the principal improvement elements, identifies major constraints and dependencies, and establishes a practical approach for advancing the project into subsequent funding, preliminary engineering, and implementation activities.

Planning-Level Probable Cost and Phased Budget

Hanson proposes planning-level quantities and an opinion of probable implementation cost for the preferred concept.

Task 5 - Funding and Implementation Strategy

Hanson proposes a targeted assessment of potential funding pathways and recommended next steps to help the Village position the preferred improvements for implementation.

Funding-Program Screening

Hanson proposes to screen the project against funding programs that may support eligible roadway, bicycle and pedestrian, freight, safety, county, economic-development, and related infrastructure improvements. The screening considers Federal-Aid Urban factors, regional surface transportation programs, trail and active-transportation opportunities, Invest in Cook, freight-related programs, and other programs determined to be relevant to the preferred concept.

Funding Matrix

Hanson proposes a concise funding matrix summarizing potentially applicable programs, general eligibility considerations, likely project components, anticipated application pathways, timing considerations, and material limitations or risks. The matrix serves as a planning resource and does not constitute a determination of award eligibility or a funding application.

Funding Sequence and Implementation Roadmap

Hanson proposes recommendations regarding project scoping, phasing, and advancement to improve implementation readiness and alignment with potential funding opportunities. The roadmap identifies logical near-term actions, anticipated coordination needs, and the relationship between funding pursuits and subsequent engineering. Grant applications, benefit-cost analyses, environmental documentation, and funding-agency submittals are excluded.

Task 6 - External Coordination and Reporting

Hanson proposes to coordinate the feasibility study with the Village and select stakeholders and/or agencies with jurisdiction, document findings in a consolidated report, and conduct one controlled review and issuance process.

Milestone Meetings and External Coordination

Hanson proposes to participate in monthly (6 expected) milestone meetings with the Village and conduct focused coordination with Cook County, regional agencies, utilities, and other entities where input is material to the feasibility analysis.

Draft Feasibility Study Report

Hanson proposes a consolidated draft feasibility study report documenting the project purpose, available data, existing conditions, survey information, major constraints, concept development, alternatives comparison, preferred implementation approach, planning-level probable costs, funding opportunities, and recommended next steps. Technical information developed under the preceding tasks is incorporated into the report, exhibits, tables, and appendices.

Review and Issued Report

Hanson proposes to review the draft report with the Village, address one consolidated set of Village comments, and issue the revised feasibility study report and electronic deliverables. Revisions that introduce new alternatives, materially expand the study limits, change the selected concept, or request added technical analysis after the consolidated review are excluded.

26L0128 Schaumburg Commerce Drive Feasibility Study
Work Breakdown Structure and Fee Proposal

Task #	Activity #	Task Description	Labor $	Expenses $	Total $	% of Total	Other Direct Costs: Travel	Other Direct Costs: Other	Ave Hourly Rate	Total Hours	Project Manager 270.00 EASVII	Project Engineer 200.00 EASV	Traffic Engineer 200.00 EASV	Traffic Designer 175.00 EASIV	Grant Funding 125.00 ADMV	Traffic Counts 145.00 EASII	Professional Land Surveyor 175.00 EASIV	Geospatial Lead 175.00 EASIV	Survey Tech 145.00 TVI	Survey Tech 165.00 TVII	Geospatial Tech EASII	CAD Tech 145.00 TVI	Geospatial Manager 123.00 EASVII	Geospatial Manager 270.00
		Totals	$ 104,965	$ 13,154	$ 118,119	100.0%	$ 4,554	$ 8,600	$ 183.18	573	70	143	60	12	55	10	27	45	49	51	35	15	1	
		Click here for Help inserting rows																						
1		**1 Project Management & Controls**	**$ 8,190**	**$ -**	**$ 8,190**	**6.9%**	**$ -**	**$ -**	**$ 240.88**	**34**	**22**	**8**	**2**	**-**	**2**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	1	Work plan, schedule, communication protocols, and project setup	1880	0	$ 1,880				$ 235.00	8	4	4												
	2	Budget, progress, invoicing, decisions, and action-item management	3240	0	$ 3,240				$ 270.00	12	12													
	3	Internal coordination	3070	0	$ 3,070				$ 219.29	14	6	4	2		2									
2		**2 Data Collection and Existing Conditions**	**$ 15,600**	**$ 7,850.00**	**$ 23,450**	**19.9%**	**$ 850**	**$ 7,000**	**$ 200.00**	**78**	**9**	**32**	**19**	**12**	**-**	**6**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	1	Data and records review	2540	$ -	$ 2,540				$ 211.67	12	2	8	2											
	2	Field review and infrastructure assessment	6240	750	$ 6,990		$ 750		$ 195.00	32	2	12	6	12										
	3	Traffic, safety, multimodal, freight and access review	2540	0	$ 2,540				$ 211.67	12	2	2	8											
	4	Constraint identification	1940	0	$ 1,940				$ 215.56	9	2	6	1											
	5	Traffic counts	2340	7100	$ 9,440		$ 100	$ 7,000	$ 180.00	13	1	4	2			6								
3		**3 Survey and Field Work**	**$ 36,440**	**$ 4,804.00**	**$ 41,244**	**34.9%**	**$ 3,204**	**$ 1,600**	**$ 158.43**	**230**	**-**	**7**	**-**	**-**	**-**	**-**	**27**	**45**	**49**	**51**	**35**	**15**	**1**	
	1	Task management and oversight	1653	$ -	$ 1,653				$ 150.27	11		1					1	4	1	1	1	1	1	
	2	Title research	1722	$ 300	$ 2,022			$ 300	$ 123.00	14												14		
	3	Boundary survey	7350	$ -	$ 7,350				$ 175.00	42							22	20						
	4	Topographic survey	14690	$ 4,504	$ 19,194		$ 3,204	$ 1,300	$ 156.28	94		4							48	42				
	5	Modeling	10150	$ -	$ 10,150				$ 158.59	64		2						20		8	34			
	6	Utility coordination	175	$ -	$ 175				$ 175.00	1								1						
	7	Quality control	700	$ -	$ 700				$ 175.00	4							4							
4		**4 Concept Alternatives, Evaluation, and Cost**	**$ 18,155**	**$ -**	**$ 18,155**	**15.4%**	**$ -**	**$ -**	**$ 208.68**	**87**	**14**	**50**	**20**	**-**	**3**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	1	Establish criteria and develop up to three integrated corridor concepts	7880	0	$ 7,880				$ 207.37	38	4	26	8											
	2	Compare impacts and implementation considerations	4130	0	$ 4,130				$ 206.50	20	4	10	4		2									
	3	Refine one preferred alternative and implementation approach	3065	0	$ 3,065				$ 204.33	15	2	8	4		1									
	4	Planning-level cost estimate and phased budget	3080	0	$ 3,080				$ 220.00	14	4	6	4											
5		**5 Funding and Implementation Strategy**	**$ 9,900**	**$ -**	**$ 9,900**	**8.4%**	**$ -**	**$ -**	**$ 162.30**	**61**	**10**	**6**	**5**	**-**	**40**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	1	Funding-program screening	3680	0	$ 3,680				$ 160.00	23	4	1	2		16									
	2	Funding matrix	3240	0	$ 3,240				$ 162.00	20	2	4	2		12									
	3	Funding sequence and implementation roadmap	2980	0	$ 2,980				$ 165.56	18	4	1	1		12									
6		**6 External Coordination and Reporting**	**$ 16,680**	**$ 500.00**	**$ 17,180**	**14.5%**	**$ 500**	**$ -**	**$ 200.96**	**83**	**15**	**40**	**14**	**-**	**10**	**4**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	1	Milestone meetings and external coordination	4520	500	$ 5,020		$ 500		$ 205.45	22	6	8	4		4									
	2	Draft feasibility study report	6260	0	$ 6,260				$ 201.94	31	3	20	6		2									
	3	Review and final report	5900	0	$ 5,900				$ 196.67	30	6	12	4		4	4								

2026 Hanson Professional Services Inc.
BASIS OF PAYMENT
CONSULTING SERVICES

The following schedule is for normal design and consulting services provided on an hourly basis.

1. **ENGINEER/SCIENTIST POSITIONS:**

ENGINEER/SCIENTIST I	$135.00
ENGINEER/SCIENTIST II	$145.00
ENGINEER/SCIENTIST III	$155.00
ENGINEER/SCIENTIST IV	$175.00
ENGINEER/SCIENTIST V	$200.00
ENGINEER/SCIENTIST VI	$235.00
ENGINEER/SCIENTIST VII	$270.00
ENGINEER/SCIENTIST VIII	$305.00
PRINCIPAL	$350.00

2. **TECHNICAL POSITIONS:**

AIDE	$75.00
TECHNICIAN I	$85.00
TECHNICIAN II	$100.00
TECHNICIAN III	$115.00
TECHNICIAN IV	$130.00
TECHNICIAN V	$145.00
TECHNICIAN VI	$155.00
TECHNICIAN VII	$165.00
TECHNICIAN VIII	$175.00
MANAGER/DESIGNER	$180.00

3. **ADMINISTRATIVE:**

ADMINISTRATIVE I	$80.00
ADMINISTRATIVE II	$85.00
ADMINISTRATIVE III	$90.00
ADMINISTRATIVE IV	$105.00
ADMINISTRATIVE V	$125.00
ADMINISTRATIVE VI	$150.00
ADMINISTRATIVE VII	$215.00

4. Charges for special services, expert testimony, etc., will be negotiated.

5. The above rates cover straight time only. Overtime directed by the client will be surcharged by 25 percent.

6. Charges for outside consultants and contractors will be at invoice cost plus 10 percent.

7. All direct job expenses and materials other than normal office supplies will be charged at cost plus 10 percent.

8. Separate data hosting charges and/or a technology fee will be assessed, depending on the nature of the services provided. Where applicable, the fee structure will be identified in the agreement.

9. Mileage charges for automobiles will be at the published IRS rate at the time the charges are incurred. Mileage charges for mobile labs or trucks will be at the published IRS rate at the time the charges are incurred plus 50%.

   Charges for vehicles that will remain assigned to a specific job will be $100.00 per day or $2,000.00 per four-week billing cycle for automobiles and SUVs, and $120.00 per day or $2,400.00 per four-week billing cycle for mobile labs or trucks in lieu of mileage charges. Rental vehicles will be charged at actual cost in accordance with item 7 above.

10. Services will be billed at a minimum of every four weeks and at the completion of the project. There will be an additional charge of 1 1/2 percent per month compounded monthly on amounts outstanding more than 30 days.

11. Rates are subject to change and will be superseded by a new rate schedule on or about January 1 of each year during the duration of the services agreement.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Amendment to Existing Special Use to Add Medical Cannabis Dispensary for Floramedex, LLC d/b/a Sunnyside / 1739 E. Golf Road - Woodfield Gatherings
11/10/26
Village Board

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

Executive Summary:

Case Title
Z2609-02 / FLORAMEDEX, LLC d/b/a SUNNYSIDE / 1739 E. Golf Road - Woodfield Gatherings / Amendment to Existing Special Use to Add Medical Cannabis Dispensary

Hearing Date
October 28, 2026

Summary
The petitioner is requesting an amendment to an existing special use to allow medical cannabis dispending for Sunnyside Dispensary located at 1739 E. 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:
- Staff Report
- Z2609-02 Floramedez Minutes
- Location Map
- Project Narrative
- Plat of Survey.pdf
- REDACTED Z2609-02 Floramedex dba Sunnyside APP.pdf

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: October 28, 2026
DATE PREPARED: October 9, 2026

CASE NUMBER: Z2609-02

TITLE: Z2609-02 / FLORAMEDEX, LLC d/b/a SUNNYSIDE / 1739 E. Golf Road - Woodfield Gatherings / Amendment to Existing Special Use to Add Medical Cannabis Dispensary

BACKGROUND INFORMATION

Petitioner:	Charles Bachtell
Address of Petitioner:	Cresco Labs, 600 W. Fulton, Suite 800, Chicago, IL 60661
Status of Petitioner:	Tenant
Owner of Parcel:	SDG Golf, LLC
Address of Owner:	860 N. Milwaukee Ave., Suite 100 Buffalo Grove, IL 60089
Existing Zoning:	B-5 Planned Regional Center Business District
Existing Land Use:	Retail Shopping Center

Requested Action:

- Amendment to Existing Special Use to add a Medical Cannabis Dispensary [Title 15, Chapter 154, Section 154.90.21 of the Zoning Ordinance]

ANALYSIS

Staff Discussion:

The petitioner is requesting an amendment to an existing special use to allow medical cannabis dispending for Sunnyside Dispensary located at 1739 E. Golf Road. Sunnyside currently operates a licensed adult-use cannabis dispensary at the subject property.

Pursuant to the recently passed Illinois state law and regulation, senate bill 3222 was signed into law on June 12, 2026, as Public Act 104-0463. The law added section 15-37 to the Cannabis Regulation and Tax Act and allows an existing adult-use dispensary to obtain a separate medical cannabis dispensing license at the same address. The state law does not preempt the village's zoning authority.

The village regulates medical cannabis dispensaries under section 154.90.19 and adult-use cannabis establishments under section 154.90.21. The zoning code lists these separate special uses. Sunnyside's existing special use was approved by ordinance No. 20-034 for an adult-use cannabis dispensary only. Ordinance No. 24-016 subsequently amended the security plan in 2024. Accordingly, zoning approval to

add medical cannabis dispensing is required before the additional use may begin. The dispensary will continue to operate as is and no additional operational changes are proposed. Staff is supportive of the special use amendment.

Zoning History

There is no zoning history on the subject property prior to the construction of Woodfield Mall which was built in the early 1970's. Several outlots have been developed over the years: Promenade Venture I and II (Case No. Z9710-01 and Case No. Z9710-02), Olive Garden (Case No. Z9906-01), Longhorn Steakhouse (Case No. Z1112-02), and Shake Shack (Case No. Z1710-0, Ord. No. 18-082). In 2014, the Village Board approved a final plat for the Firestone parcel (Case No. Z1311-06). In 2017, the Village Board granted site plan approval, parking variation, landscape variation, and a dumpster enclosure variation for Woodfield Gatherings (Case No. Z1605-02, Ordinance No. 17-012); and special use approval for MOD Pizza (Case No. Z1706-01, Ordinance No. 17-065, honeygrow Restaurant (Case No. Z1706-02, Ordinance No. 17-066), and Naf Naf Grill (Case No. Z1706-06, Ordinance No. 17-072). In 2018, the Village Board granted special use approval for Kura Sushi (Case No. Z1801-03, Ord. No. 18-025), and B. Good (Case No. Z1805-08, Ord. No.18-078). In 2019, the Village Board granted special use approval and a landscape variation for Blackwood BBQ (Case No. Z1902-02, Ord. No. 19-023). The Village Board granted approval of a Plat of Subdivision for Woodfield Gatherings in April 2020, Case No. Z2002-01). In May 2020, the Village Board granted special use approval for an adult use cannabis dispensary for Sunnyside (Case No. Z1912-03, Ord. No. 20-034). In March 2024, the Village Board granted an amendment to an existing special use for Sunnyside security plan (Case No. Z2401-09, Ord. No. 24-016).

Surrounding Zoning and Land Uses:

North: B-5 Planned Regional Center Business District (Woodfield Village Green)
South: B-5 Planned Regional Center Business District (Woodfield Mall)
East: B-5 Planned Regional Center Business District (Firestone)
West: B-5 Planned Regional Center Business District (Diamonds Direct)

Comprehensive Plan Designation:

The Future Land Use map within the Comprehensive Plan identifies the subject property as "Regional Center". The Regional Center classification includes uses such as retailers, restaurants, offices, and large multi-tenant shopping centers that have a regional base. Additionally, adult use cannabis dispensaries are permitted as a Special Use in the Golf Road Overlay District. The proposed use is consistent with the Regional Plan classification and the Golf Road Overlay District land use classifications.

Recommendation:

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of an Amendment to Existing Special Use to add a Medical Cannabis Dispensary for Sunnyside Dispensary located at 1739 E. Golf Road, Case No. Z2609-02, subject to the following conditions:

1. All terms and conditions of Ordinance No. 20-034 and 24-016 not specifically revised herein are hereby reaffirmed by reference.
2. Prior to the issuance of a business license, the Petitioner shall provide a copy of the approved State license to operate a medical cannabis establishment.
3. The following plans shall be adopted as part of the governing ordinance:
   a. Project narrative, received by the Community Development Department on September 29, 2026.

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

ROLL CALL

Members Present:	Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Rob Morreale, Glenn Szurgot, Pat Riley, Patty Errera, Jeff Mytych and Dhitu Bhagwakar	
Member(s) Absent:		
A quorum was present.		
Also Present:	Parth Joshi Planning Manager	Monica Richart Sustainability Planner
Sworn in for testimony:	Parth Joshi Planning Manager	Matt Ryan, Petitioner 600 Fullerton Street Chicago

Mr. Matt Ryan, Petitioner, stated he is seeking zoning approval to add medical cannabis dispensing to the existing cannabis dispensary at Sunnyside. There would be no changes in security, operations, cameras, and all safety protocols will remain in place. This request is a result of the amendment to cannabis law at the state level, which expands medical cannabis access across the state. Before the law change, there were few medical dispensaries, leading patients to drive long distances to obtain treatment. The amendment expands medical sales, allowing more locations to have a medical license. Mr. Ryan stated there would be a minimal change in traffic. There are 30 full-time employees at the facility.

Mr. Parth Joshi stated the zoning code requires medical cannabis dispensaries to obtain a special use, separate from adult cannabis dispensing. He reiterated that there will be no changes to the existing business operations or site. Staff recommends approval, with the condition that the business provide a copy of the medical use license prior to operating as medical cannabis.

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. Morreale asked about taxes for individuals using a medical cannabis card. Mr. Ryan stated the business must have enough cannabis on hand to serve medical users. He stated medical card holders are exempt from the 30% sales tax under the new law.

Ms. Errera stated this change will be beneficial for individuals who have had to travel long distances for medical products.

Mr. Baghwakar asked if there is a difference in product between medical and adult use. Mr. Ryan stated there is little difference in product, rather that the determination comes from whether the buyer has a medical use card. He explained some medical products have higher THC levels over adult use.

Chairman Raimondi stated the law change is beneficial for individuals who must drive long distances before.

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. Morreale, to recommend approval of an Amendment to Existing Special Use to Add Medical Cannabis Dispensary for Floramedex, LLC d/b/a Sunnyside located at 1739 E. Golf Road - Woodfield Gatherings, Case No. Z2609-02 subject to the following conditions:

1. All terms and conditions of Ordinance No. 20-034 and 24-016 not specifically revised herein are hereby reaffirmed by reference.
2. Prior to the issuance of a business license, the Petitioner shall provide a copy of the approved State license to operate a medical cannabis establishment.
3. The following plans shall be adopted as part of the governing ordinance:
   a. Project narrative, received by the Community Development Department on September 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, 11/10/26.

ADJOURNMENT

The meeting was adjourned at 7:12pm.

Parth Joshi

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

Taylor Storm

Taylor Storm, Temporary Recording Secretary
Zoning Board of Appeals





Subject Property

Z2609-02

FLORAMEDEX, LLC d/b/a SUNNYSIDE

Special Use Amendment

0 50 100

Feet

VILLAGE OF SCHAUMBURG

1739 E. Golf Rd

Prepared By:
Village of Schaumburg
Community Development Department

FloraMedex, LLC currently operates a licensed adult-use cannabis dispensary at 1739 E. Golf Road, Schaumburg, Illinois. The purpose of this application is to obtain the necessary zoning approval to add medical cannabis dispensing to the existing adult-use dispensary.

The dispensary currently employs 30 employees and operates seven days per week from 9:00 a.m. to 9:00 p.m.

No other operational changes are proposed as part of this project. The dispensary will continue to operate from the existing premises with its current staffing, security measures, customer access, parking, and general operating procedures. The proposed change will allow the existing licensed dispensary to also serve qualifying medical cannabis patients in accordance with applicable State of Illinois requirements.



SITE PLAN

N

EPSTEIN
600 W. Fulton Street; Chicago, IL 60661
(312) 454-9100

FloraMedex, LLC, d/b/a Sunnyside
1739 E. Golf Road

April 1, 2020

CONFIDENTIAL

Development Review Application

DEVR-26-67

Submitted On: Sep 29, 2026

Applicant

Charles Bachtell
[redacted]
[redacted]

Primary Location

1739 E GOLF RD
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2609-02 / FLORAMEDEX, LLC d/b/a SUNNYSIDE / 1739 E. Golf Road – Woodfield Gatherings / Amendment to Existing Special Use to add Medical Cannabis Dispensary

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Operator

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

SDG Golf, LLC

Property Owner Street Address

860 N. Milwaukee Ave S

Property Owner City

Buffalo Grove

Property Owner State

IL

Property Owner Zip Code

60089

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-13-200-041-0000

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

true

-

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

FloraMedex, LLC DBA Sunnyside currently operates a licensed Cannabis Adult Use dispensary at this location. The intention of this submission and desired approval is to add medical cannabis dispensing at this same location pursuant to a state law change that allows medical dispensing licensure at adult use locations.

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC / 1212 Mitchell Boulevard
11/10/26
Village Board

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

Executive Summary:

Case Title
Z2608-03 / AUTO HUB MOTORS LLC / 1212 Mitchell Boulevard / Special Use for an Internet Auto Sales Facility

Hearing Date
October 28, 2026

Summary
The petitioner requests approval for a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC to be located at 1212 Mitchel Blvd.

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
- Submittal Packet
- REDACTED Z2608-03 Auto Hub Motors App.pdf
- Z2608-03 Auto Hub Motors MTS 10-28-26.pdf

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Monica Richart
Sustainability Planner

HEARING DATE: October 28, 2026

DATE PREPARED: October 19, 2026

CASE NUMBER: Z2608-03

TITLE: Z2608-03 / AUTO HUB MOTORS LLC / 1212 Mitchell Boulevard / Special Use for an Internet Auto Sales Facility

BACKGROUND INFORMATION

Petitioner:	Anna Linscheid
Address of Petitioner:	2415 East Steeple Chase Circle, Libertyville, IL 60048
Status of Petitioner:	Owner
Owner of Parcel:	Aisha Saiitabelkova
Address of Owner:	1303 Algonquin Road Lake in the Hills, IL 60156
Existing Zoning:	M-1 Manufacturing
Existing Land Use:	Industrial / Warehouse

Requested Actions:

- Special Use for an Internet Auto Sales Facility in the M-1 District [Title 15, Chapter 154, Section 154.90.08 of the Zoning Ordinance]

ANALYSIS

Summary:



The petitioner requests approval for a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC to be located at 1212 Mitchel Blvd. The subject property is a standalone single tenant industrial building of approximately 5,400 square feet. The floor plans indicate a mechanic shop, breakroom, office, bathrooms, paint storage room and a utility room. The petitioner proposes to use the space for vehicle display, sales, and light reconditioning/detailing. The business will advertise vehicles online and customers will be required to make appointments prior to visit. The facility will be open from 10:00 a.m. to 6:00 p.m., Monday through Friday, and 10:00 am to 5:00 pm on Saturday. The business will include 3 to 4 employees. A maximum of 5 vehicles for sale can be parked on the exterior of the property. Stored vehicles in the parking lot shall not be visible from the street.

The Village Board approved an amendment to the Municipal Code to create regulations for Internet Auto Sales Facilities on April 25, 2017 (Case No. Z1703-04, Ord. No. 17-036). At that time, business owners were experiencing parking shortages when several internet auto sales facilities were located in multi-tenant buildings. The intent of the regulations was to provide limitations on the number and locations of vehicles stored outdoors and to restrict advertising, such as window signage, on these vehicles.

The Village has approved numerous Internet Auto Sales Facilities since the 2017 code amendment. The regulations continue to limit outdoor vehicle storage, require customer activity to occur by appointment only, prohibit advertising inviting the general public to the showroom, and require compliance with State of Illinois licensing requirements.

Business Name	Case No.	Address	Interior Square Footage	Total Cars
Oxide Auto	Z1708-02	649 Morse Ave	1,080 sq ft NFA	5
Drive Now	Z1711-02	509 Estes Ave	4,050 sq ft NFA	10-15
CRS Auto Group	Z1802-08	1449 Payne Rd	3,726 sq ft NFA	15-20
Lux Motorsport	Z1809-02	980 Remington Road	12,931 sq ft NFA	30-50
Ohare Auto	Z1912-01	655 Lunt Ave	9,994 sq ft NFA	30-50
Prestige Motors	Z2002-03	707 Remington Rd, Unit 2	3,150 sq ft NFA	15-20
Finner's Motors	Z2007-08	618 Morse Ave	400 sq ft (Office Only)	2 (Exterior)
B&G Internet Auto Sales	Z2008-03	1803 W. Wise Rd	333 sq ft Office 5 Service Bays	2
Strada Motorsports	Z2009-01	641 Estes Ave.	9,036 sq ft NFA	29-34
Ideal Auto	Z2012-04	555 Estes	3,964 sq ft NFA	8-12
Schaumburg Motor Cars	Z2102-04	975 Lunt Ave.	4,500 sq ft NFA	14-16
Palatine Auto Group	Z2105-01	720 Lunt Ave.	3,150 sq ft NFA	10-12
My Cars	Z2205-03	1010 Morse Ave, Unit D	1,800 sq ft NFA	2-3
Savage Auto	Z2211-03	979 Lunt Ave	1,296 sq ft NFA	3
Legit Street Cars	Z2301-03	735 Estes Ave	2,910 sq ft NFA	2
BA Auto Group	Z2303-04	1031 Lunt Ave	997 sq ft NFA	2
Bravo Auto Sales	Z2306-03	502 Morse Ave, Unit C	100 sq ft NFA (Office Only)	2
Vantage Auto Group	Z2308-01	1821 Mitchell Blvd	4,450 sq ft NFA	20
Windy City Autos	Z2404-05	1384 Mitchell Blvd	4,005 sq ft NFA	20
Autoline LLC	Z2404-06	908 Morse Ave	3,500 sq ft NFA	10
Carfino Motors	Z2407-01	1300 Remington Rd Suite F	3,185 sq ft NFA	20
Nomad Auto Group	Z2502-02	617 W Wise Rd	1863 sq ft NFA	8

Chicago Motors Direct	Z2503-05	1116 Morse Ave	3,252 sq ft NFA	6
DH Automotive	Z2608-05	1025 Lunt Ave, Unit A	2,500 sq ft NFA	0

Zoning History:
There is no zoning history on record. Subject building has housed various industrial and auto related uses.

Surrounding Zoning and Land Uses:
North: M-1 Manufacturing (435-439 W. Wise Rd - Multi-tenant building)
South: M-1 Manufacturing (1230 Mitchell Blvd – AT&T warehouse building)
East: M-1 Manufacturing (409 W. Wise Rd – Brickwork Supply Center)
West: M-1 Manufacturing (479-487 W. Wise Rd – Multi-tenant building)

Compatibility with Surrounding Land Uses:
The proposed internet auto sales facility is compatible with the industrial character of the area. The space was previously used by another internet auto dealer which existed prior to the adoption of the internet auto code in 2017. The proposed use is not expected to negatively impact adjacent properties or the surrounding district.

Comprehensive Plan Designation:
The property is designated for Industrial uses according to the Village Comprehensive Plan.

Parking:
Staff has reviewed the petitioner's request under the current parking requirements and is as follows.

Use / Square Footage	Parking Rate	Required Parking
Proposed Auto Hub Motors LLC 5,400 sq. ft. GFA 4,860 sq. ft. NFA	2 spaces per 1,000 sq. ft. NFA	10 spaces
Parking Required		10 spaces
Parking Provided		20 spaces
Parking Surplus		10 spaces

Ordinance Standards and Regulations:
§154.90.08 - INTERNET AUTO SALES.
All activities, including vehicle storage, shall occur completely within the enclosed building or rear of the property, except for the arrival and departure of automobiles.
The petitioner is permitted to store up to 5 vehicles for sale in the rear parking lot. All other business operations will occur inside the building.

Freestanding buildings can store up to five (5) vehicles if they are screened from the roadway. Multi-tenant buildings can store up to two (2) vehicles if they are screened from the roadway.

The subject property is a freestanding building so the petitioner is allowed to store up to 5 vehicles for sale in the rear parking lot.

The use shall be limited to the display of vehicles to customers by appointment only and related office use.
The business will offer vehicles for sale online and will require customers to make an appointment to view vehicles.

No more than one (1) such use shall be permitted in a multi-tenant building.
The subject property is a freestanding building.

No advertising inviting the general public to the showroom shall be permitted.
The business will not include any signage inviting general public.

The business must be in compliance with applicable regulations of the Illinois Secretary of State's office with respect to licensing and obtain a state dealers license.
The petitioner has indicated that a dealer's license is required for the business and understands that all applicable State licensing requirements must be met.

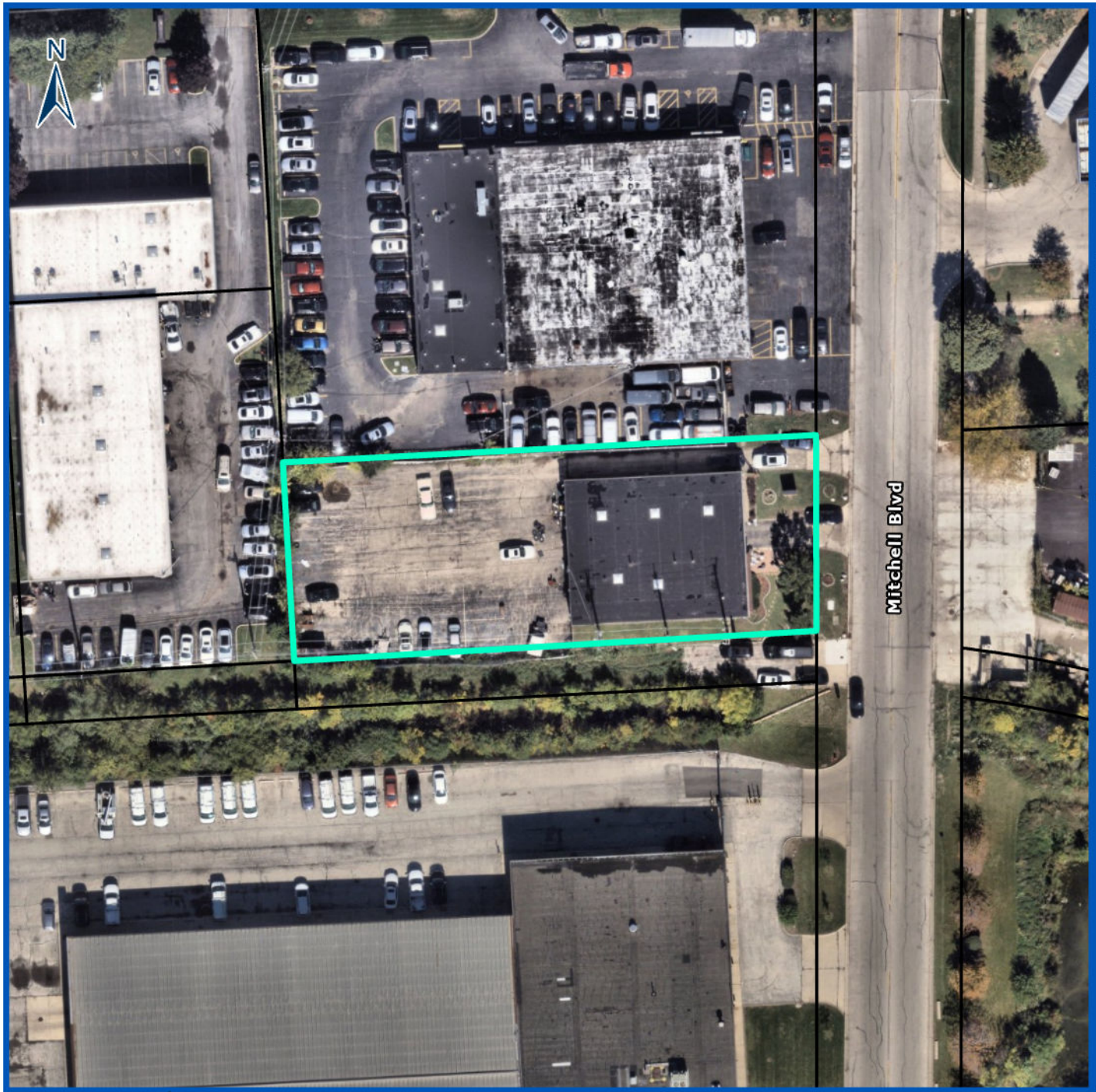
The proposed Internet Auto Sales Facility meets the applicable criteria of Section 154.90.08 of the Zoning Code as listed above. Staff believes that the proposed use will not negatively impact the surrounding uses or district in general. Therefore, staff is supportive of the request for a Special Use for an Internet Auto Sales Facility.

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 an Internet Auto Sales Facility for Auto Hub Motors LLC, to be located at 1212 Mitchell Blvd, Case No. Z2608-03, subject to the following conditions:

1. All activities, including vehicle storage, shall occur completely within the enclosed building, except the arrival and departure of automobiles.
2. The business must remain in compliance with applicable regulations of the State of Illinois Secretary of State with respect to licensing and obtain a state dealers license.
3. No signage on the premises which invites the general public to view cars for sale shall be permitted.
4. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on July 7, 2026.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Business Narrative and Statement, prepared by Birch Real Estate Team, dated October 20, 2026 and received by the Community Development Department on October 20, 2026.
   b. Floor Plan, received by the Community Development Department on July 7, 2026.
   c. Plat of Survey, received by the Community Development Department on July 7, 2026.

Pc: Petitioner
Property Owner





Subject Property

Z2608-03

AUTO HUB MOTORS LLC

Special Use for an Internet Auto Sales Facility

0 30 60
Feet

VILLAGE OF SCHAUMBURG

1212 Mitchell Blvd

Prepared By:
Village of Schaumburg
Community Development Department

PROJECT NARRATIVE

Special Use Permit Application — Automotive Dealership

Property Address:	1212 Mitchell Blvd, Schaumburg, IL 60193
PIN:	07-33-200-047-0000
Applicant / Business:	Autohub Motors LLC
Principal:	Aisha Seiitbekova
Proposed Use:	Used-Vehicle Dealership (Online Sales, Customer Visits by Appointment Only) with Indoor Mechanical Repair and Paint
Date:	October 20, 2026

Project Description

Autohub Motors LLC proposes to operate a used-vehicle dealership at 1212 Mitchell Blvd, Schaumburg, IL, continuing the automotive sales use previously established on the site by A-1 Motor Sales. Vehicle sales will be conducted online, with inventory marketed, negotiated, and transacted through online platforms. The site will serve as the dealership's licensed business location for inventory storage, vehicle staging, administration, and reconditioning/detailing within the existing 5,400 sq ft building. The building's existing mechanic shop and paint room will be used for mechanical repair and painting of dealership inventory, conducted entirely indoors. There will be no walk-in showroom or retail sales floor. Customer visits will be limited to scheduled appointments for vehicle inspection, test drives, and pickup. No outdoor vehicle repair, painting, or bodywork is proposed.

Number of Employees

The dealership will employ 3 to 4 staff, including online sales, administrative, mechanical repair, paint, and detailing/reconditioning personnel.

Proposed Hours of Operation

Monday through Friday, 10:00 a.m. to 6:00 p.m., and Saturday, 10:00 a.m. to 5:00 p.m. The dealership will be closed on Sunday. All customer visits during these hours will be by scheduled appointment only.

Operational Details

- Vehicle sales will be conducted online; the site will not operate as a walk-in retail showroom.
- Customer visits for inspection, test drives, and vehicle pickup will be by scheduled appointment only.
- Inventory will be stored and staged in designated, striped parking areas on site.
- Employee and appointment parking will be maintained separately from inventory staging areas.
- No outdoor storage of inoperable, unlicensed, or salvage vehicles.
- Mechanical repair will be performed inside the existing mechanic shop, and painting will be performed inside the existing paint room, with paint materials kept in the existing paint storage room. Detailing and reconditioning will also be performed indoors; no outdoor painting, bodywork, or mechanical repair will occur.
- Paint, mechanical, and related operations will comply with all applicable Village building and fire codes and state and federal environmental requirements.

Prepared by the Birch Real Estate Team on behalf of Autohub Motors LLC.

STATEMENT IN SUPPORT OF SPECIAL USE PERMIT

Standards and Findings — Village of Schaumburg Zoning Ordinance

Property Address:	1212 Mitchell Blvd, Schaumburg, IL 60193
PIN:	07-33-200-047-0000
Applicant / Business:	Autohub Motors LLC
Principal:	Aisha Seiitbekova
Current Zoning:	WRHSE (Warehouse/Industrial)
Requested Approval:	Special Use Permit — Automotive Dealership with Indoor Mechanical Repair and Paint
Date:	October 20, 2026

Introduction

This statement is submitted in support of the Special Use Permit application for 1212 Mitchell Blvd, Schaumburg, IL, and addresses the standards the Village Board applies when evaluating a special use request. Under the Village's zoning ordinance, a special use may be approved where the Board finds the proposed use desirable or necessary to the public convenience or welfare, and harmonious and compatible with other uses adjacent to and in the vicinity of the site. Each relevant consideration is addressed below.

1. Public Convenience and Necessity

The proposed used-vehicle dealership supports an online automotive sales operation by continuing an established automotive use at a site already improved and equipped for that purpose, including an existing mechanic shop and paint room. Approval allows a vacant, previously dealer-operated building to return to productive use without new construction, additional site disturbance, or infrastructure demand.

2. Harmony and Compatibility with Surrounding Uses

1212 Mitchell Blvd was previously operated as an automotive dealership by A-1 Motor Sales, and the surrounding corridor includes a mix of commercial, warehouse, and service-related businesses consistent with automotive use. Because sales are conducted online, the site will function much like the surrounding warehouse and service uses, with inventory storage, staging, mechanical repair, painting, and reconditioning as its primary on-site activities, all conducted indoors. The proposed dealership continues the site's established character rather than introducing a new or incompatible use, and will operate entirely within the existing 5,400 sq ft building and its associated paved areas.

3. Traffic, Parking and Site Circulation

The dealership is a low-traffic-generating use relative to other permitted uses in the district. Vehicle sales are conducted online, and the site will not draw walk-in retail traffic. Customer visits will be limited to scheduled appointments for vehicle inspection, test drives, and pickup during business hours (Monday through Friday, 10:00 a.m. to 6:00 p.m., and Saturday, 10:00 a.m. to 5:00 p.m.). Inventory staging, employee parking, and appointment parking will be maintained in clearly delineated, striped areas on site, consistent with the site's existing improvements, and no changes to site access or circulation are proposed.

4. Public Health, Safety and Welfare

All mechanical repair, painting, detailing, and reconditioning will be conducted indoors, within the existing mechanic shop, paint room, and building. No outdoor painting, bodywork, or mechanical repair will occur, and

no outdoor storage of inoperable, unlicensed, or salvage vehicles will occur. Paint and mechanical operations will comply with all applicable Village building and fire codes and state and federal environmental requirements, and the applicant will obtain all related permits the Village requires. These operational commitments, together with appointment-only customer visits, are intended to minimize noise, emissions, traffic, and visual impact to neighboring properties.

5. Consistency with Village Development Objectives

The proposed use maintains an existing commercial building in active, income-producing use and requires no expansion of the building footprint or exterior site modifications beyond routine maintenance. The applicant is prepared to accept reasonable conditions of approval regarding screening, lighting, signage, or appointment-only customer visits the Village finds appropriate for the site.

Conclusion

For the reasons outlined above, the applicant respectfully requests that the Zoning Board of Appeals recommend, and the Village Board approve, the Special Use Permit for automotive dealership use at 1212 Mitchell Blvd, including indoor mechanical repair and paint operations. The applicant and ownership team are available to provide any additional information the Village requires during its review.

Prepared by the Birch Real Estate Team on behalf of Autohub Motors LLC.

DRIVE WAY

ENTER

BACK DOOR

MECHANIC SHOP

MAIN GARAGE DOOR

GARAGE DOOR

BACK PARKING LOT

MAIN DOOR

RECEPTION

OFFICE

MAIN OFFICE

RESTROOMS

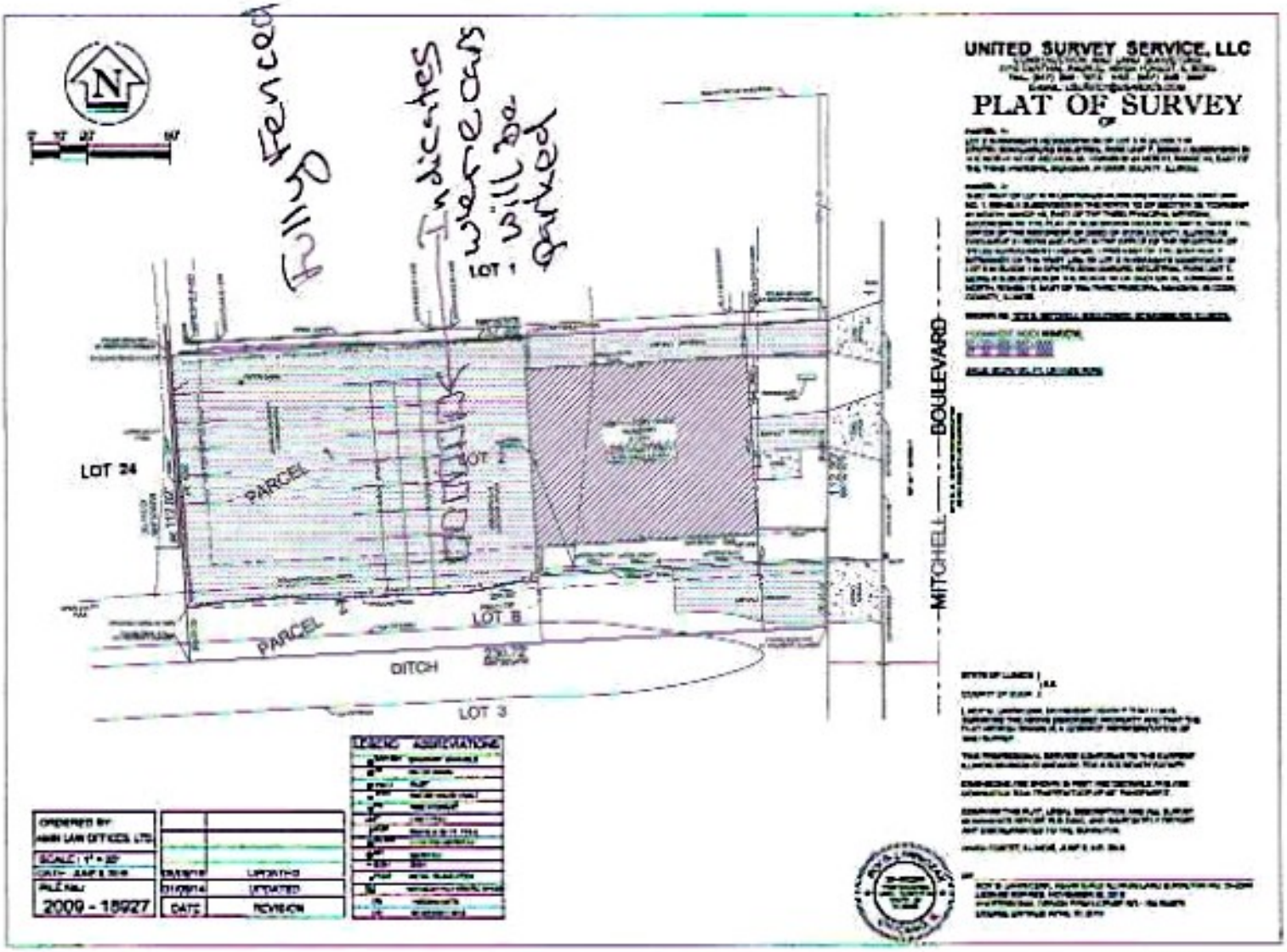
RESTROOM

ELECTRIC ROOM

PAINT STORAGE

PAINT GARAGE DOOR

PAINT ROOM


UNITED SURVEY SERVICE, LLC
PLAT OF SURVEY
Fence
Indicates where corner will be marked
LOT 1
LOT 24
PARCEL 1
PARCEL 2
LOT 2
LOT 3
DITCH
MITCHELL BOULEVARD
ORDERED BY
ANN LAW OFFICES, LTD.
SCALE: 1" = 20'
FILE NO.
2009 - 18927
DATE
01/09/14
DESCRIPTION
UPDATED
REVISION

Development Review Application

DEVR-26-45

Submitted On: Jul 7, 2026

Applicant

Anna Linscheid
8477212662
@ purplemooseps@gmail.com

Primary Location

1212 MITCHELL BLVD
Schaumburg, IL 60193-4540

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Monica Richart

Z2608-03 / AUTO HUB MOTORS LLC / 1212 Mitchell Boulevard / Special Use for an Internet Auto Sales Facility

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Consultant

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Aisha Saiitabelkova

Property Owner Street Address

1303 Algonquin Road

Property Owner City

Lake in the Hills

Property Owner State

IL

Property Owner Zip Code

60156

Property Owner Phone Number

847 674-8756

Property Owner Email

Aishaseiitbekova@gmail.com

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-33-200-047-0000

Township of Subject Property?

Schaumburg

Approvals Requested

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.

--

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

true

If Other, Describe

continuing use of exact like business

Brief description of the request

We are transferring current use to the new owner. Please advise to the correct filing. Thank you@

Project Staff

Type

General Contractor

If Other, Describe

Owner

Company Name

Auto Hub Motors LLC

Staff Name

Aisha Saiitabelkova

Staff Mailing Address

1303 Algonquin Road Lake in the Hills, IL 60156

Staff Phone Number

+1 (224) 551-5454

Staff Email

Aishaseiitbekova@gmail.com

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

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:13pm.

ROLL CALL

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

A quorum was present.

Also Present:	Parth Joshi Planning Manager	Monica Richart Sustainability Planner
Sworn in for testimony:	Monica Richart Sustainability Planner	Anna Linscheid, Petitioner 1212 Mitchell Boulevard Schaumburg

Ms. Anna Linscheid, Petitioner, stated this business was an E-car sales facility before and the building was sold. The new owners request to use the building the same way. There is a paint booth and auto-repair area in the building, which were services provided by the previous owner. The new owner wishes to continue these uses.

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

Ms. Monica Richart stated the petitioner is requesting a special use for internet auto facility. The previous owner operated an internet autobusiness prior to a code adoption that requires a special use for internet auto sales. With new ownership, the business needs to apply for a special use. The area is zoned M-1, and the requested use is compatible with the surrounding industrial uses. The internet sales will be online only, and customers will arrive by appointment only. This is a free-standing building with sufficient parking. Staff recommends amending one condition in the report, which currently states that all vehicles will be stored inside the building. The petitioner requests to utilize parking outside in the rear of the building to store up to five vehicles as permitted by code.Sstaff recommends to strike the condition barring the business from storing vehicles outside in the rear of the building. Staff recommends approval with the amended condition.

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

Chairman Raimondi asked the Board for their comments.

Mr. Szurgot asked how this business would impact existing auto sale facilities, as this location has a paint booth and auto-repair area and others do not. Ms. Richart stated the internet auto sales approval is in addition to the existing mechanic shop. She added that these materials are allowed in the M-1 district. Ms. Linscheid stated that in order to complete auto repairs, the building must be equipped with proper materials. Mr. Szurgot expressed concern for allowing this facility to do auto-repairs while other internet auto sale facilities are not allowed.

Ms. Errera asked for clarification if the auto-repair shop was an existing business, just with a new owner. Ms. Linscheid stated yes, the only change is new ownership and the addition of the internet auto sales.

Chairman Raimondi asked if the new ownership would avoid adding to the amount of parking already at the site. Ms. Linscheid stated the ownership has discussed parking with neighboring businesses, and will continue working with Village staff to maintain compliance with codes.

PUBLIC HEARING CLOSED

Mr. Morreale made a motion, seconded by Mr. Mytych to close the hearing.

All ayes **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Mytych, to recommend approval of a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC located at 1212 Mitchell Boulevard, Case No. Z2608-03 subject to the following amended conditions:

1. All activities, shall occur completely within the enclosed building, except the arrival and departure of automobiles.
2. The business must remain in compliance with applicable regulations of the State of Illinois Secretary of State with respect to licensing and obtain a state dealers license.
3. No signage on the premises which invites the general public to view cars for sale shall be permitted.
4. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on July 7, 2026.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Business Narrative and Statement, prepared by Birch Real Estate Team, dated October 20, 2026 and received by the Community Development Department on October 20, 2026.
   b. Floor Plan, received by the Community Development Department on July 7, 2026.
   c. Plat of Survey, received by the Community Development Department on July 7, 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, 11/10/26.

ADJOURNMENT

The meeting was adjourned at 7:25pm.

Monica Richart, Sustainability Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Taylor Storm, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew / 177 N. Barrington Road
11/10/26
Village Board

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

Executive Summary:

Case Title
Z2607-02 / 7 BREW / 177 N. Barrington Road / Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation

Hearing Date
October 28, 2026

Summary
The petitioner requests a Plat of Subdivision, Site Plan Approval and Special Use Approval for a Type "B" Restaurant, Special Use Approval for a Drive-Through facility, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew Coffee, to be located at 177 N. Barrington 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:
- Staff Report
- Location Map
- Project Narrative
- Operations Narrative
- Architecture Plans
- Engineering Plans
- Landscape Plans
- Signage Package

- Photometric Plan
- Plat of Subdivision
- Z2607-02 7 BREW Minutes 10-28-26.pdf
- REDACTED Z2607-02 7_Brew Application.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Monica Richart
Sustainability Planner

HEARING DATE: October 28, 2026

DATE PREPARED: October 14, 2026

CASE NUMBER: Z2607-02

TITLE: Z2607-02 / 7 Brew / 177 N. Barrington Road / Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation

BACKGROUND INFORMATION

Petitioner:	Evan Boulware
Address of Petitioner:	1 E Wacker Drive Suite 2700, Chicago, IL 60601
Status of Petitioner:	Project engineer
Owner of Parcel:	Brett Lesley
Address of Owner:	3060 Peachtree Rd NW, Suite 400 Atlanta, GA 30305
Existing Zoning:	B-2, General Business District
Existing Land Use:	Vacant building

Requested Actions:

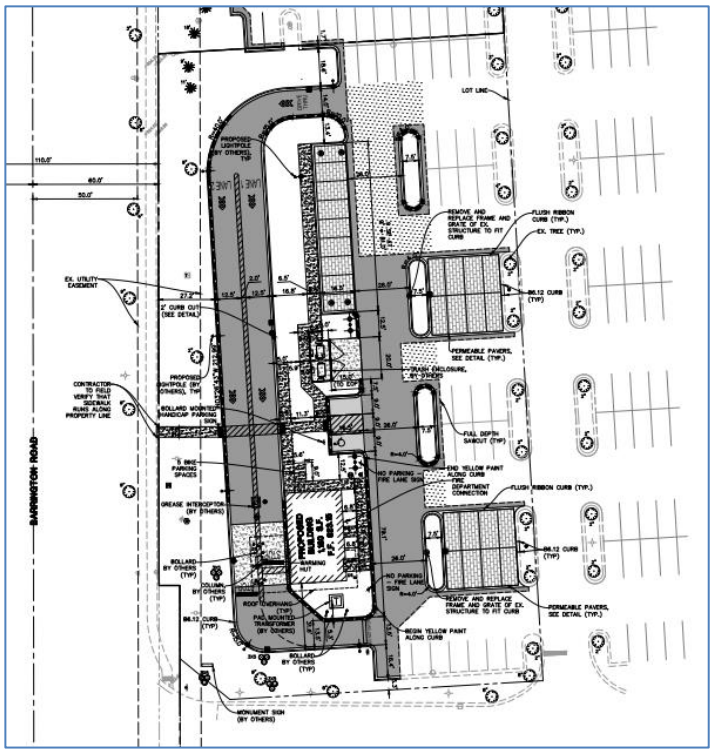
- Plat of Subdivision [Title 15, Chapter 154, Section 154.47 of the Zoning Ordinance]
- Site Plan Approval to Construct a 1,140 Square Foot Building [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Special Use for a Type "B" Restaurant [Title 15, Chapter 154, Section 154.90.04(A)(2) of the Zoning Ordinance]
- Special Use for a Drive Through [Title 15, Chapter 154, Section 154.90.13 of the Zoning Ordinance]
- Variation to Reduce the Foundation Landscape Area on the west side of the building by 10’, from 10’ to 0’ and on the east side of the building by 3’, from 10’ to 7’[Title 15, Chapter 154.136 (M)(1) of the Zoning Ordinance]
- Parking Variation to Provide 49 Additional Parking Spaces from the Maximum Permitted 10 Spaces [Title 15, Chapter 154, Section 154.122(D) of the Zoning Ordinance]
- Variation to Reduce Interior Parking Setback from 5’ to 0’ [Title 15, Chapter 154, Section 154.173(C)(6)(b)(2) of the Zoning Ordinance]

ANALYSIS

Summary:

Site Plan Approval:

The petitioner requests a Plat of Subdivision, Site Plan Approval and Special Use Approval for a Type "B" Restaurant, Special Use Approval for a Drive-Through facility, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew Coffee, to be located at 177 N. Barrington Road.

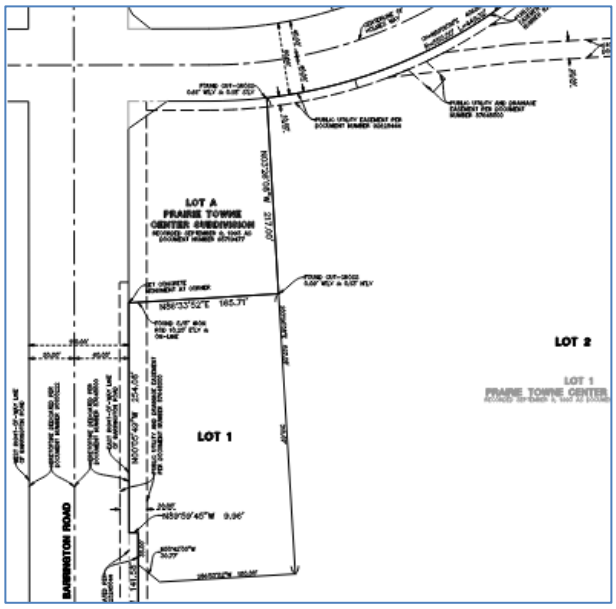


The property is located in the Prairie Towne Center shopping mall, adjacent to the existing Kohl's Department Store. The lot is zoned B2, General Business. The applicant plans to subdivide the property, currently 171 N. Barrington Road, and establish a new parcel with the address 177 N. Barrington Road. The subject site is planned to be developed as a 7 Brew drive through coffee building (+/- 1,140 sq. ft.) with a double lane drive through which wraps the building on the north, west and south sides. Landscaping is provided around the drive lanes as well as foundation plantings around the north, east and south sides of the building. Additional shrubs and perennials are provided to fill gaps in the existing landscaping within the property setback.

Access to the shopping center is provided from Barrington Road south of the site. Access to the lot will be provided via an existing internal parking lot east/west drive aisle. 7 Brew operates exclusively as a drive-through concept, with no dine-in area and specializes in serving espresso based coffee, chillers, teas, energy drinks, sodas and smothies. 7 Brew is a drive-through concept with a dual drive-through configuration. Employees take orders on tablets instead of a traditional drive-through speaker box to facilitate faster service. Hours of operations are expected to be from 5:30 am to 10 pm on weekdays and from 5:30 am to 11pm on weekends. Each 7 Brew operates with 5 employees at the stand during peak times. Eleven parking spaces are provided to the north of the building and pedestrian facilities are provided for employees to serve customers in the drive-through queue and to access the sidewalk on Barrington Road.

Plat of Subdivision

The petitioner is proposing to subdivide the existing parcel, adding an additional outlot on the west side of the property. Lot A is an existing outlot which occupies the northwest portion of the shopping center and is currently occupied by Napoli Per Tutti. Lot 1 is planned for the 7 Brew development and located immediately south of Lot A. The remainder of the shopping center will be Lot 2. The existing zoning of the property is B-2. The proposed lot meets the minimum bulk requirements regarding lot size, width, coverage, and floor area ratio (FAR). Staff has requested a draft declaration of easements, covenants, conditions, and restrictions document to be submitted by the petitioner for staff to review. The document includes provisions for various shared site components such as ingress and egress, drive aisles, utilities, parking, landscaping, maintenance, and upkeep of common areas



Design Analysis

All buildings in Business Districts shall be constructed of face brick or comparable material. The proposed exterior facade for 7 Brew's building will be clad in two shades of grey brick. The canopy and distinctive curved roof are clad in blue metal panel and trimmed with matching blue LED strip lighting which is fully shielded on all sides to minimize glare. A raised parapet wraps the sides of the building to hide roof top mechanical units.





The proposed building meets design standards and will complement the surrounding buildings.

Special Use for a Type "B" Restaurant and Special Use for a Drive Through

Freestanding type "B" restaurants and drive through facilities require Special Use approval in the B-2 District. As a drive-through based business, the applicant has proposed two drive through lanes to navigate customer traffic with stacking capacity for 25 vehicles. Customers enter the drive through from the interior of the main shopping center on the east side of the site. The drive through wraps around the 7 Brew building on the west side of the lot where customers are greeted and give their orders to 7 Brew employees directly instead of using a speaker system, customers are served their orders under the canopy at the west side of the building before exiting south east of the building back into the interior shopping center parking lot. Drive through traffic is isolated from the parking provided to the northeast of the building and required landscaping is provided to buffer the drive through lanes. The applicant has provided traffic studies to demonstrate the additional vehicle traffic to the drive through will not be detrimental to existing commercial uses in the center. Vehicle stacking, parking layout, circulation and landscaping comply with village code and support the business use as a Type "B" restaurant.

The Special Uses Ordinance lists three conditions required to authorize a "special use". Those conditions and their application to the requested variations are as follows:

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 requested drive through type "B" restaurant is compatible with other auto-oriented uses along Barrington Road. Restaurants are a desire use for the area expressed in the Comprehensive Plan.

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

A drive through type "B" restaurant is a compatible use with the surrounding commercial and retail uses and would not be detrimental to the surrounding properties or community.

The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the village board.

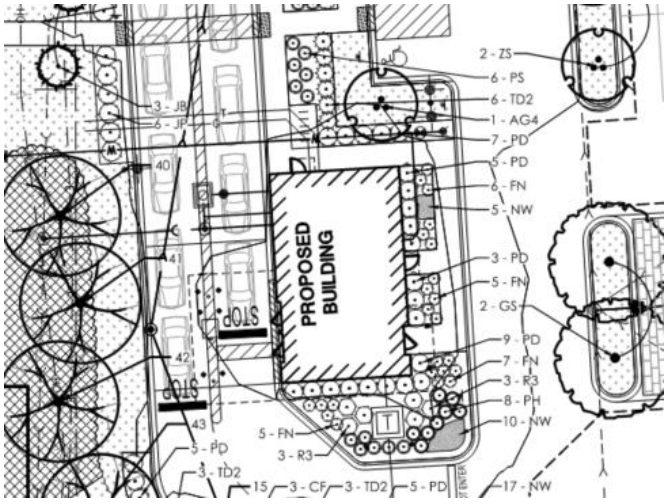
The proposed uses comply with regulations as specified in the code.

Variations

The petitioner is requesting the following variations:

Foundation Landscape

The petitioner is requesting a variation to reduce the building foundation landscaping from 10 feet to 0 feet on the west side. The west side of the building is where cars will pull up to receive their orders, the reduced landscaping area is necessary because operations require the walkout doors open directly to the drive through.



The petitioner is requesting a variation to reduce the building foundation landscaping from 10 feet to 7 feet on the east side. The reduced landscaping area is necessary due to site constraints and the need to provide space for the existing drive and minimum sidewalk width. Staff is supportive of the proposed variations and acknowledges the additional landscaping being provided for foundation landscaping on the south of the building as well as in the tree islands adjacent to the parking aisles which are 12’ wide, 5’ over the required 7’ minimum.

Maximum Parking

The proposed restaurant has a net floor area of 1,140 square feet. Based on this size, 7 parking stalls are required by code. The petitioner is showing 59 parking stalls which meets the minimum requirement. For projects involving site plan approvals or site plan amendments, the number of parking spaces provided shall not exceed ten percent (10%) of the minimum number of parking spaces required by this section or three (3) plus the number of parking spaces required by this section, whichever is greater. The parking shown exceeds maximum parking requirements by 49 spaces. The proposed development will exceed maximum parking requirements by retaining existing parking serving the Prairie Towne Center shopping mall. The petitioner has provided draft shared parking agreements to maintain this parking for the use of surrounding businesses. Staff supports the petitioners request for a variation to exceed maximum parking requirements given that the surplus parking will continue to serve the parking needs of Prairie Town Center as a whole.

Required Parking for the entire shopping center is calculated as follows:

Use / Square Footage	**Parking Rate**	**Required Parking**
Proposed 7 Brew Type “B” Restaurant 1,140 sq. ft. GFA 1, 026 sq. ft. NFA	6 spaces / 1,000 sq. ft. NFA	7 spaces
Parking Required		**7 spaces**

Parking Provided		**59 spaces**
YMCA Health Recreation Facility 132,377 sq. ft. GFA 122,967 sq. ft. NFA		
9-multi-sport court (pickleball, volleyball, basketball) (28,200 sq. ft. NFA)	4 per each handball, racquetball or squash court	36 spaces
1,669 sq. ft. NFA	10 per 1,000 square feet of swimming pool water surface	17 spaces
	plus 1 per employee	3 spaces
28,313 sq. ft. NFA	2 per 1,000 square feet of weight or exercise room NFA	57 spaces
64,785 sq. ft. NFA	1 per 1,000 square feet of remaining indoor NFA.	65 spaces
Outlot on Schaumburg Road Children's Recreation Center 3,855 sq. ft. NFA (exercise activity spaces) 300 sq. ft. NFA (office, employee room, storage)	25% of occupancy (100 capacity) 5 spaces per 1,000 sq. ft. of NFA	25 spaces 2 spaces
Retail and General Services 5,413 sq. ft. GFA 4,694 sq. ft. NFA	5 spaces /1,000 sq. ft. NFA	19 spaces
Type "B" Restaurant 1,088 sq. ft. GFA 979 sq. ft. NFA	6 spaces / 1,000 sq. ft. NFA	6 spaces
Type "C" Restaurant 3,165 sq. ft. GFA 1,365 sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	34 spaces
Anchor Store – Retail Space Kohl's 96,422 sq. ft. GFA 86,779 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	386 spaces
Retail 1320 sq. ft. GFA 1188 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	5 spaces

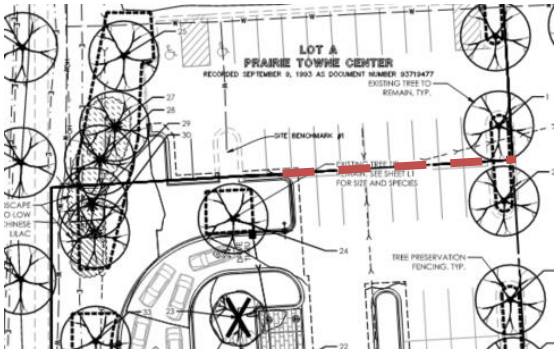
Retail 5500 sq. ft. GFA 4950 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	20 spaces
Outlot A (SE Corner Schaumburg & Barrington) Retail 5,016 sq. ft. GFA 4,514 sq. ft. NFA Type "C" Restaurants 5,807 sq. ft. GFA 5,226 sq. ft. NFA Physical Therapy 2,508 sq. ft. GFA 2,257 sq. ft. NFA	 4 spaces / 1,000 sq. ft. NFA 12 spaces / 1,000 sq. ft. NFA 5 spaces /1,000 sq. ft. NFA	 23 spaces 63 spaces 11 spaces
Outlot B (Bank) 3,500 sq. ft. GFA 3,150 sq. ft. NFA	5 spaces/1,000 sq. ft. NFA	16 spaces
Outlot C (Barrington & Holmes Way) Retail 5,250 sq. ft. GFA 4,725 sq. ft. NFA Type "A" Restaurant 1,750 sq. ft. GFA 1,575 sq. ft. NFA	 4 spaces/1,000 sq. ft. NFA 16 spaces / 1,000 sq. ft. NFA	 19 spaces 25 spaces
Total Parking Required		**839 spaces**
Total Parking Provided		**1,021 spaces**
Total Parking Surplus		**182spaces**
Previous Variations Granted		**422 spaces**

Per section 154.123 of the Zoning code, a total of 7 parking spaces are required for the uses on the subject property. The subject property has a total of 59 parking spaces that are located east and north of the building. All the properties in the Prairie Town Center (including the subject property) are part of an Operation and Easement Agreement that allows for non-exclusive easement for parking and passage of vehicles on all properties. Including the subject property, a total of 839 parking spaces are required for all the uses at the Prairie Town Shopping Center, and a total of 1,021 parking spaces are provided. Including the subject property, the Prairie Town Shopping Center has a parking surplus of 182 parking

spaces. Given the mix of uses at this shopping center and the available parking, staff has no parking concerns.

Parking Setback Variation

The B-2 zoning code requires a minimum interior parking setback from each interior side lot line to be 5 feet. The petitioner is requesting this requirement be reduced to 0' at the north side of the lot. The eastern portion of the subject area contains a portion of the existing parking lot. Staff is supportive of the variation because it allows the existing parking to be maintained for use by the larger shopping center. The north interior property line is within the existing parking lot and the requested variation is not anticipated to alter the essential character of the surrounding area or be detrimental to adjacent properties.



A Parking setback variation is requested for the portion of the boundary shown in red.

Zoning History:

The subject property was originally annexed to the village as part of an approximately 480 acre parcel known as the Odlum Farm on March 11, 1986 (Ord. No. 2613). In March 1986 the Village Board adopted Ordinance No. 2621 rezoning the property from A- Agricultural District to B-2 General Retail Business District. On January 29, 1992, the Village Board adopted Ordinance No. 92-9, granting special use approval for an outdoor sales and service area as well as an auto center and Site Plan approval for K-Mart/Eagle Foods Shopping Center, now known as the Prairie Towne Center Shopping Center. In 2004 Site Plan Amendment, Special Use, Building Height Variation, Parking Variation and Sign Variation was granted for Lowe's Home Improvements (Case No. 18-044). A Site Plan Amendment to modify the Lowe's space for a At Home and 24 Hour Fitness was approved in 2019 (Ord. No. 19-040). A Special Use Approval for a children's recreation center and parking variation was recently granted for Kid's Strong (Ord No. 25-069). In addition, multiple Special Use approvals have been granted over the years for restaurants located within the Prairie Town Center.

Surrounding Zoning and Land Uses:

North: B-2 General Retail Business District (Napoli Per Tutti)
South: B-2 General Retail Business District (Prairie Towne Center)
East: B-2 General Retail Business District (Prairie Towne Center)
West: B-2 General Retail Business District (Shops of Schaumburg)

Compatibility with Surrounding Land Uses:

The proposed restaurant use is compatible with the other retail and commercial uses along Barrington Road as well as in the Prairie Town Center. Restaurants are a desired use in General Commercial areas and support the mix of auto oriented retail uses. The proposed use will not have a negative impact on the adjacent properties.

Comprehensive Plan Designation:

The property is designated General Commercial in the Village Comprehensive Plan. General commercial uses accommodate larger shopping developments along arterial corridors that serve a more regional function. These auto oriented corridors often have a mix of national retailers and franchise restaurants with large parking areas.

RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew, to be located at 177 N. Barrington Road, Case No. Z2607-02, subject to the following conditions:

1. 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, 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.
2. 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.
3. 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.
4. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Plat of Subdivision to the Community Development Department for review and approval to illustrating the following:
    a. Revise the Plat of Subdivision to show an easement for utilities that pass through the property but serve other lots (e.g. storm sewer, sanitary). The easement shall grant the right but not the obligation to the Village to maintain.
5. Prior to the issuance of Land Development Permit, the Plat of Subdivision and all covenants concerning shared site elements shall be approved and recorded with Cook County. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Landscape Plans to the Community Development Department which include the following:
    a. Label all existing plantings by species and quantity on Landscape Plan as Tree Preservation Plan becomes an archival document following construction.
    b. Shade trees are required in all parking lot islands. Serviceberries are not considered a shade tree; replace with suitable species. Staff would allow a single-stem Japanese Tree Lilac as an alternative.
    c. Provide product descriptions for bike racks north of the proposed building.
    d. On sheet L3 remove reference to seed for site restoration, sod is required.
6. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:

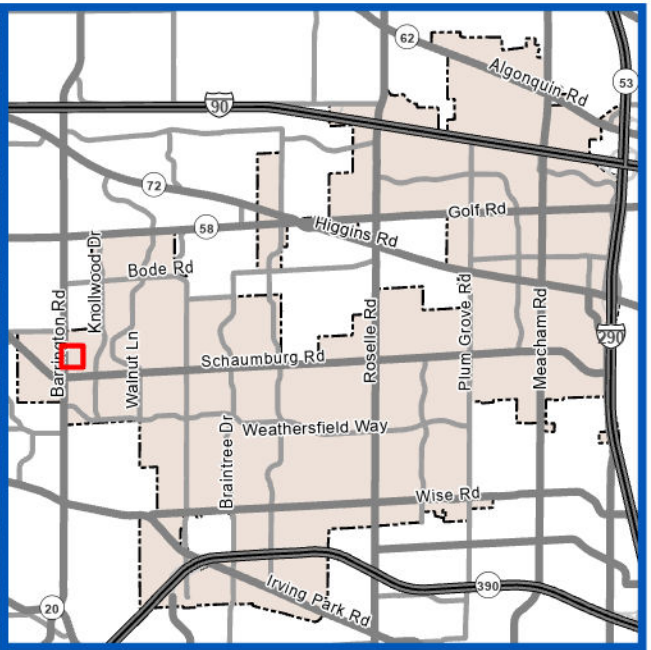
a. Provide a concrete path and pad to the fire department connection.
b. Should the sidewalk connection extend past the property line, the petitioner shall coordinate with IDOT for the proposed sidewalk connection on Barrington Road and submit all related correspondence and approval documentation to the village prior to issuance of village permits.
c. Relocate “Do Not Enter” pavement marking to the north to notify motorists prior to the drive through exit.
d. As noted on sheet 6 of the civil plans, extend the curb and landscaping east and omit the parking space adjacent to the drive through exit.
e. Prior to the issuance of a permit, a completed traffic agreement is required per code section 154.121 for the village’s review.
f. In the traffic impact study, update the footers of the capacity analysis summary sheets to match each measured condition. All footers currently state “existing” throughout the no-build and projected conditions.
g. In the traffic impact study, the crash analysis shall be updated with the most recent 5 years of crash data available, 2021-2025.
h. In the traffic management plan, indicate what the next step will be when Tier 3 gets exceeded.
i. The Applicant shall follow the calculations laid out in §505 of the WMO to determine if additional detention volume is required for the project.
j. The 12” storm sewer at MH-5 will connect to a 4” perforated underdrain, switch the 4” underdrain to a 12” perforated pipe and switch the dead-end at MH 6 with a 12” perforated pipe connection to Observation Port 2.
k. Upsize necessary segments of roof drains and storm sewers to 8” and 10” diameters, respectively, which are the village minimums.
l. All required MWRD documents and stormwater conveyance calculations shall be provided.
m. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduit burial detail, etc.

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. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg. The plans will receive a detailed review during the commercial building permit process.
8. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a detailed review during the commercial building permit process.
9. Separate sign permits will be required for all signage.
10. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Project Narrative, prepared by 7 Brew and received by the Community Development Department on September 14, 2026.
    b. 7 Brew Operations Narrative, prepared by 7 Brew and received by the Community Development Department on September 14, 2026.

c. Tree Preservation L1, prepared Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
d. Landscape Plan L2, prepared Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
e. Floor Plan A1.2, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
f. Roof Plan A1.7, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
g. Exterior Elevations A2.0-A2.3, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
h. Building Section A3.0, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
i. Trash Enclosure A5.4, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
j. Material Color Board, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
k. Renderings, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
l. Title Sheet 1, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
m. Existing Conditions and Demolition Plan 2, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
n. Site Dimensional and Paving Plan 5, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026
o. Signage and Striping Plan 6, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026
p. Utility Plan 8, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026
q. Photometric Site Plan SE1.1, prepared by Aaron M. Fiegel, dated September 14, 2026 and received by the Community Development Department on September 15, 2026.
r. Sign Package, prepared by Pattison ID, dated June 18, 2026 and received by the Community Development Department on September 14, 2026.
s. Plat of Subdivision, prepared by Atwell, dated May 27, 2026 and received by the Community Development Department on September 14, 2026.

Pc: Petitioner
Property Owner





Subject Property

Z2607-02

7 Brew

Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation

0 80 160
Feet

VILLAGE OF SCHAUMBURG

177 N. Barrington Road

Prepared By:
Village of Schaumburg
Community Development Department

September 14th, 2026

TEMPORARY VILLAGE HALL

COMMUNITY DEVELOPMENT

DEPARTMENT 1000 E. WOODFIELD RD.

SCHAUMBURG, IL 60173

PROJECT NARRATIVE

COMMERCIAL DEVELOPMENT 171

N. BARRINGTON RD.

SCHAUMBURG, ILLINOIS 60194

PARCEL ID	EXISTING PARCEL ADDRESS	EXISTING LOT SIZE	PROPOSED SUBDIVIDED LOT 1 SIZE	PROPOSED SUBDIVIDED LOT 1 SIZE	LAND USE	EXISTING ZONING
07-19-105-011	171 N BARRINGTON RD	13.64	1.225	12.415	COMMERCIAL	B-2

Introduction:

This Project Narrative has been prepared in support of the Proposed Commercial Development located on 171 N. Barrington Rd. in the Village of Schaumburg, Illinois. The project will include the redevelopment of an existing commercial lot, which will require the removal of existing pavement and landscaping. The zoning of the project location will not be affected.

Existing Site Characteristics:

The existing site is developed for commercial use; the site contains a portion of a parking lot along with landscaped area. The site is bound by a neighboring commercial development to the east, an access drive to the commercial development to the south, a shopping center to the east, and a restaurant building, Napoli Per Tutti along with its associated parking to the North. The existing property drains to the east, through storm manholes, and ultimately out to a detention pond located to the east.

Project Description:

The existing parcel is approximately 13.64 acres and the proposed development includes subdivision into two lots via plat of subdivision. The new overall property area for development is approximately 1.225 acres and the proposed development includes a 7 Brew Drive Thru Coffee (+/- 1,140 sq. ft building). Proposed improvements will include the construction of drive-thru facilities, parking lot improvements, underground utility improvements and other related amenities. The proposed development will result in the reduction of +/- 6,000 square feet of impervious area. An exhibit detailing the proposed impervious area coverage is included in this submittal. Variances are required for this project and outlined in the table below.

Variance Request Table			
Code	Description	Required	**Proposed**
154.136 (m)(1)	Foundation Landscaping Area	10 feet on all sides of building	Exception requested on north, east and west side
Appendix A	Acceptable Uses	Restaurant (sit-down)	Restaurant (drive-thru) Special Use
154.173(c) (6)(a)1	Parking	Head-in 90-degree parking stall 9 ft wide, 18.5 ft long	16.5' minimum parking stall length
154.122(D)	Maximum Parking	10 stalls maximum	59 parking stalls (including existing stalls)
154.173(c) (6) (b)(2)	Parking setback	10 feet from front lot line; 5 feet from interior side lot lines	Set back variance requested on north lot line

We request a variance regarding interior landscaping on the west side of the building because operations require the walkout doors open directly to the drive through. We request on the east side as we are constrained by space per the existing drive, proposed doors and minimum sidewalk width. We request on the north side as we are constrained by space and are unable to provide 10' landscaping, required 7' landscaping at the end of parking aisles and minimum sidewalk widths. In order to accommodate this, we are providing a minimum 5' sidewalk and increasing the landscaping at the end of parking aisles from the required 7' to the proposed 12'. Additional landscaping will be provided elsewhere on the site as additional greenspace proposed for this development. We are requesting a variance of acceptable uses to allow the drive-thru based on the users required operation for the proposed development. We are requesting a variance of the required stall length based on the recommendation provided by Village of Schaumburg in order to maximize proposed landscaping included in this development. We request a variation for parking setback on parking interior lot line eon north of site. A 0' foot setback is requested based on existing conditions on the site and the desire to maintain the existing parking. A variance for maximum parking is requested, as the code maximum is 10 parking stalls, while 59 total stalls on the lot are proposed. Many of these stalls are existing and will be utilized by neighboring developments.

This project proposes improved drainage conditions in the subject area with construction of additional storm sewer according to the Village of Schaumburg's standards and specifications, eliminating the existing parking lot ponding conditions, and providing underground detention storage to decrease the existing release rate of stormwater from the site. These improvements are proposed while maintaining the site's existing drainage patterns and outfall conditions. Preliminary Construction plans will be provided showing how the drainage will change. In addition, an exhibit detailing the existing and proposed drainage patterns and tributary areas is attached to this submittal.

Traffic Management Plan – Applicability and Implementation

The Traffic Management Plan has been prepared to address the rare, worst-case scenario in which drive-thru queuing extends beyond the capacity of the designated drive-thru lane. An exhibit detailing the plan is included in this submission.

Under typical operating conditions, on-site queuing is expected to be fully accommodated within the drive-thru lane, and implementation of this plan is not anticipated to be necessary. The plan is provided to demonstrate that a proactive response protocol has been developed for use during rare, peak-demand periods, should queuing conditions warrant it. Determination of when to implement the plan will be made by on-duty 7 Brew staff, based on real-time observation of vehicle queue length.

In the event that queuing extends beyond the drive-thru lane, staff will implement a tiered response, escalating only to the extent necessary to manage conditions. Under Tier 1, staff will place traffic cones to temporarily extend the drive-thru lane, and an employee will be stationed at the northernmost drive aisle to direct incoming traffic to the south. This measure ensures that entering vehicles join the rear of the queue in an orderly manner and prevents east-west stacking in addition to the north-south queue. Concurrently, cones and a temporary "No 7 Brew Access" sign will be installed at the next drive aisle to the north, closing that entrance to further direct traffic to the south. Should queuing extend further south to the trash enclosure or the third east-west drive aisle, staff will implement Tier 2, closing the next east-west entrance with cones and a temporary "No 7 Brew Access" sign. If queuing continues to extend beyond this point, Tier 3 will be implemented in the same manner at the next drive aisle to the south.

Throughout all tiers of implementation, staff will be present on site to actively manage traffic flow, including temporarily pausing drive-thru traffic to create gaps that facilitate the movement of outbound vehicles. The left lane of the main drive aisle will remain open and unobstructed at all times, preserving continuous southbound circulation through the site.

As noted above, implementation of this plan is not anticipated under normal operating conditions. Staff will nonetheless be prepared to implement the plan, if needed, during the following anticipated peak periods: opening weekend, consisting of Friday from 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 6:00 p.m.; Saturday from 9:00 a.m. to 12:00 p.m. and 3:00 p.m. to 6:00 p.m.; and Sunday from 11:00 a.m. to 3:00 p.m.; as well as during opening week peak hours, consisting of Monday through Friday from 8:00 a.m. to 6:00 p.m., Saturday ("Swag Day") from 6:00 a.m. to 6:00 p.m., and Sunday from 9:00 a.m. to 6:00 p.m.

Proposed User:

7BREW: 7Brew Coffee is a drive-thru coffee development established in 2017. 7Brew Coffee operations will include a two lane drive-thru for placing orders and a merged pickup lane. Drive-thru traffic stacking and operations are further discussed in traffic report included in this submittal. The 7 Brew menu includes a variety of coffee, tea, soda and proprietary energy drink options. The menu will also include a small selection of muffin tops. The building itself will only be accessed by employees, with food and drinks served through the drive-thru and patio exclusively.

Respectfully,

ATWELL, LLC

IL: Chicago

1 E. Wacker Drive, Suite 2700, Chicago, IL 60601
www.atwell.com

7 Brew Drive-Thru Coffee Operations Narrative

7 Brew Drive Thru Coffee ("7 Brew"), founded in Rogers, AR in 2017, has 800+ stands nationwide. Specializing in serving premium espresso-based coffee, chillers, teas, infused energy drinks, sodas and smoothies. There are over 20,000 unique drink options that can be created from 7 Brew's menu. 7 Brew is a drive-thru concept with a dual drive-thru configuration. Team members take orders on tablets instead of a traditional drive-thru speaker box, which allows 7 Brew to create personal relationships with their customers and serve them in a fast-paced and friendly environment. 7 Brew's focus to their customers is speed and a friendly, welcoming environment which resonates amongst its team members to the customers with the goal to make its customers experience at 7 Brew the happiest part of their day, which drives business and keeps customers coming back. 7 Brew's core demographic is 15–25-year-olds, however, there are customers of all ages. The concept opens at 5:30 AM and closes at 10:00 PM on weekdays and 11:00 PM on weekends. Each 7 Brew location operates with 5 employees at the stand during peak times. There are 750 orders a day which equates to ~1,125 estimated customers per day.

Key Aspects of a 7 Brew Drive-Thru:

Direct Customer Interaction:
Team members stand outside to greet customers at their car windows, taking orders directly instead of using a speaker system. Allows for improved order accuracy, speed of service and overall positive guest experience.

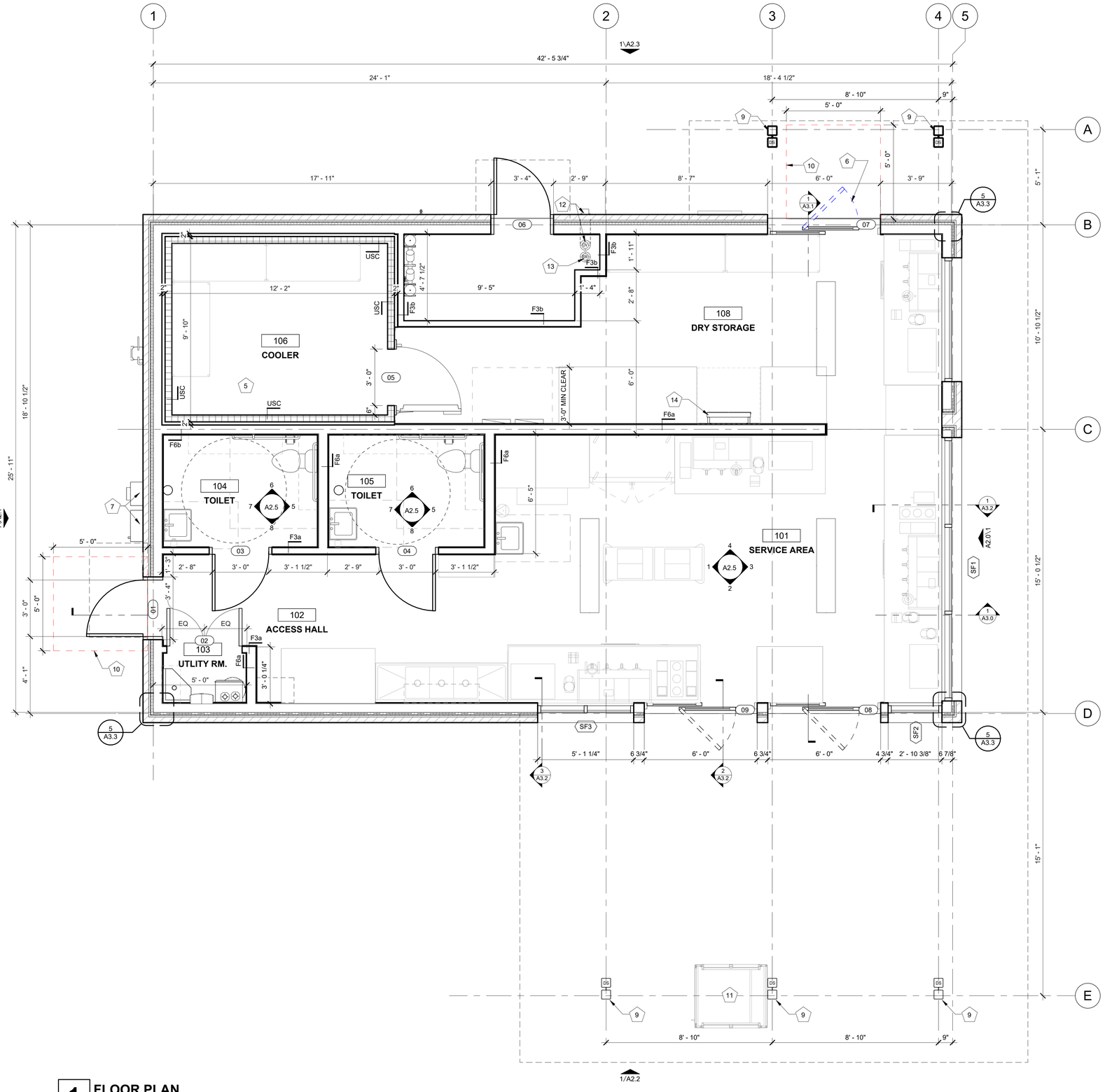
High Speed Service:
Streamlined operation prioritizes quick order taking and drink preparation to minimize wait times.

Personalized Approach:
Team members are encouraged to engage with customers, often remembering regular orders and using friendly banter to create a positive guest experience.

Extensive Menu Options:
A large variety of customizable coffee drinks, including specialty flavors and "Original 7" options, are available to cater to diverse preferences. Over 20,000 unique drink options.

No Indoor Seating:
7 Brew operates exclusively as a drive-thru concept, with no dine-in area.

FLOOR PLAN KEYNOTES	
MARK	DESCRIPTION
1	18" x 24" CHAMFERED MOP SINK; REF PLUMBING
2	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
3	STEP, CENTER ON DOOR
4	FABRICATED STEEL MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
5	COOLER BY OTHERS; COORD LOCATION & SPECS WITH CIVIL & STRUCT
6	ADA AUTO/MANUAL EGRESS CAPABLE
7	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
8	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
9	CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
10	FROST-PROTECTED EGRESS FOUNDATION PAD
11	CANVAS CRAFT WARMING HUT
12	OVERFLOW INTERNAL ROOF DRAIN TO GRADE; DAYLIGHTS THROUGH WALL TO LAMB'S TONGUE SCUPPER; COORD W/ MEP & CIVIL
13	INTERNAL ROOF DRAIN TO STORMWATER SYSTEM; COORD W/ MEP & CIVIL
14	INTERNAL ROOF ACCESS LADDER



1 FLOOR PLAN
3/8" = 1'-0"

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7 BREW DRIVE THRU - SCHAUMBURG IL - BARRINGTON

WHOBREW, LLC

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No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: FLOOR PLAN

sheet no.: A1.2

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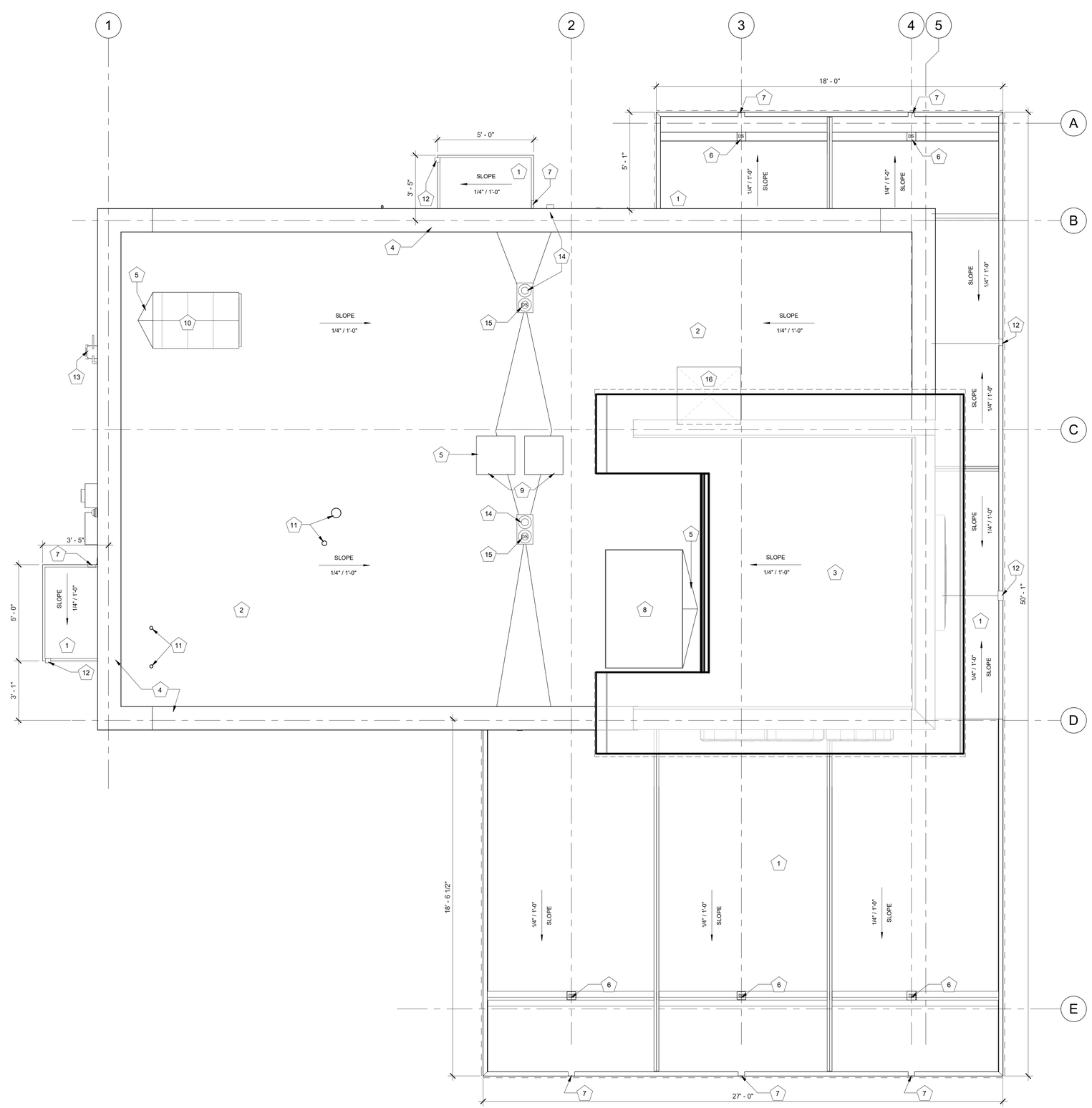
ROOF PLAN KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	30 YEAR WARRANTY TPO ROOFING ON TAPERED POLYISO INSULATION, OVER ROOF SHEATHING PER STRUC
3	MP-5 BERRIDGE CURVED TEE-PANEL STANDING SEAM METAL ROOF ARC METAL ROOF ON ICE AND WATER SHIELD ON PLYWOOD ROOF SHEATHING; SUPPLY SNOW GUARD WITHIN EACH ROOF PANEL/BAY ACROSS ENTIRE LENGTH; INSTALL LIGHTNING STRIKE PROTECTION AT ROOF PEAK
4	BRAKE METAL CAP; REF ELEVATIONS
5	CONTRACTOR TO PROVIDE CRICKETS AS REQ. AROUD MECHANICAL UNITS
6	ROOF DRAIN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
7	OVERFLOW TO GRADE
8	HVAC EQUIPMENT
9	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
10	CONTRACTOR TO PROVIDE CRICKETS AS REQ. AROUD MECHANICAL UNITS
11	VARIOUS ROOF PENETRATIONS REQUIRED FOR VENTING AND MISC. REF MEP FOR REQUIRED ROOF PENETRATIONS AND LOCATIONS
12	SCUPPER
13	GAS LINE; REF PLUMBING
14	OVERFLOW INTERNAL ROOF DRAIN TO GRADE; DAYLIGHTS THROUGH WALL TO LAMB'S TONGUE SCUPPER; COORD W/ MEP & CIVIL
15	INTERNAL DOWNSPOUT TO STORMWATER SYSTEM; COORD CIVIL & MEP
16	INTERNAL ROOF ACCESS HATCH



1 ROOF PLAN
3/8" = 1'-0"

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7 BREW DRIVE THRU - SCHAUMBURG IL - BARRINGTON

WHOBREW, LLC

181 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS 60194

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REVISIONS

No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: ROOF PLAN

sheet no.: A1.7

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EXTERIOR ELEVATION MATERIALS LEGEND

MARK	DESCRIPTION
A	FULL DEPTH BRICK (BRK-2)
B	FULL DEPTH BRICK (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-4)
E	STANDING SEAM ROOF PANELS (MP-5)
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)

EXTERIOR ELEVATION KEYNOTES

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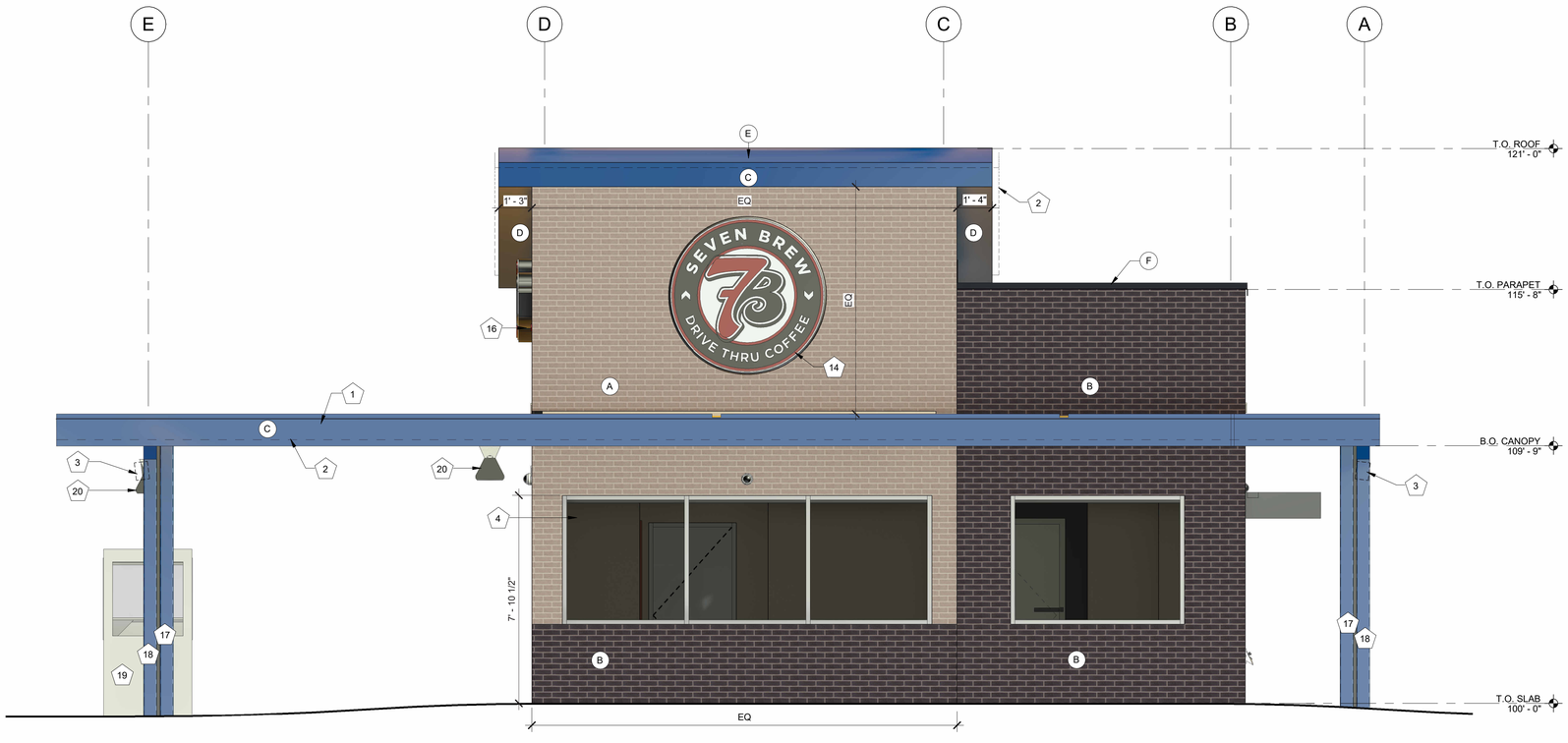
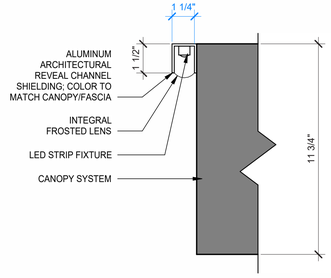
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE
10	OUTLINE OF MECHANICAL UNIT BEYOND
11	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
12	GUTTER AND DOWNSPOUT; PAINT TO MATCH MP-2
13	DISPLAYS2GO MODEL: LEDOD2436 SILVER FRAME SURFACE-MOUNTED LIGHTED SIGN BOX
14	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
15	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
16	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
17	EXPOSED DOWNSPOUT, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
18	PAINTED STRUCTURAL CANOPY COLUMN; REF STRUCT
19	TEMPORARY CANVAS CRAFT BOOTH
20	CANOPY HEATER
21	GAS METER, PAINTED TO MATCH BUILDING; REF PLUMBING
22	FIRE DEPT CONNECTION PER FIRE SPRINKLER DRAWINGS
23	"FIRE SPRINKLER/FIRE ALARM CONTROL ROOM", AS APPLICABLE, IN MINIMUM 6-INCH LETTERS.



1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"



2 SHIELDED LED STRIP LIGHT DETAIL
3" = 1'-0"

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No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: EXTERIOR ELEVATIONS

sheet no.: A2.0

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE
10	OUTLINE OF MECHANICAL UNIT BEYOND
11	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
12	GUTTER AND DOWNSPOUT; PAINT TO MATCH MP-2
13	DISPLAYS2GO MODEL: LEDOD2436 SILVER FRAME SURFACE-MOUNTED LIGHTED SIGN BOX
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15	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
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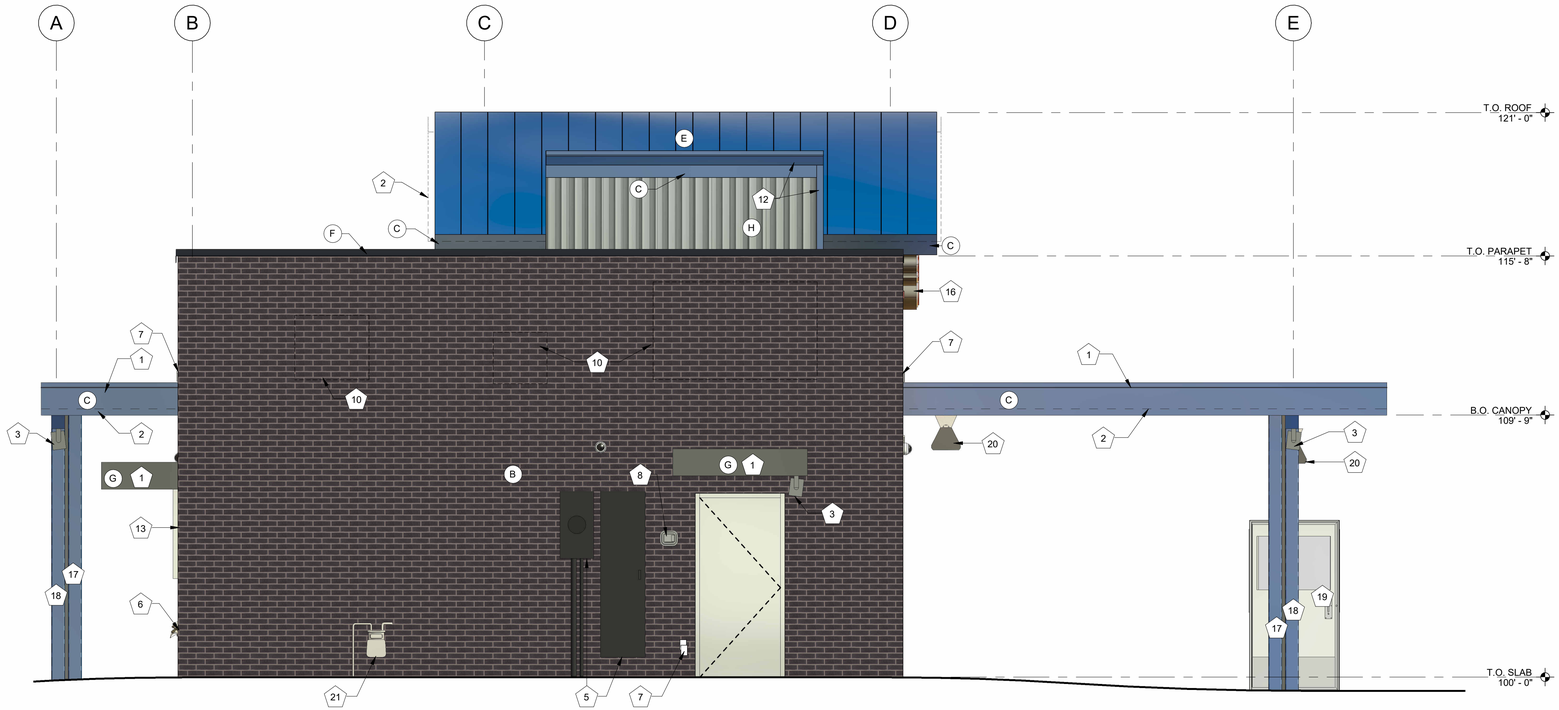
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)



1 EXTERIOR ELEVATION - NORTH
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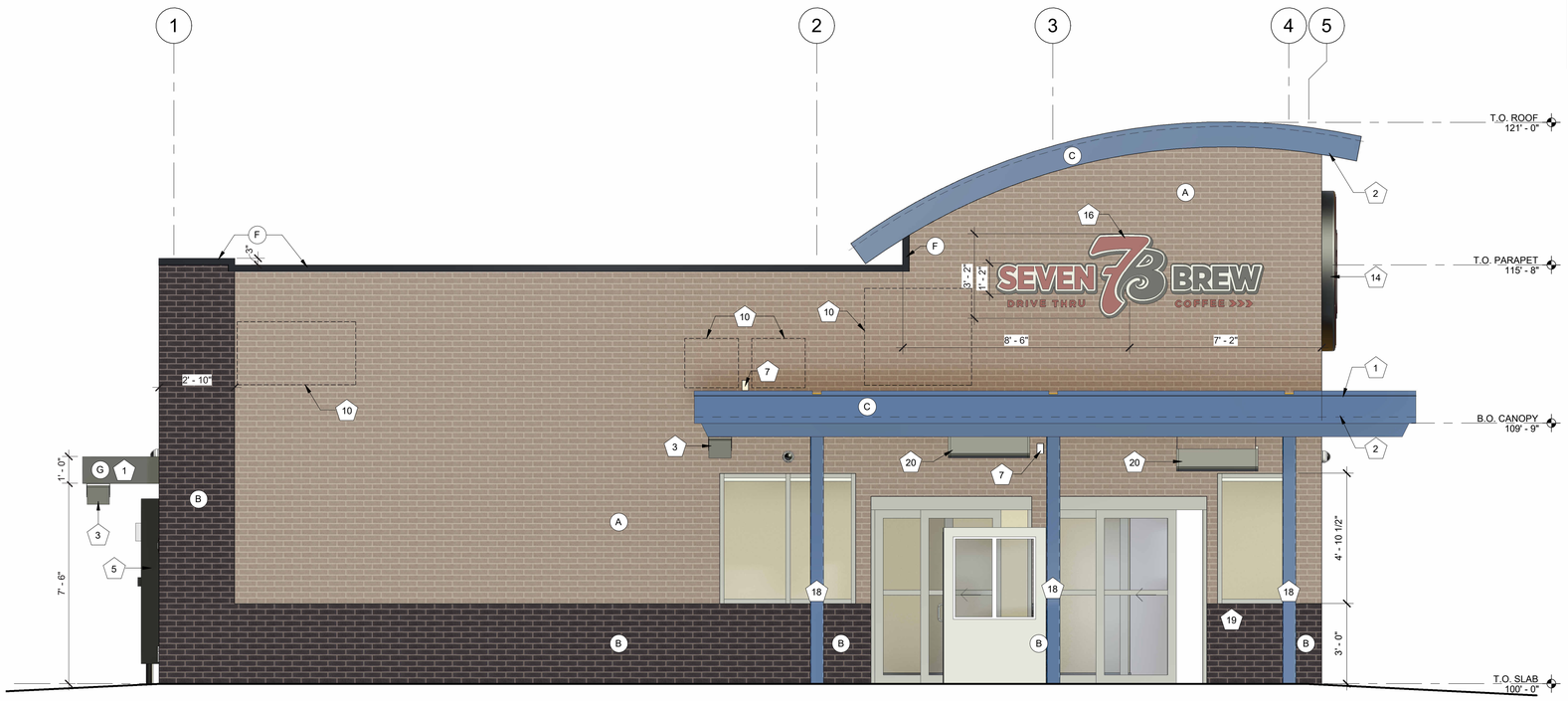

1 EXTERIOR ELEVATION - WEST
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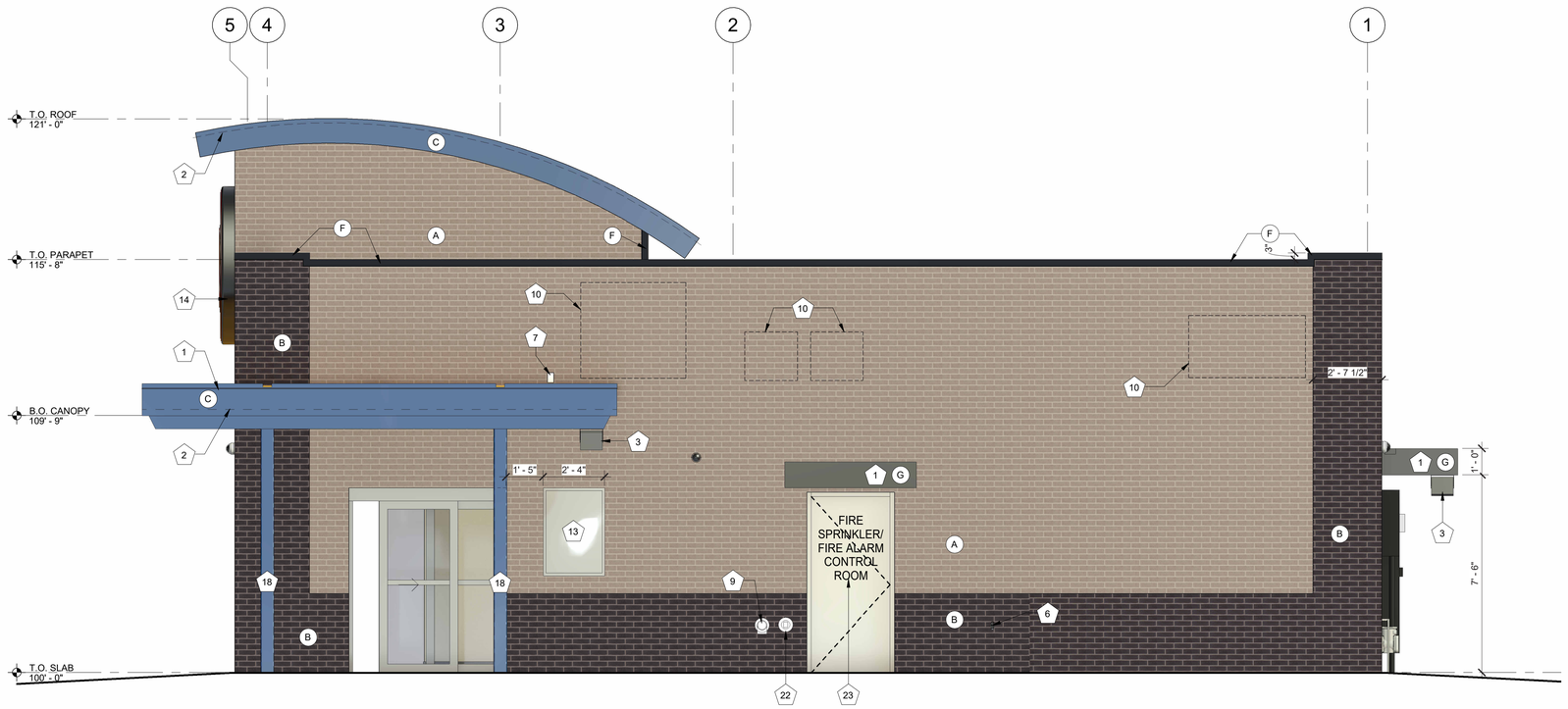
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE
10	OUTLINE OF MECHANICAL UNIT BEYOND
11	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
12	GUTTER AND DOWNSPOUT; PAINT TO MATCH MP-2
13	DISPLAYS2GO MODEL: LEDOD2436 SILVER FRAME SURFACE-MOUNTED LIGHTED SIGN BOX
14	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
15	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
16	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
17	EXPOSED DOWNSPOUT, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
18	PAINTED STRUCTURAL CANOPY COLUMN; REF STRUCT
19	TEMPORARY CANVAS CRAFT BOOTH
20	CANOPY HEATER
21	GAS METER, PAINTED TO MATCH BUILDING; REF PLUMBING
22	FIRE DEPT CONNECTION PER FIRE SPRINKLER DRAWINGS
23	"FIRE SPRINKLER/FIRE ALARM CONTROL ROOM", AS APPLICABLE, IN MINIMUM 6-INCH LETTERS.



1 EXTERIOR ELEVATION - EAST
3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: EXTERIOR ELEVATIONS

sheet no.: A2.3

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7 Brew Site Constructed Template V1.0

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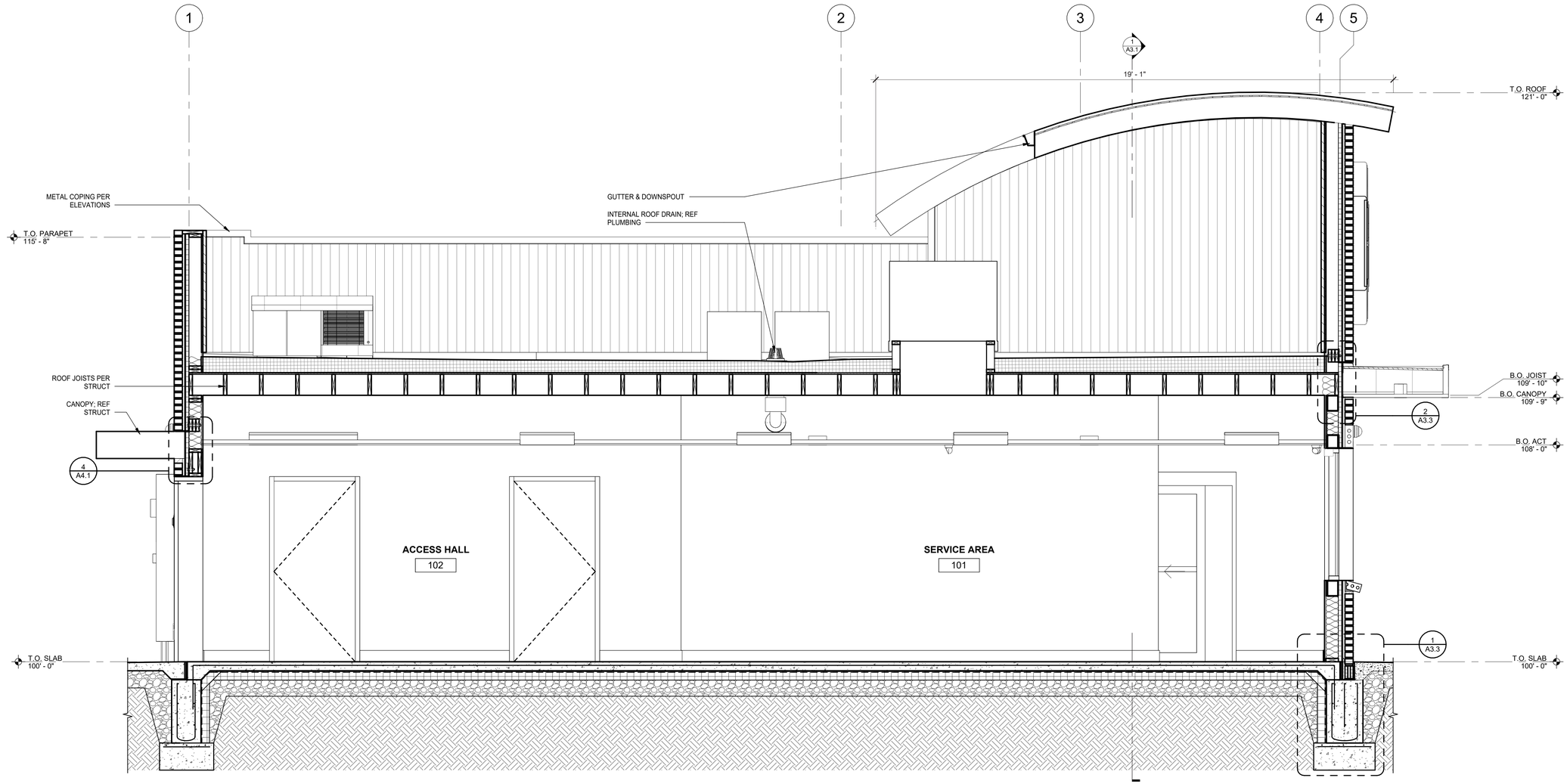

1 BUILDING SECTION

1/2" = 1'-0"

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REVISIONS

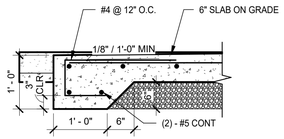
No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

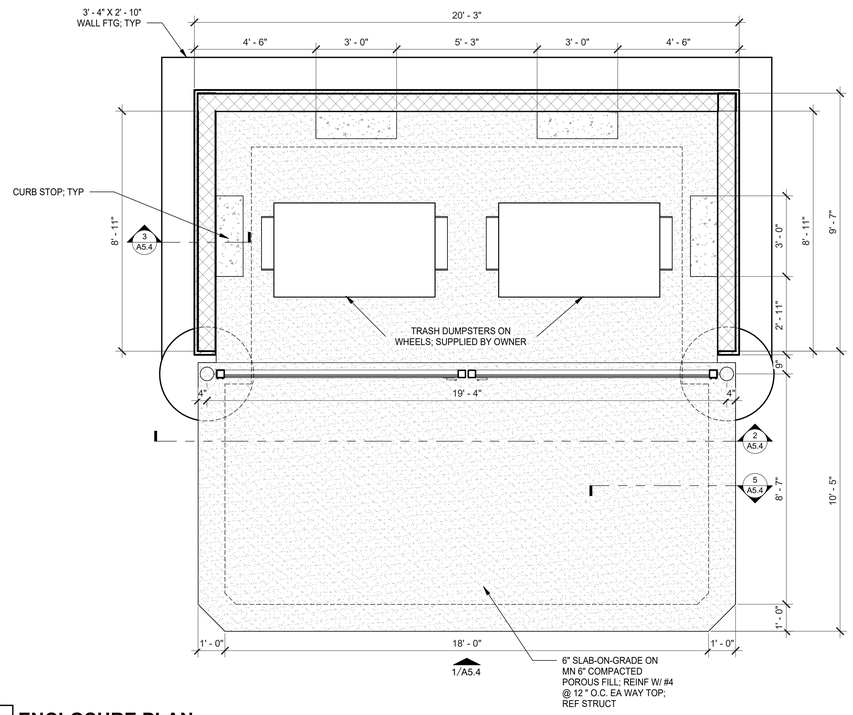
sheet contents: BUILDING SECTION

sheet no.: A3.0



5 ENCLOSURE DETAIL - APRON

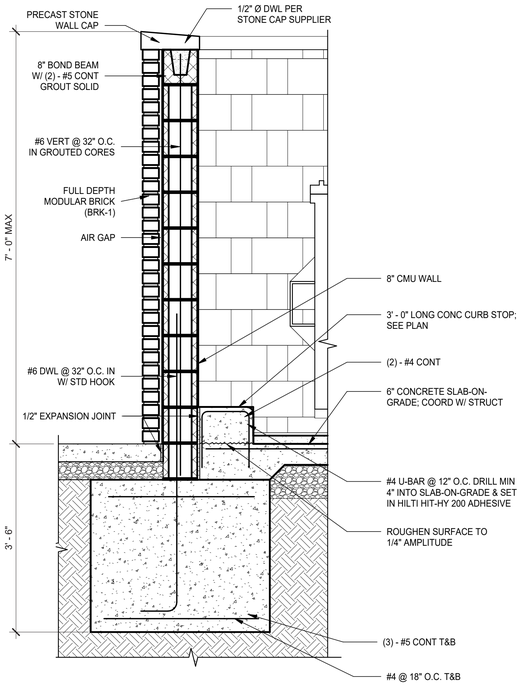
3/4" = 1'-0"



4 ENCLOSURE PLAN

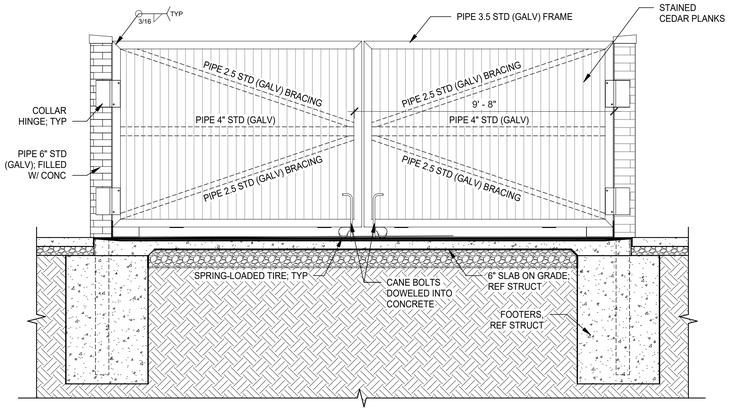
3/8" = 1'-0"

ENCLOSURE KEYNOTES	
Note Number	Note Text
1	MASONRY CAP ON TOP OF CMU WALL; COLOR TO MATCH ZINC GREY MP-3
2	1X6 VERTICAL CLEAR SEALED CEDAR PLANKS
3	ALL METAL FRAMING, POST AND HARDWARE 1 COAT POR-15 PRIMER AND 2 COATS FINISH. PAINT TO BE OIL BASED; COLOR TO MATCH ROYAL BLUE MP-2
4	BRK-1 OVER CMU



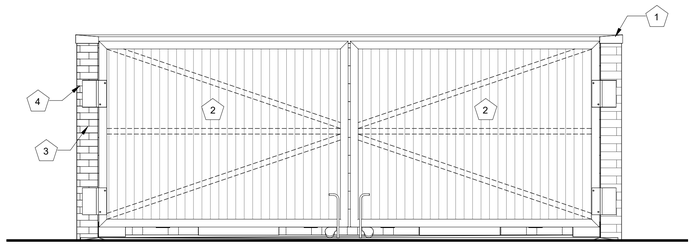
3 ENCLOSURE SECTION - WALL

3/4" = 1'-0"



2 ENCLOSURE SECTION - FRONT

3/8" = 1'-0"



1 ENCLOSURE ELEVATION - FRONT

3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: TRASH ENCLOSURE

sheet no.: A5.4

313

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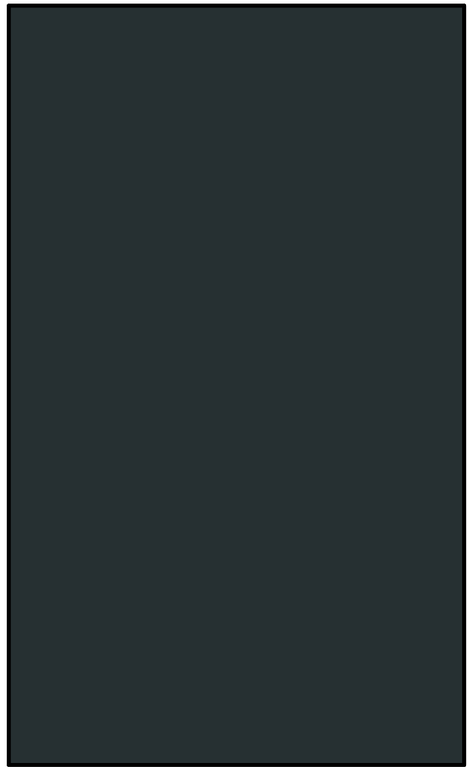
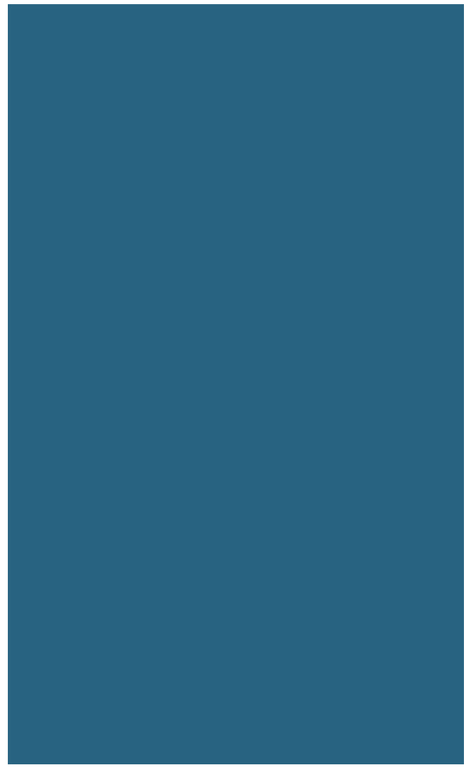


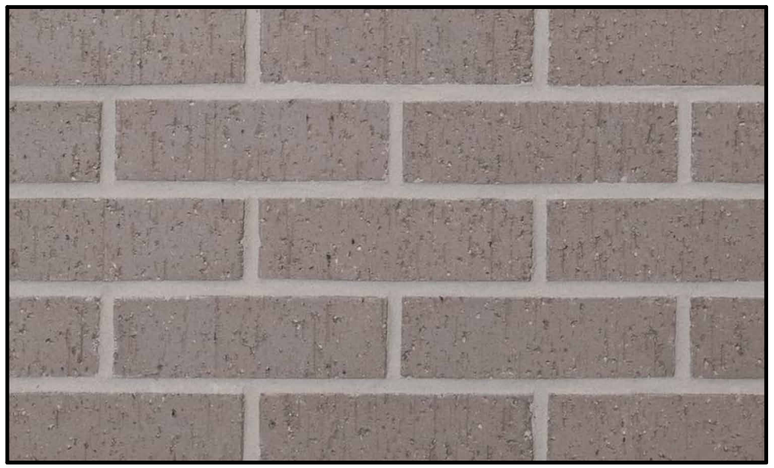
BLACK METAL PANEL MP-6

BRAND: BERRIDGE
COLOR: BLACK
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



BLUE METAL PANEL MP-2, MP-4

BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



FULL DEPTH BRICK - BRK-2

BRAND: HEBRON BRICK
COLOR: SILVERADO
FINISH: VELOUR



FULL DEPTH BRICK - BRK-1

BRAND: HEBRON BRICK
COLOR: ONYX IRONSPOT
FINISH: RUSTIC

23.43.65
7 BREW DRIVE THRU - SCHAUMBURG IL - BARRINGTON
4/16/26

MATERIAL COLOR BOARD





SEVEN BREW
DRIVE THRU COFFEE

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4/16/26

RENDERINGS

Proposed Improvements
for
7 BREW COFFEE
181 BARRINGTON ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS 60194

STANDARD SYMBOLS

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

ABBREVIATIONS

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

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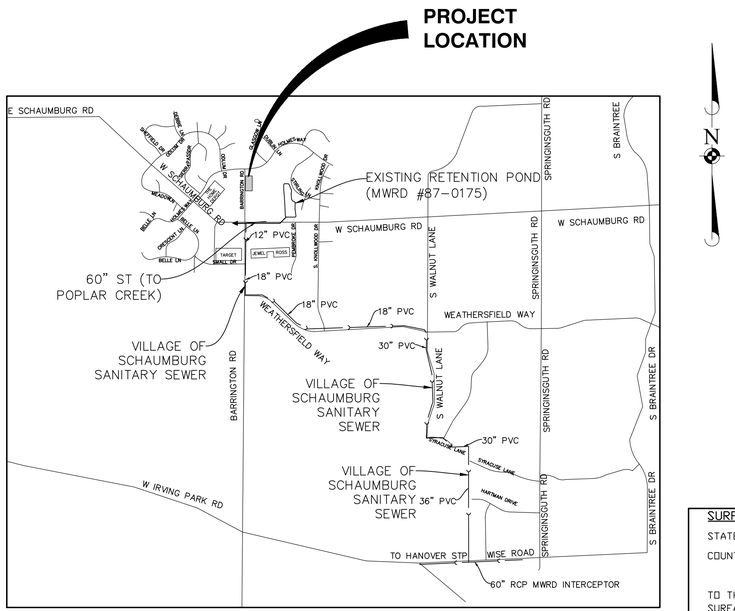

LOCATION MAP
N.T.S.

WHO BREW, LLC
350 W. HUBBARD STREET SUITE 640
CONTACT: CHRIS GEORGE
PHONE: (847) 372-2586

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Sheet List Table

Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SOIL EROSION AND SEDIMENT CONTROL PLAN
4	SOIL EROSION AND SEDIMENT CONTROL DETAILS
5	SITE DIMENSIONAL AND PAVING PLAN
6	SIGNAGE AND STRIPING PLAN
7	GRADING PLAN
8	UTILITY PLAN
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	MWRD CONSTRUCTION DETAILS
12	MWRD GENERAL NOTES
13	VILLAGE OF SCHAUMBURG STANDARD NOTES
14	CONSTRUCTION SPECIFICATIONS

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY ATWELL, LLC ON FEBRUARY 2, 2026. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY ATWELL, LLC AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
COUNTY OF) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS IN TO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USEBY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS 11th DAY OF SEPTEMBER, 2026

ENGINEER

BENCHMARKS:

REFERENCE BENCHMARK: (NGS PID:DK3267)
ALUMINUM CAP SET IN CONCRETE LOCATED IN THE CENTERLINE OF IRVING PARK ROAD(IL RTE 19) APPROXIMATELY 210 FEET EAST OF THE CENTERLINE OF GEORGETOWN ROAD AND APPROXIMATELY 17.3 FEET NORTH OF THE CENTERLINE OF THE EASTBOUND IRVING PARK ROAD.

ELEVATION=807.24 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #1:
SOUTH ARROW BOLT ON A HYDRANT LOCATED APPROXIMATELY 123 FEET EAST OF THE CENTERLINE OF BARRINGTON ROAD AND APPROXIMATELY 1091 FEET NORTH OF SCHAUMBURG ROAD.

ELEVATION=825.13 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #2:
NORTHWEST ARROW BOLT ON A HYDRANT LOCATED APPROXIMATELY 717 FEET EAST OF THE CENTERLINE OF BARRINGTON ROAD AND APPROXIMATELY 1367 FEET NORTH OF SCHAUMBURG ROAD.

ELEVATION=825.98 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #3:
SOUTHEAST ARROW BOLT ON A HYDRANT LOCATED APPROXIMATELY 864 FEET EAST OF THE CENTERLINE OF BARRINGTON ROAD AND APPROXIMATELY 828 FEET NORTH OF SCHAUMBURG ROAD.

ELEVATION=826.61 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #4:
NORTHWEST ARROW BOLT ON A HYDRANT LOCATED APPROXIMATELY 461 FEET EAST OF THE CENTERLINE OF BARRINGTON ROAD AND APPROXIMATELY 415 FEET NORTH OF SCHAUMBURG ROAD.

ELEVATION=826.60 DATUM=NAVD88-GEOID 12B

UTILITY CONTACTS

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CABLE COMCAST 1575 ROHLING ROAD ROLLING MEADOWS, IL 60008 (847) 346-3229	PERMITS AND INSPECTIONS VILLAGE OF SCHAUMBURG 101 SCHAUMBURG COURT SCHAUMBURG, IL 60193 (847) 923-4420

LICENSED PROFESSIONAL ENGINEER
EVAN JOSEPH BOULWARE
062-075481
OF ILLINOIS

DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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VILLAGE OF SCHAUMBURG, ILLINOIS
TITLE SHEET

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	N.T.S.

SHEET 1 OF 14
MH7BR.SCIL01

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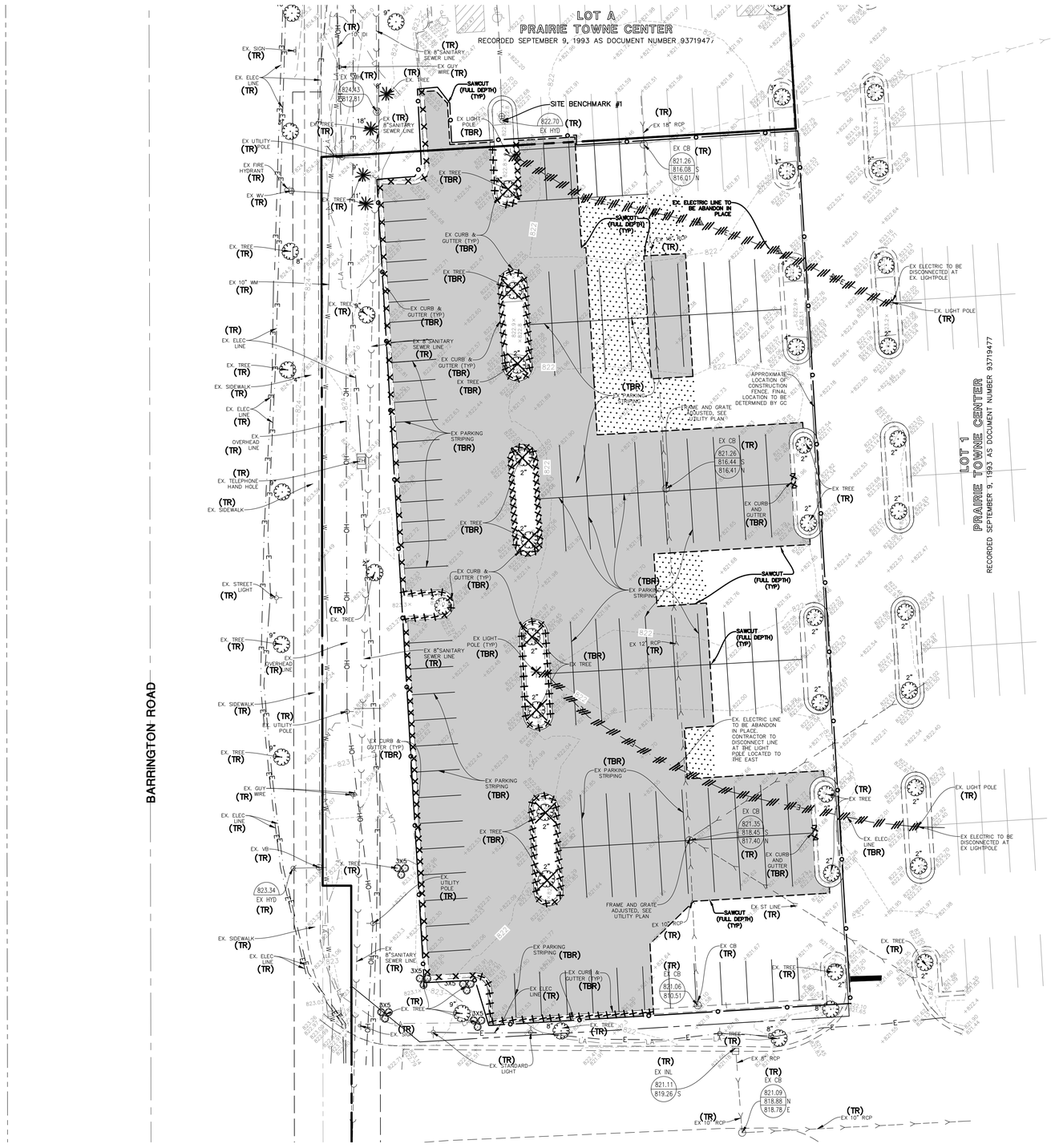

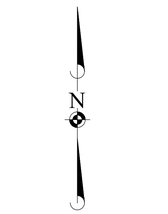

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- BITUMINOUS PAVEMENT SURFACE COURSE 1 1/2" TO BE MILLED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

06-01-16

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF 3/20/26. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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VILLAGE OF SCHAUMBURG, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	1"=20'

SHEET 2 OF 14
MH7BR.SCIL01

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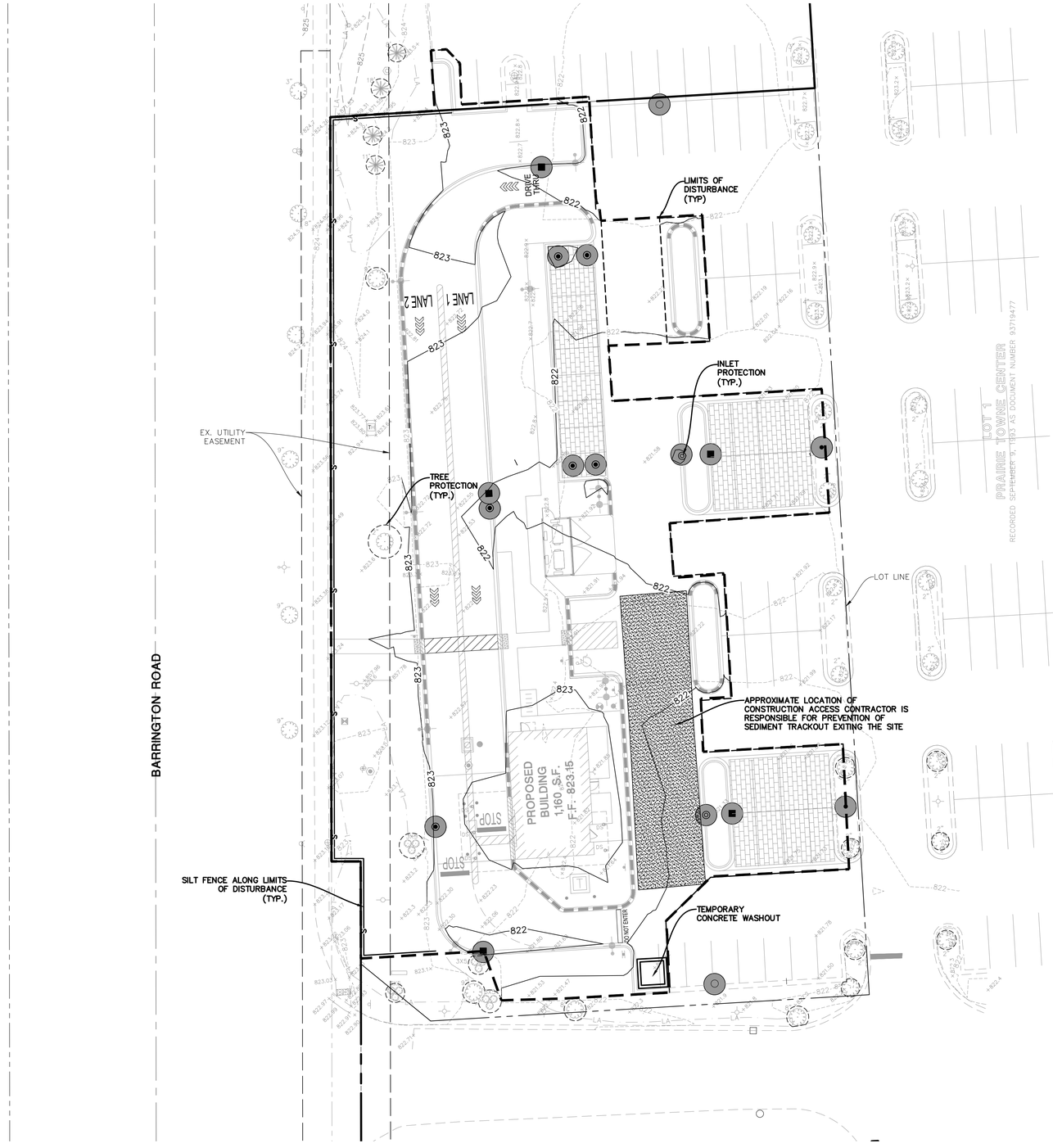

06-05-16

LEGEND

- —S——S— TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- PAVEMENT DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION
- TREE PROTECTION FENCE

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A			*						
DORMANT SEEDINGS	B									B		
TEMPORARY SEEDINGS			C									
TEMPORARY SEEDINGS	D											
SODDING			E **									
MULCHING	F											

A – KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS

D – WHEAT OR CEREAL RYE

E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)

F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED FOR 2–3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

04-01-16

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
4. CUT AND FILL SITE TO PLAN SUB–GRADE.
5. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
6. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
7. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
8. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES (VILLAGE OF SCHAUMBURG):

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE OF THE SITE. THE MEASURES MAY HAVE TO BE ADJUSTED TO MEET FIELD CONDITIONS DURING CONSTRUCTION. ANY MEASURES, IN ADDITION TO THOSE OUTLINED IN THE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE, SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.
3. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER. INSPECTIONS SHOULD OCCUR WEEKLY, AND AFTER ANY RAINFALL GREATER THAN 1/2". ANY NON–FUNCTIONING SEDIMENT CONTROL MEASURES OR DAMAGED DEVICES THAT ARE FOUND DURING INSPECTION SHALL BE REPAIRED OR REPLACED IMMEDIATELY THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SEDIMENT WHICH LEAVES THE PROPERTY, AND THE DEVELOPER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS, DIRT, AND MUD ONTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES. ANY DEBRIS, DIRT, OR MUD THAT REACHES AN IMPROVED PUBLIC RIGHT–OF–WAY, STREET, OR PARKING AREA SHALL BE PROMPTLY REMOVED, AND TRANSPORTED TO A PROPER DISPOSAL AREA.
5. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM. REUSABLE INLET FILTER BASKETS (FLEXSTORM, CATCHALL, OR EQUIVALENT), SEDIMENT BASINS, AND WATER FILTERING BAGS, SHALL BE PROVIDED AS NEEDED.
6. ALL DRAINAGE SWALES SHALL BE SODDED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN OR EQUAL TO 3H:1V, AND APPROVED BY THE VILLAGE, SHALL BE STABILIZED WITH SOD, MATTING, OR EROSION BLANKET IN COMBINATION WITH APPROPRIATE SEEDING.
7. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE ONTO NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILES SHALL BE LOCATED SO THAT A DRAINAGE SWALE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTIES. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT MUST BE SEEDED AND BLANKETED TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WHENEVER 1 ACRE OR MORE OF PROPERTY IS DISTURBED. FOR DEVELOPMENTS OVER 1 ACRE, THE DEVELOPER MUST ALSO PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE, ALONG WITH THE NPDES PERMIT. FOR DEVELOPMENTS LESS THAN 1 ACRE, A SEDIMENT AND EROSION CONTROL PLAN MUST BE MAINTAINED BY THE DEVELOPER.
9. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE.
10. IF DEWATERING SERVICES ARE USED, ADJACENT PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES FROM CONSTRUCTION DEWATERING SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE SUCH AS A SEDIMENT TRAP, A SEDIMENT BASIN, OR ANY OTHER APPROPRIATE MEASURE.

03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES (MANHARD CONSULTING):

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL–WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL–VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF–SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE TEMPORARY SWALES OR PROTECTED STORMWATER SYSTEM PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	1"=20'

SHEET 3 OF 14
MH7BR.SCIL01

NOT FOR CONSTRUCTION

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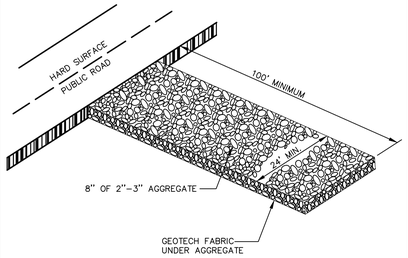
September 14, 2026 - 12:42 Dwg Name: L:\Projects\Vgs\Civil\Vgs\Plan Drawings\Plan Set\SOIL EROSION AND CONTROL.dwg Updated By: mzimmerman

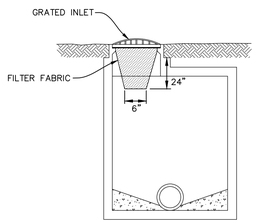


NOTE:
PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT.

06-01-15

GRAVEL CONSTRUCTION ACCESS DETAIL

S-EC-CONST-ENTRANCE



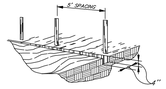
NOTE:
1. CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY BAG, IPP INLET FILTER, FLEXSTORM OR APPROVED EQUAL.
2. FOR CURB STRUCTURES, CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY CURB SACK OR APPROVED EQUAL.

06-01-15

FILTER BASKET INLET SEDIMENT FILTER

EC-ST-FB-INLETPROTECT

1. SET 2"X2"X36" POSTS 12" INTO THE GROUND & EXCAVATE A 4"X4" TRENCH ALONG THE LINE OF POSTS.

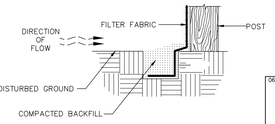


2. ATTACH THE FILTER FABRIC TO POST AND EXTEND IT INTO THE TRENCH.

3. BACKFILL AND COMPACT THE EXCAVATED SOIL.



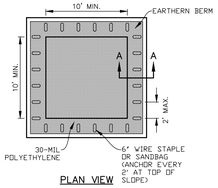
CROSS SECTION OF FABRIC AND WIRE INTO THE TRENCH.



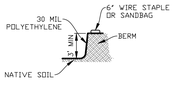
06-01-17

SILT FENCE DETAIL

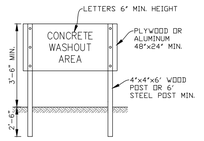
S-EC-SILT FENCE



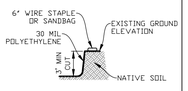
PLAN VIEW



EARTHEN BERM ANCHOR SECTION A-A



SIGN DETAIL



SUBGRADE ANCHOR SECTION A-A

NOTES:

1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. FACILITY IS INTENDED FOR ALL CONCRETE, MASONRY, AND SLURRY.

07-01-24

CONCRETE WASHOUT DETAIL

S-EC-CONCRETE-WASHOUT

TREE PROTECTION - FENCING
(Moderately Urbanized to Open Space Areas)

SIDE VIEW

POST AND FENCE DETAIL

NOTES:

1. Call J.U.L.I.E. (800-892-0123) for the location of existing utilities 48 hours prior to commencement of work.
2. The CRZ is located 2' from the farthest outreaching branch (drip edge) or the distance as determined by the ISA trunk diameter method or whichever is greater.
3. The fence shall be located 1' from the Critical Root Zone (CRZ) of the protected tree, thus creating the Tree Protection Critical Root Zone (TPCRZ) and the Critical Forest Edge Zone (CFEZ) for forested areas.
4. Fence Posts shall be either 6' steel posts @ 1.33Lbs./Ft. or 2" x 2" nominal wood posts.
5. For projects without highly significant or historical trees and that will last for less than 6 months duration, a non-treated wood lath snow fence or wire mesh fencing shall be used with appropriate posts that are securely anchored into the ground. For projects over 6 months in duration or trees considered significant or historical, a chain link fence with Construction Specification Chain Link Fence IUM 91 or better (as approved by the local Forester per local ordinances singularly or in tandem with the project Engineer) shall be used. Fencing shall be a minimum height of 4'. For chain link fencing, metal posts shall be placed 6' on center (□C) and the fencing securely anchored to the post.
6. Outside the TPCRZ or CFEZ, erosion and sediment control measures shall be installed to prevent sediment reaching the TPCRZ or the CFEZ. These measures shall extend out from the fence 10' and shall be continuous around the perimeter of the fence. These measures include, but are not limited to vegetative filter strip, rolled excelsior blankets and mulch with a 3" to 5" depth. Other measures may be used if approved by the Professional Forester, Certified Arborist or Horticulturalist. Installation shall cause no disturbance to soils.

REFERENCE		STANDARD DWG. NO.
Project		IUM-690-A
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 09-14-2017
Approved ____ Date ____		

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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Civil Engineers • Water Resource Engineers • Water/Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL DETAILS

PROJ. MGR.: EJB
PROJ. ASSOC.: MEJ
DRAWN BY: MZW
DATE: 6/26/26
SCALE: N/A

SHEET
4 OF 14
MH7BR.SCIL01

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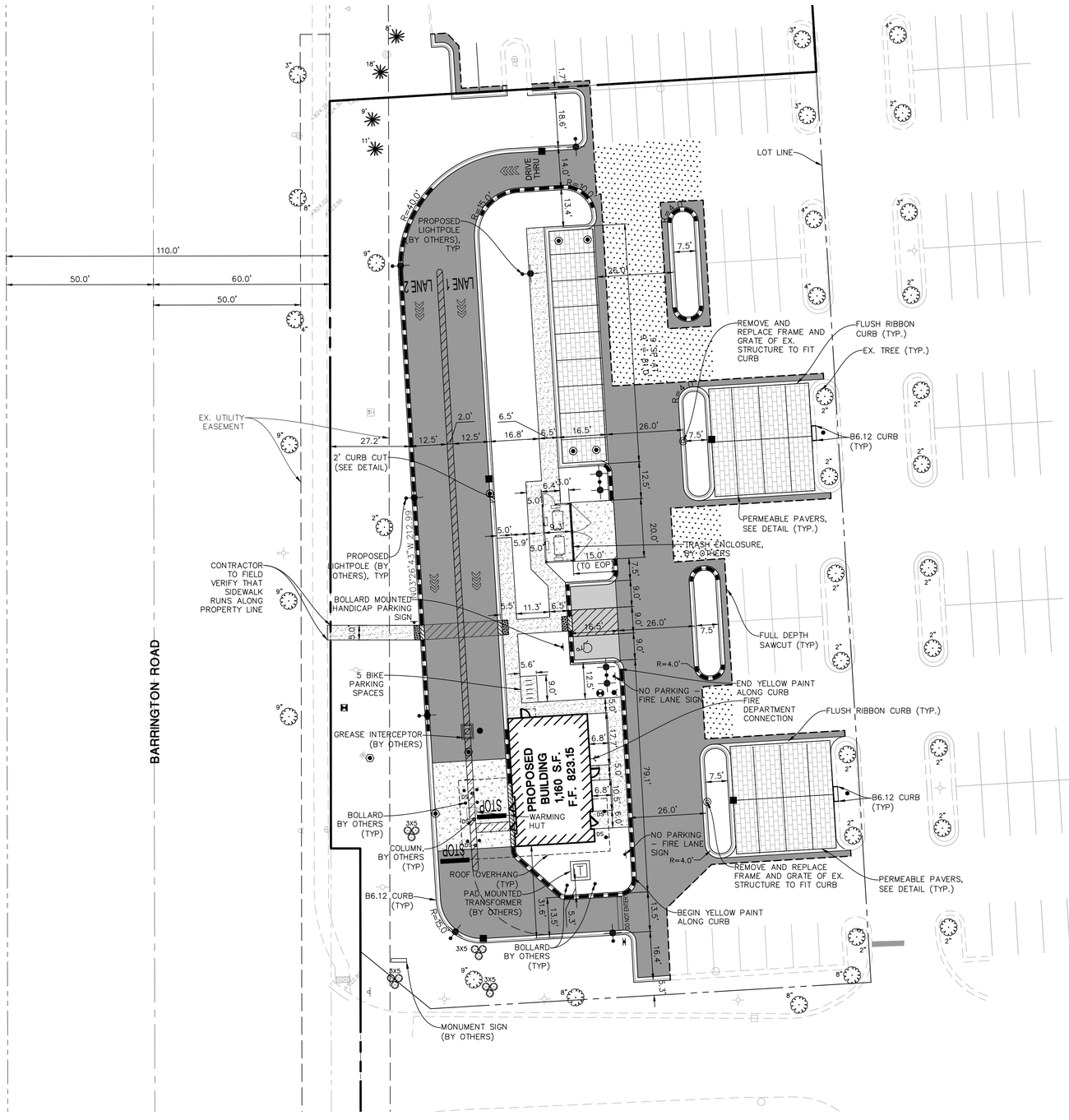
September 14, 2026 - 12:42 Dwg Name: I:\VBrandon\Work\Civil\Final Drawings\Plan Set\SOIL EROSION AND CONTROL.dwg Updated By: mzimmerman



SITE DATA	
EXISTING ZONING	B-2
PROPOSED ZONING	B-2
PROPOSED LOT AREA	53,378 S.F. (1.23 ACRES)
PARKING SPACES REMOVED	89 SPACES
PARKING REQUIRED	7 SPACES (1 PER 167.67 SF)
PARKING PROVIDED	59 SPACES
BIKE PARKING REQUIRED	5 SPACES (TYPE B REST. = 5 SPACES)
BIKE PARKING PROVIDED	5 SPACES
ACCESSIBLE PARKING PROVIDED	1 SPACES

N

0 10 20 40

SCALE: 1"=20'

06-01-16

SITE DIMENSIONAL AND PAVING NOTES;

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2–#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1–800–892–0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
12. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BIKE RACKS, ETC.. PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

PAVEMENT LEGEND

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

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

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

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

MILL AND OVERLAY EX. PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT–MIX ASPHALT, MIX D, N50

PERMEABLE PAVERS
REFER TO DETAILS

NOTE: PAVEMENT DESIGN ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS BY G2 CONSULTING GROUP, DATED MARCH 16, 2026.

DRAWN BY	
REVISIONS	
DATE	
9-14-26	REVISED PER VILLAGE REVIEW
	MEJ

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	1"=20'

SHEET 5 OF 14
MH7BR.SCIL01

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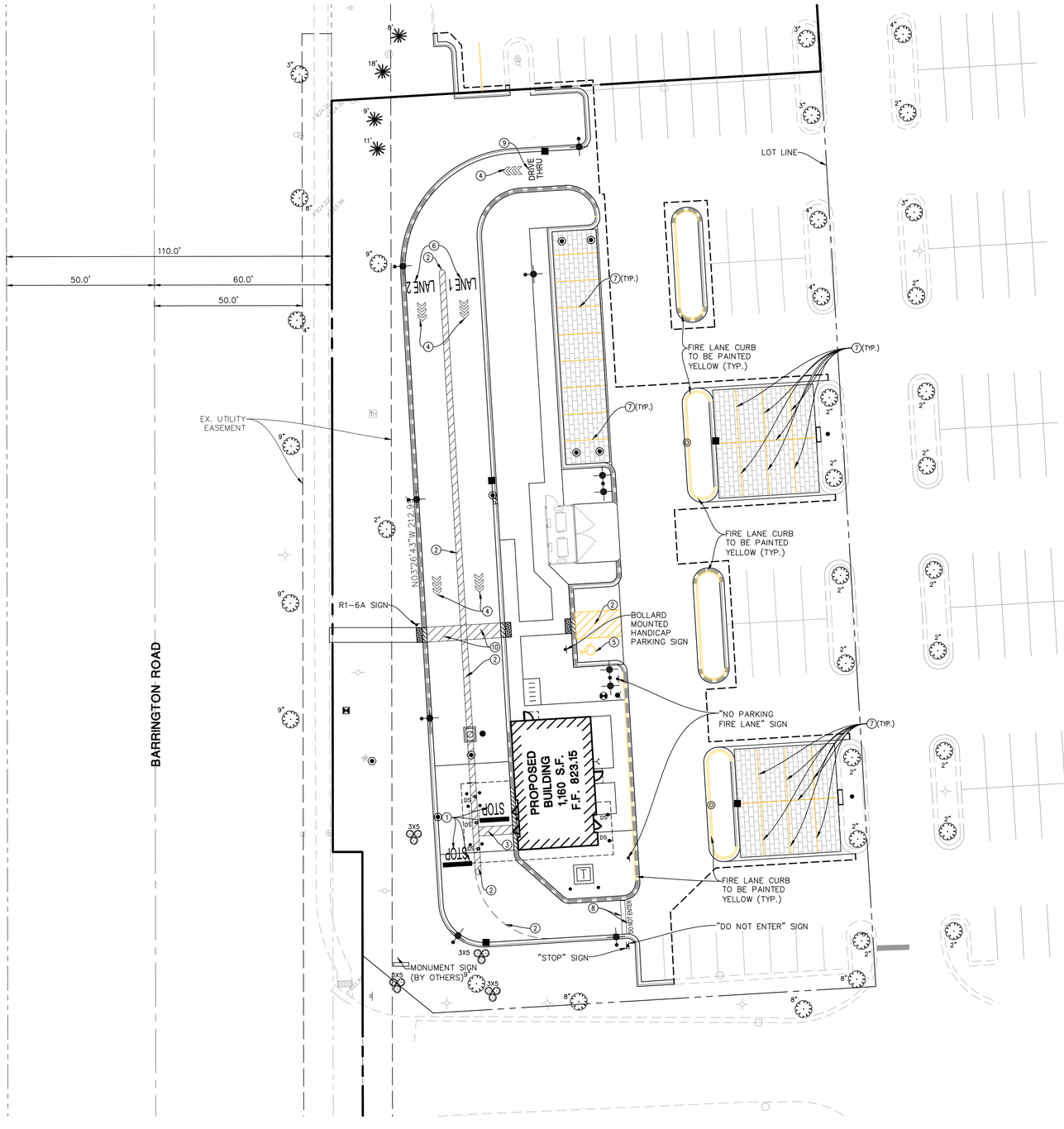
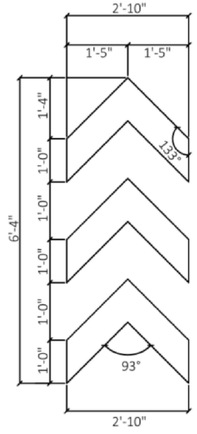
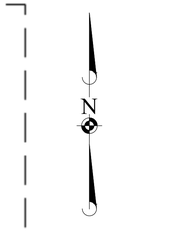
September 15, 2026 - 09:22 Dwg Name: L:\7Brew01\Work\Final\Civil Drawings\Plan Set\SITE AND PAVING.dwg Updated By: mjustman





7 BREW ARROW TEMPLATE



PROPOSED LEGEND

- PROPERTY LINE
- FIRE LANE CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BIKE RACKS, ETC., PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

06-01-16

PAVEMENT MARKING KEYNOTES:

1. 12" SOLID WHITE STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN WHITE.
2. 4" SOLID WHITE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
3. ALIGN 4" SOLID WHITE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
4. SOLID WHITE TRIPLE ARROW PAVEMENT MARKER.
5. YELLOW PAINTED ADA ACCESSIBLE PARKING SYMBOL.
6. 48-INCH TALL "LANE #" PAINTED IN WHITE.
7. 4" SOLID YELLOW PAVEMENT MARKER, TYPICAL.
8. 24-INCH TALL "DO NOT ENTER" W/ BAR PAINTED IN WHITE.
9. 24-INCH TALL "DRIVE THRU" PAINTED IN WHITE.
10. 4" WHITE DIAGONAL AT 45° SPACED 3' O.C. W/ 4" YELLOW BORDER

06-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
12. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
13. FIRELANE CURBS TO BE PAINTED YELLOW PER VILLAGE OF SCHAUMBURG STANDARDS.

DRAWN BY	REVISIONS	DATE
MEJ	REVISED PER VILLAGE REVIEW	9-14-26

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7 BREW COFFEE

VILLAGE OF SCHAUMBURG, ILLINOIS

SIGNAGE AND STRIPING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	1"=20'

SHEET 6 OF 14

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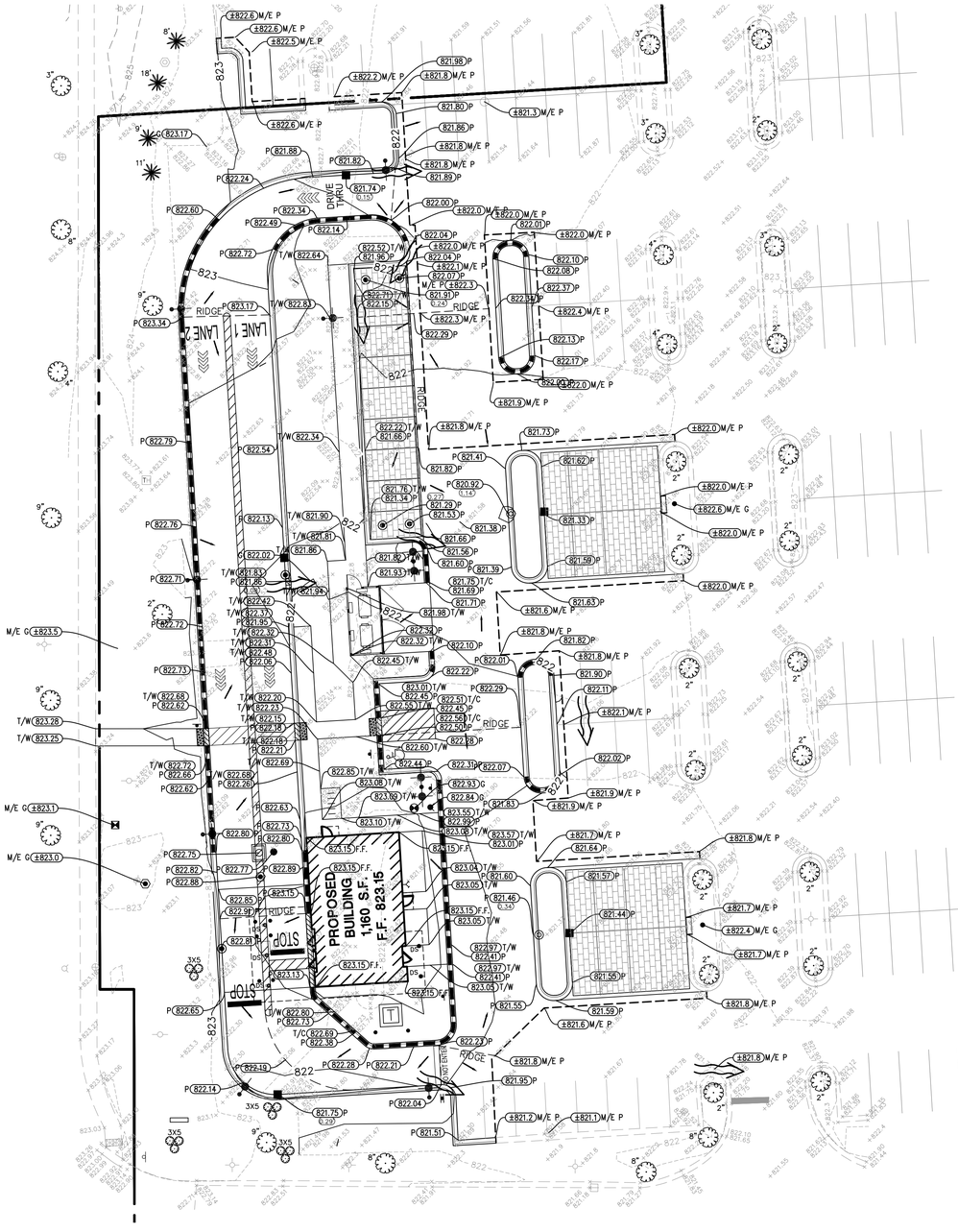
September 14, 2026 - 16:57 Dwg Name: L:\7Brcoll01\Work\Civil\Final Drawings\Plan Set\SIGNAGE AND STRIPING.dwg Updated By: mjatemon



01-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE
	PROPOSED DIRECTION OF FLOW
RIDGE	OVERFLOW RELIEF SWALE
0.5	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING

06-01-16

GRADING NOTES:

1. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
5. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
8. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
9. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY ATWELL, LLC ON FEBRUARY 2, 2026. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
10. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
11. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN

NOT FOR CONSTRUCTION

PROJ. MGR.:	EJB
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SHEET 7 OF 14
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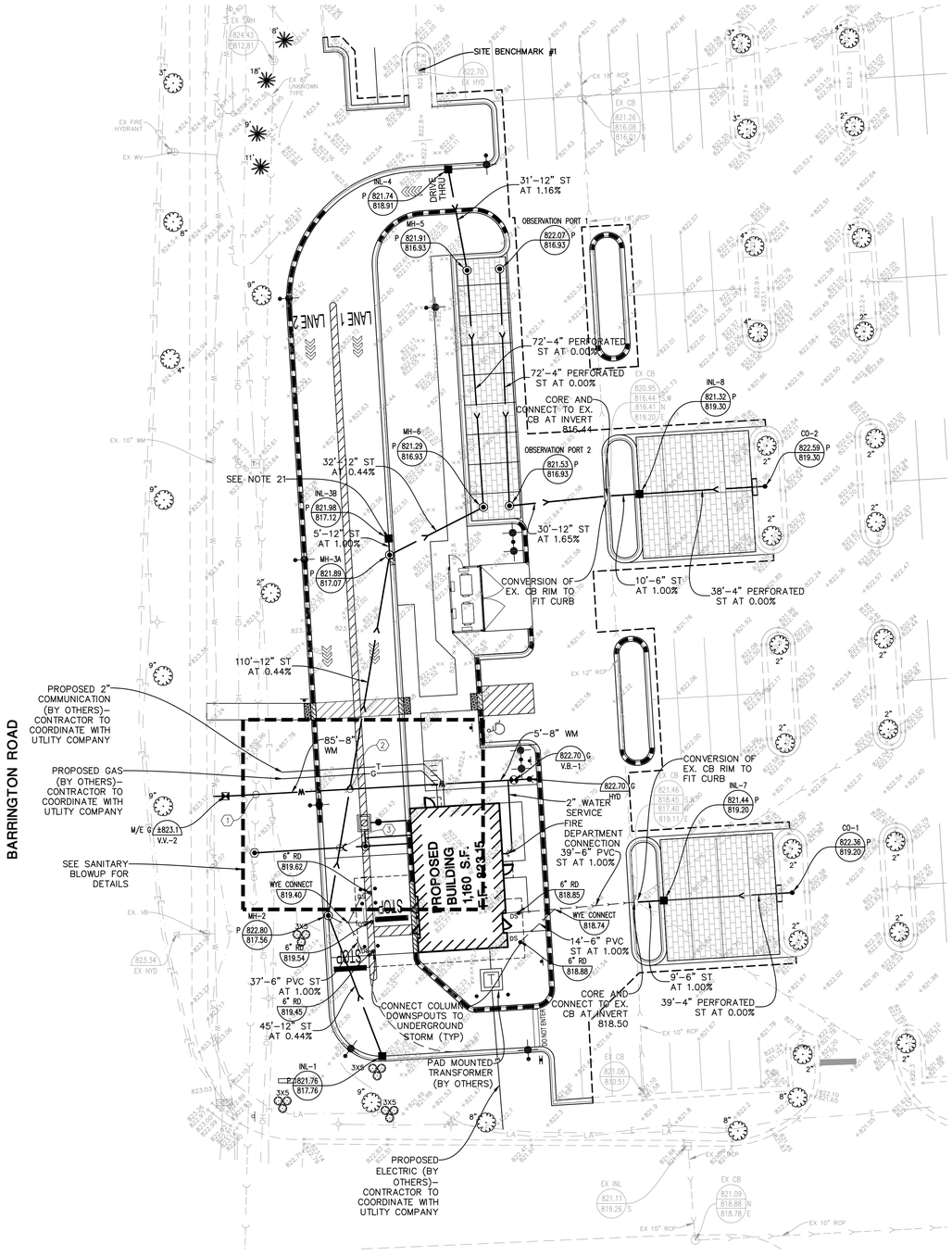
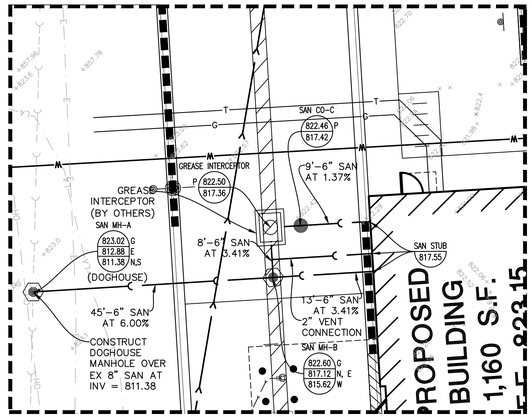
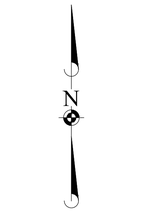
September 11, 2026 - 10:19 Data Name: I:\Projects\001\Engr\Civil\Final Drawings\Plan Set\GRADING.dwg Updated By: mwyatte





SANITARY BLOWUP

1"=10'



UTILITY CROSSINGS

① WM OVER EX SAN
B/P WM = 817.36
T/P EX SAN = ±812.12

② ST OVER WM
B/P ST = 817.31
T/P WM = 815.81
LOWER WM

③ ST OVER SAN
B/P ST = 817.39
T/P SAN = 815.73

NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)

06-01-22

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE ZINC COATED, AND ZINC WRAPPED PER THE VILLAGE OF SCHAUMBURG REQUIREMENTS. REFER TO VILLAGE SCHAUMBURG SPECIFICATIONS ON SHEET 13.
20. ANY UTILITIES THAT RUN UNDER PAVEMENT AND SIDEWALKS SHALL BE CONSTRUCTED WITH COMPACTED TRENCH BACKFILL.
21. CONNECT ADDITIONAL 2' DIA. INLET STRUCTURE TO ADJACENT MANHOLE/INLET WITH 12" ST AT 1.00% MINIMUM. ADDITIONAL INLET PROVIDED TO INCREASE DRAINAGE CAPACITY.

STANDARD SYMBOLS

06-01-18

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	STREET LIGHT	
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20

DRAWN BY	DATE	REVISIONS
MEJ	9-14-26	REVISED PER VILLAGE REVIEW

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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN

PROJ. MGR.:	EJB
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SHEET 8 OF 14
MH7BR.SCIL01

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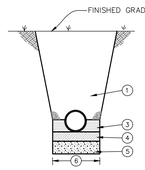
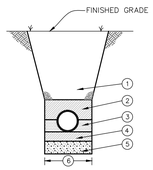
September 11, 2026 – 15:07 Dwg Name: L:\PROJECTS\Civil\Engineering\Land Development\Projects\Schaumburg\7 Brew Coffee\Drawings\Plan Set\UTILITY.dwg Updated By: mwyatte



RIGID PIPE

CONCRETE PIPE
VITRIFIED CLAY PIPE
DUCTILE IRON PIPE
STEEL PIPE



FLEXIBLE PIPE

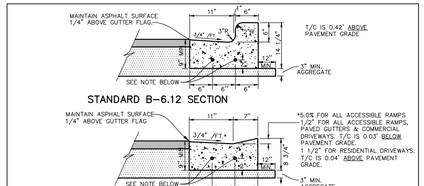
POLYVINYL CHLORIDE (PVC) PIPE
COMPOSITE SEWER PIPE
HIGH DENSITY POLYETHYLENE (HDPE) PIPE
CORRUGATED METAL PIPE

1. MECHANICALLY COMPACTED SELECTED GRANULAR BACKFILL IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB & GUTTER OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
2. MECHANICALLY COMPACTED SELECTED GRANULAR BACKFILL IN 6 INCH LIFTS TO 12" ABOVE TOP OF PIPE.
3. RIGID PIPE:
   WELL-COMPACTED HAUNCHING MATERIAL PLACED IN MAXIMUM 6 INCH LIFTS TO SPRING LINE OF PIPE
   FLEXIBLE PIPE:
   WELL-COMPACTED HAUNCHING MATERIAL PLACED IN MAXIMUM 6 INCH LIFTS TO SPRING LINE OF PIPE.
4. 4" WELL-COMPACTED BEDDING MATERIAL
5. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR FOUNDATION MATERIAL WHERE SOIL CONDITIONS WARRANT
6. TRENCH WIDTH:
   TRENCH DEPTH OF 5 FEET AND LESS, WITHOUT PROTECTION
   OUTSIDE DIAMETER + 12 INCHES ON EACH SIDE OF THE PIPE.
   TRENCH DEPTH OF 5 FEET AND LESS, WITH PROTECTION
   OUTSIDE DIAMETER + 18 INCHES ON EACH SIDE OF THE PIPE.
   TRENCH DEPTH OF GREATER THAN 5 FEET
   OUTSIDE DIAMETER + 18 INCHES ON EACH SIDE OF THE PIPE.

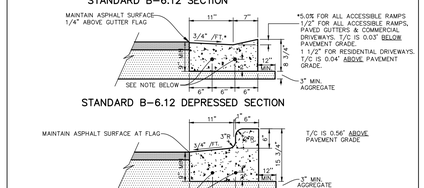
06-01-15

PIPE INSTALLATION DETAIL

S-MIS-PIPEINSTALL



STANDARD B-6.12 SECTION



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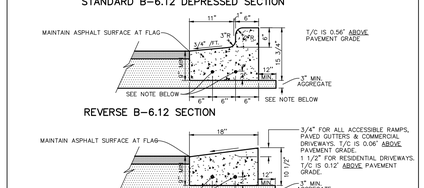
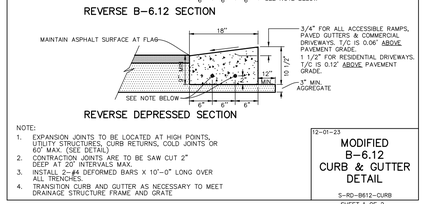


REVERSE B-6.12 SECTION



REVERSE DEPRESSED SECTION

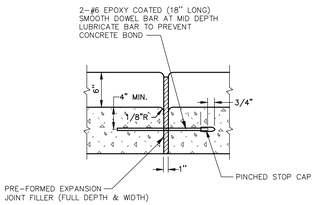
NOTE:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS OR 60' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX.
3. INSTALL #4 DEFORMED BARS X 10'-0" LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER AS NECESSARY TO MEET DRAINAGE STRUCTURE FRAME AND GRATE

12-01-23

MODIFIED B-6.12 CURB & GUTTER DETAIL

S-RD-B612-CURB

SHEET 1 OF 2



TYPICAL EXPANSION JOINT DETAIL

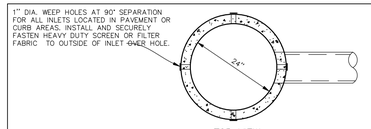
CROSS SECTION

06-01-17

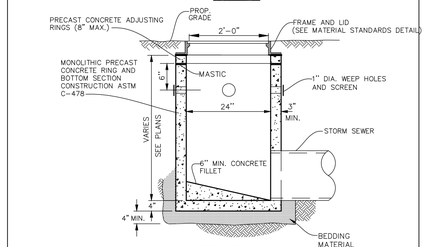
CURB EXPANSION JOINT

S-RD-EXPANSION-JOINT

SHEET 2 OF 2



TOP VIEW



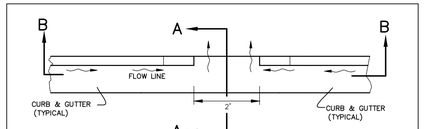
SIDE VIEW

NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST IN TO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL AND MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. CURB & GUTTER TYPE FRAME AND GRATES OF INLETS IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

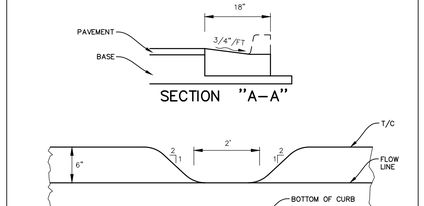
06-01-15

INLET DETAIL

S-ST-INLET



PLAN VIEW



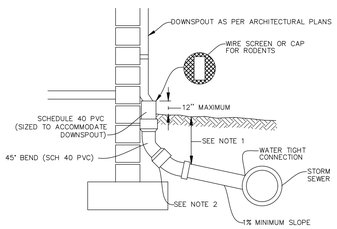
SECTION "A-A"

SECTION "B-B" PROFILE VIEW

NOTE:
CONSTRUCT AS PER CURB & GUTTER DETAIL.

01-01-16 N-RD-CURB CUT

CURB CUT DETAIL

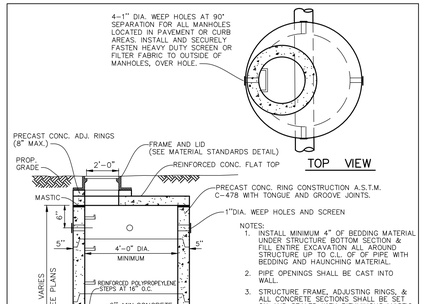


NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

06-01-17

DOWNSPOUT COLLECTOR DETAIL

S-ST-DOWNSPOUT



TOP VIEW

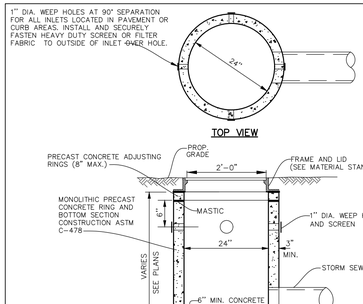
SIDE VIEW

NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING and HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST INTO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, & ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL & MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. USE PRECAST OFFSET CONE INSTEAD OF FLAT TOP FOR MANHOLES GREATER THAN 6' DEEP.
6. CURB & GUTTER TYPE FRAME AND GRATES OF MANHOLES IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ANY ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15

STORM MANHOLE DETAIL

S-ST-MANHOLE



TOP VIEW

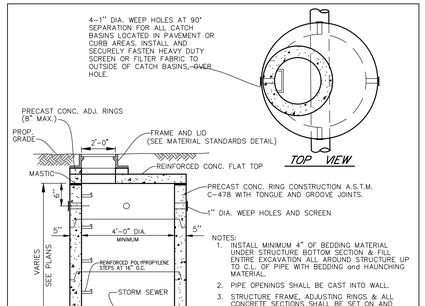
SIDE VIEW

NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST IN TO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL AND MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. CURB & GUTTER TYPE FRAME AND GRATES OF INLETS IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15

INLET DETAIL

S-ST-INLET



TOP VIEW

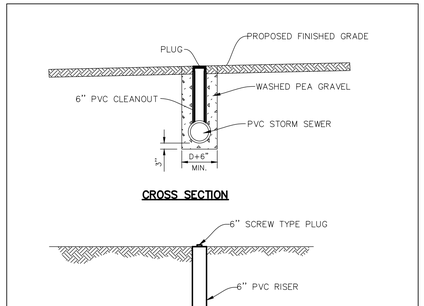
SIDE VIEW

NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING and HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST INTO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS & ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL AND MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. USE PRECAST OFFSET CONE INSTEAD OF FLAT TOP FOR CATCH BASINS GREATER THAN 6' DEEP ABOVE WATER LEVEL.
6. ALL JOINTS SHALL BE MORTARED ON INTERIOR OF MANHOLE.
7. CURB & GUTTER TYPE FRAME & GRATE OF CATCH BASINS IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15

CATCH BASIN DETAIL (4'-0" DIA.)

S-ST-CATCHBASIN-4 FOOT



CROSS SECTION

PLAN VIEW

06-01-15

STORM PVC CLEANOUT (FOR UNDERDRAINS) DETAIL

S-ST-CLEANOUT

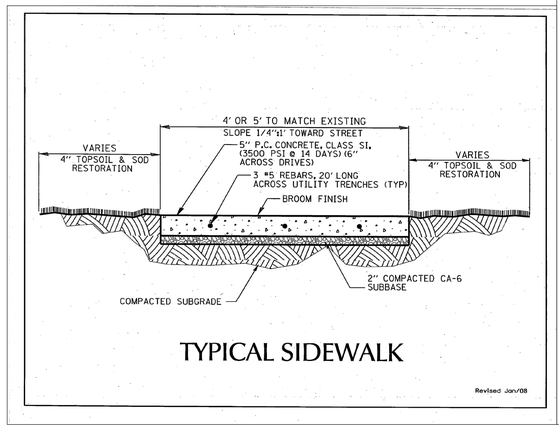
MATERIAL STANDARDS

ITEM	BRAND	PRODUCT
FIRE HYDRANTS (TRAFFIC MODEL)	MUELLER SUPER CENTURION WATEROUS PACER	A-423 WB-67
GATE VALVES SPECIFY SIZE NON-RISING STEM, 2" NUT, M.J., OPEN LEFT	MUELLER (SIZE) AMERICAN FLOW CONTROL	A-2360-20L SERIES 2500
VALVE BOXES 3 PIECE	EAST JORDAN TYLER/UNION	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER FORD	300 BALL VALVE BALL VALVE
CORPORATION VALVE (SPECIFY SIZE)	MUELLER FORD	H-15000 FB600 (AWWA/CC THREAD)
MANHOLES/CATCHBASINS/INLETS IN OPEN AREAS AND PAVEMENT (WITH PROPER UTILITY MARKINGS)	NEENAH OPEN LID (ALL STRUCTURES UNLESS NOTED OTHERWISE) CLOSED LID (SELF SEALING) SWALES AND DITCHES	R-2502-C R-1772 R-4340 B
MANHOLES/CATCH BASINS/INLETS IN COMBINATION CURB & GUTTER (BICYCLE SAFE)	NEENAH ROLL/MOUNTABLE CURB B6.12 CURB DEPRESSED CURB AND GUTTER	R-3501-D2A R-3281-AL R-3281-AL WITH SLOTTED CURB PLATE
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP; BRONZE, NYLON COATED OR STAINLESS STEEL)	MUELLER FORD SMITH-BLAIR 3/4" & 1"	DR2S FS 303 # 317
B-BOX (AT LEAST 1 1/4" TOP SECTION) ARCH PATTERN PLUG STYLE LID	FORD MUELLER	EA2 CURB BOX

12-01-23

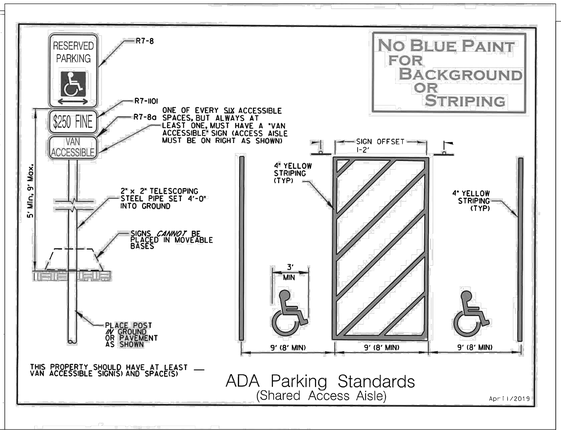
MATERIAL STANDARDS

S-MS-MATERIALSTNDS



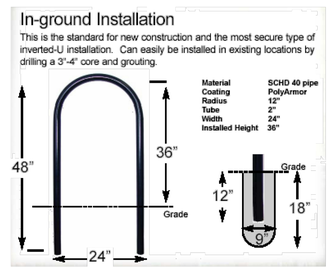
TYPICAL SIDEWALK

Revised Jan/08



ADA Parking Standards (Shared Access Aisle)

Apr 11/2019



Bike Rack Specifications Vintage Rack Series by Cycle-Safe, Inc.

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

Updated 03/14/05

16

DRAWN BY	REVISIONS	DATE
MEJ	REVISED PER VILLAGE REVIEW	9-14-26

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Civil Engineers • Surveyors • Water Resource Engineers • Water/Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	N.T.S.

SHEET 9 OF 14

MH7BR.SCIL01

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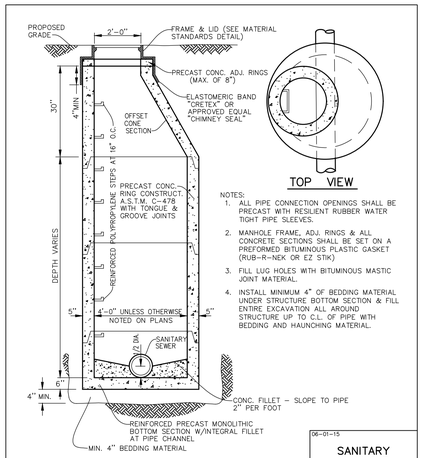
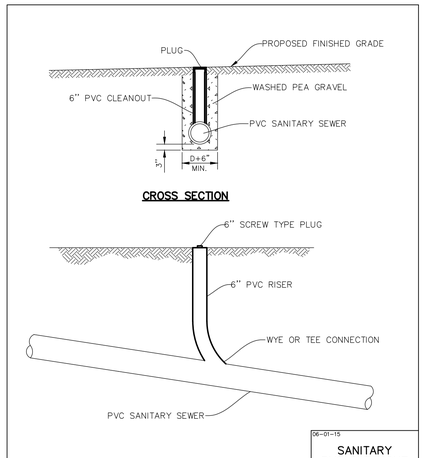
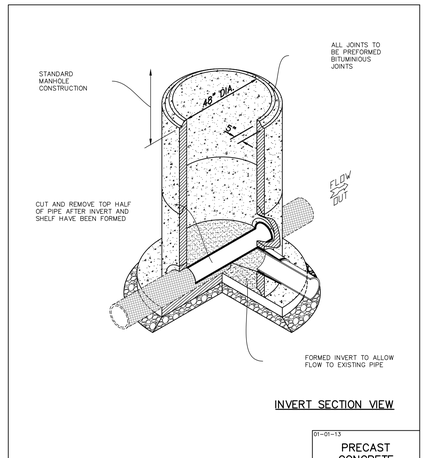
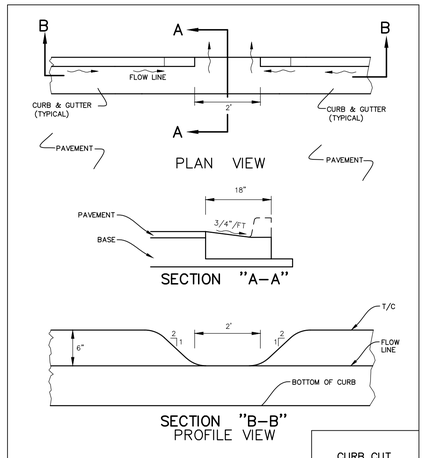
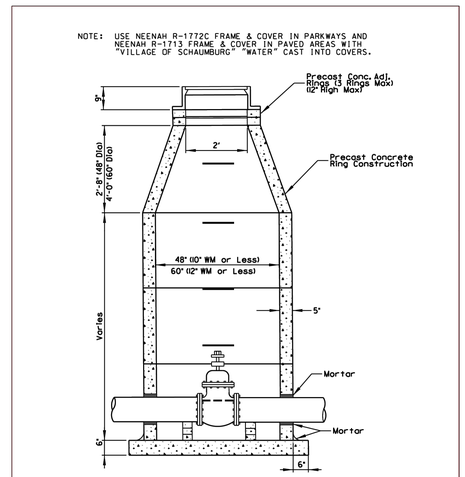
September 11, 2026 - 15:16 Dwg Name: L:\7Brew01\Mark\Final\Final Drawings\Prop. Sch\GPFCS.dwg Updated By: mwathe

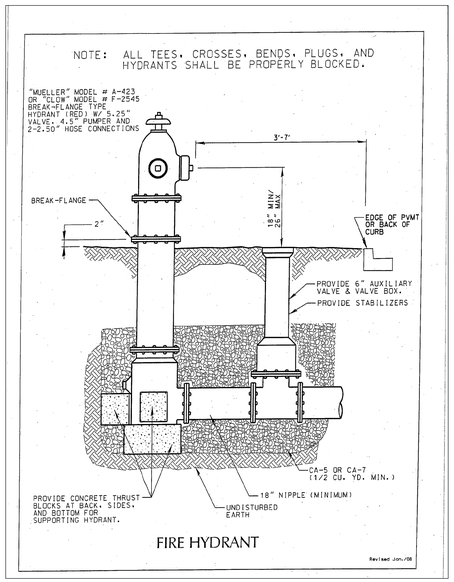


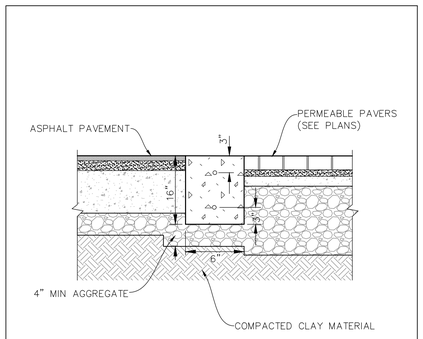


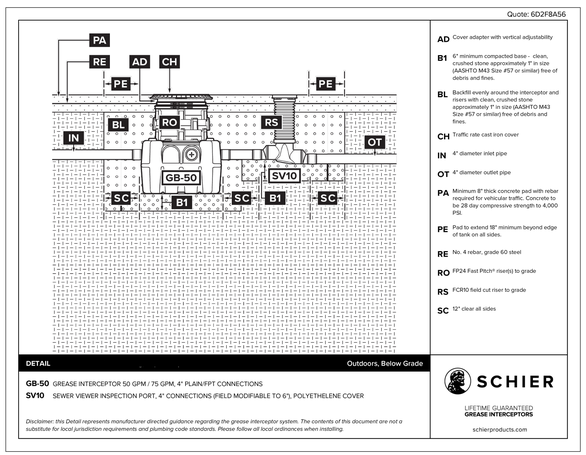


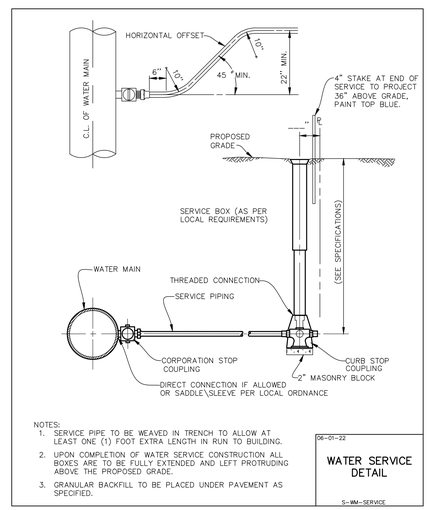












DRAWN BY	DATE	REVISIONS
MEJ	9-14-26	REVISED PER VILLAGE REVIEW

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Civil Engineers • Water Resource Engineers • Water Supply Engineers
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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	N.T.S.

SHEET 10 OF 14
MH7BR.SCIL01

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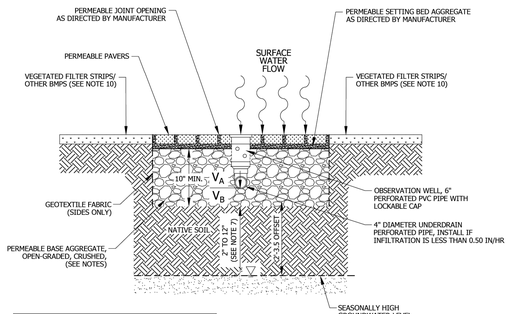
September 11, 2026 - 15:16 Data Name: I:\7Brew01\Vars\Cad\Final Drawings\Plan Set\SPECS.dwg Updated By: mwyche

PERMEABLE PAVERS WEST OF PROPOSED FIRE LANE



BOTTOM OF THE FACILITY:	ELEV.	**816.93**
SEASONALLY HIGH GROUNDWATER:	ELEV.	**813.50**
SEPARATION:	FEET	**3.43**

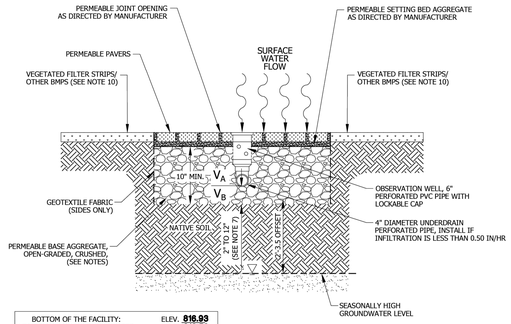
VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	**1185'**	**54"**	0.36	0.50 X **0.3** X V_A	**800.0 CUFT**
V_B : COARSE AGGREGATE (BELOW INVERT)	**N/A**	**2"**	0.36	0.36 X V_B	**N/A**
				TOTAL	**800.0 CUFT**

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	8/24/18
PERMEABLE PAVERS DETAIL	STD. DWG. NO.9
	PAGE NO. 10 – FC

PERMEABLE PAVERS EAST OF PROPOSED FIRE LANE



BOTTOM OF THE FACILITY:	ELEV.	**816.93**
SEASONALLY HIGH GROUNDWATER:	ELEV.	**813.50**
SEPARATION:	FEET	**3.43**

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	**2492'**	**26.4"**	0.36	0.50 X **0.3** X V_A	**822.4 CUFT**
V_B : COARSE AGGREGATE (BELOW INVERT)	**N/A**	**2"**	0.36	0.36 X V_B	**N/A**
				TOTAL	**822.4 CUFT**

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
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NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	8/24/18
PERMEABLE PAVERS DETAIL	STD. DWG. NO.9
	PAGE NO. 10 – FC

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REVISIONS														
DATE														9-14-26
														REVISED PER VILLAGE REVIEW

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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
MWRD CONSTRUCTION DETAILS

PROJ. MGR.: EJB
PROJ. ASSOC.: MEJ
DRAWN BY: MEJ
DATE: 6/26/26
SCALE: N.T.S.

SHEET
11 OF 14
MH7BR.SCIL01

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A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF SCHAUMBURG MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF SCHAUMBURG ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
    b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

DRAWN BY	DATE	REVISIONS
MEJ	9-14-26	REVISED PER VILLAGE REVIEW

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Civil Engineers • Structural Engineers • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
MWRD GENERAL NOTES

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MEJ
DATE:	6/26/26
SCALE:	N.T.S.

SHEET 12 OF 14
MH7BR.SCIL01

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06-01-16

VILLAGE OF SCHAUMBURG
STANDARD ENGINEERING NOTES

1. The Community Development Department must be notified one business day prior to each inspection at 847.923.4420. A minimum notice of three business days is required by the Engineering and Public Works Department, 847.895.7100, for a water main shut down in a commercial area.

2. Tree protection fencing must be installed, inspected, and approved by the village prior to the issuance of a Land Development Permit. The fencing must be maintained for the duration of the site work.

3. A separate Electrical Permit must be obtained from the Community Development Department prior to installing any site lighting. The electrical system must be approved as part of the Electrical Permit for the site lighting. The detailed photometrics and exterior light pole locations must be approved as part of the Land Development Permit.

4. The Contractor shall indemnify the village, and their agents, etc. from all liability involved with the construction, installation, testing, and operation of all work associated with this project.

5. The Contractor is responsible for having a set of the "Approved" Land Development Permit Plans on the job site during construction. The Contractor is also responsible for making any necessary copies of the “Approved” Plans for all subcontractors performing site work.

6. The Contractor is to verify the location, depth, and invert of all existing utilities and facilities prior to the start of construction. The contractor will be responsible for any damage to existing public or private utilities, or the relocation of any existing utilities to facilitate the installation of the new site work. The contractor must notify the Design Engineer immediately of any discrepancies with the plans and any existing utilities. No work is to be done until the discrepancy is resolved.

7. Access to the site, and to within 100 feet of any building, shall be provided for emergency vehicles at all times via a 20 foot wide approved all-weather road. An approved water supply shall be available within 100 feet of any building prior to delivery of any combustible materials to the site.

8. No holes are to be left open in the pavement or parkway over any holiday, weekend, or after 3 PM on the day preceding any holiday or any weekend.

9. All existing pavement or concrete to be removed shall be sawcut full-depth along the limits of proposed removal before commencement of the pavement removal.

10. All public right of way areas that are disturbed during construction shall be restored with 4" of topsoil and sod. Seeding will not be permitted in these areas.

11. All paving, subgrade preparation, curbing, and sidewalk construction shall conform to the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" and the “Supplemental Specifications and Recurring Special Provisions”, latest editions.

12. No asphalt work is allowed between November 1st and April 1st without the written permission from the Village Engineer.

13. Any temporary or permanent exterior site fencing, including fencing for dumpster enclosures, requires a separate permit from the Community Development Department. Demolition of existing buildings also requires a separate permit from the Community Development Department.

14. All bituminous concrete used for surface, binder and base courses is to have a Marshall Stability of 1700. All portland cement concrete shall have a minimum compressive strength of 3500 psi at 14 days.

15. Prior to placing any pavement material, the Contractor is responsible for properly preparing and compacting the subgrade. The required proof roll must be witnessed by the village. No pavement material is to be placed on a wet or soft subgrade. If this condition exists, the Contractor is to stop work and immediately notify the village. No additional pavement work shall be done until the problem is corrected.

16. All curbs constructed over a utility trench shall be reinforced with two #5 rebars for a length of 20 feet centered over the trench. Sidewalks shall be treated in the same manner using three #5 rebars.

17. All sewer and water main construction shall be in conformance with the "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.

18. The contractor shall not install any sanitary sewer pipe or structures until he has a copy of the permit and permit drawings issued by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) on the job site. This may also apply to storm sewer and/or detention facilities if included in the MWRD permit.

19. All manholes and valve vaults shall have the “Village of Schaumburg” and “Water,” “Storm Sewer,” or “Sanitary Sewer” cast into the lid. All open lids or grates shall have the words “Drains to River, Dump no Waste” permanently inscribed.

20. Band-seal connectors shall be used to join pipes of different materials.

21. Use CA-6 trench backfill, compacted to 95% of Modified Proctor, under and within a 1:1 slope from the bottom of all pavement, curbs and sidewalk.

22. A water quality device, Stormceptor, CDS, or equivalent, shall be installed as required by the Subdivision and Land Development Ordinance and as shown on the approved plans.

23. All water main pipe 4” and larger shall be ductile iron pipe Class 52 conforming to ANSI A21.51 with cement lining unless otherwise approved by the Village Engineer. 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 200 g/m^2 of pipe surface area. Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5. All water service lines 3” and smaller shall be Type K copper, unless otherwise noted.

24. All water lines are to be pressure tested and chlorinated per the requirements of the Village of Schaumburg. Also, the minimum cover for all water mains and service lines is 5.5 feet.

25. Fire service mains and lead in connections to system risers are required to be completely flushed before making the connection to the sprinkler piping. (NFPA 13, 1999 ED, 10-2.1.) The Fire Prevention Bureau shall be notified 24 hours in advance to witness the flush at 847.985.4452. A separate inspection fee is also required at the time the Land Development Permit is issued.

26. Upon completion of the project, the developer shall provide final "Record Drawings" (1 Mylar sepia reproducible, signed and sealed by the engineer) of all utilities which include the locations and elevations of all mains, service lines, structures, paved areas, site grading, street lights and cables, and curbs. Monuments, as specified in Item #27, shall also be shown. Final record drawings must also include a State Plane coordinate system tie in. In addition to the drawings, an electronic file (in DWG or DGN format) of the record drawings must be submitted on CD-ROM.

27. All plats three acres or larger require concrete monuments complete with the Village of Schaumburg cap and shall be placed at locations to be determined by the Village Engineer. Monuments shall be in accordance with the Subdivision and Land Development Ordinance and shall be shown on the record drawings.

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DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

7 BREW COFFEE

VILLAGE OF SCHAUMBURG, ILLINOIS

VILLAGE OF SCHAUMBURG STANDARD NOTES

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MEJ
DATE:	6/26/26
SCALE:	N.T.S.

SHEET 13 OF 14

MH7BR.SCIL01

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MANHARD CONSULTING STANDARD SPECIFICATIONS

GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean WHO BREW, LLC, which is the person or entity with whom Manhard Consulting has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Manhard Consulting, a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds to the limits of such insurance policies; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Policies shall contain a waiver of subrogation against Manhard and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II. EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed ½ inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASINS, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely blocked and banded and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

AUGER (OPEN BORE)

The CONTRACTOR shall auger (open bore) where noted on PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following:

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.

(2) Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

(3) Extra Strength Clay Sewer Pipe shall conform with ASTM Specification C700 (glazed) with ASTM D1784 type joints conforming to Clow NO-BEL (ESVCP), with flexible gasket meeting ASTM C425 (MWRD only).

Sanitary sewers shall include bedding and backfilling.

MANHOLES

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all tap locations and service box locations, as well as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISERS

Risers shall be constructed in locations as shown on the PLANS and according to the detail.

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

SANITARY SEWER FORCE MAIN

Sanitary sewer force main shall conform to the following:

(1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.

(2) Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 50, minimum 150 psi working pressure with "push on" type joints.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill. Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

WATER MAIN PIPE (3" AND LARGER)

Water main pipe shall conform to the following:

(1) Ductile iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with ANSI/AWWA C104/A21.4, with "push on" type joints.(2)

(2) Polyvinyl Chloride Pipe (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C905 (14-inch thru 48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS

Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER".

VALVE BOXES

Valve boxes shall be constructed in conformance with the standard detail. Valve boxes shall be cast iron extension screw type having lids imprinted with the letters "WATER".

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

The CONTRACTOR shall determine from the JURISDICTIONAL GOVERNING ENTITY as to the exact style, type, and manufacture of corporation stops, ground key stops and services boxes preferred by the JURISDICTIONAL GOVERNING ENTITY and shall furnish same.

SMALL WATER SERVICES (2" DIAMETER OR LESS)

Water services shall be type K copper size as shown on PLANS, and constructed where shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted blue. The CONTRACTOR shall keep accurate records of tap locations and service box locations, as well as the service lengths and furnish same to CLIENT. Water services shall include bedding and backfilling.

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE ENCASEMENT (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene encasement in accordance with ANSI/AWWA C105/A21.5 should soil conditions so warrant its use.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TRACER WIRE

If the distance between valves when installing PVC pipe exceeds 1,000', tracer wire stations will be required for current induction. Tracer wire stations in grass areas will be Rhino TriView Flex Tracing Wire Stations or approved equal. In paved areas, they will be Valvco Tracer Wire Access Box for H20 loading or approved equal.

For open cut construction, using PVC pipe, a continuous, insulated, 12 gauge copper wire suitable for direct burial shall be taped on top of all piping to provide for locating following construction. This wire shall be securely terminated inside every valve vault on stainless steel hardware with an exposed lead of at least 12". A mechanically secure and soldered connection shall be provided for all wire splices. Where construction is by directional drilling or similar trenchless technology the tracer wire shall be 3/16" 7x19 PVC coated stainless steel aircraft cable with minimum breaking strength of 3,700 lbs (Lexco, Chicago, IL). Or Trace-Safe water blocking tracerwire RT series 19 gauge conductor (RT 1802W water, RT 1803W sewer).

Before final approval of any water main, there will be a monitored tracer wire continuity test in order to confirm proper installation of any tracer wire.

D. STORM SEWERS AND APPURTENANCES

STORM SEWER PIPE

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

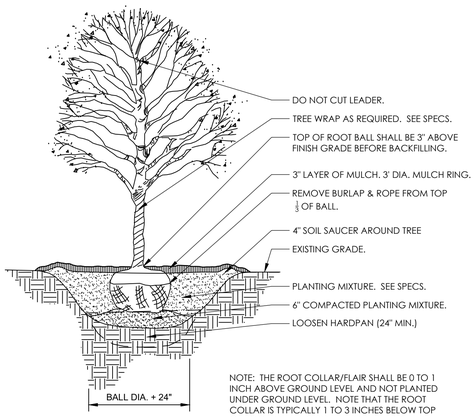
(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

(3) Ductile Iron Pipe (DIP) shall conform to ANSI/AWWA C151/21.5, Class 50 cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

(4) Spiral Rib Metal Pipe Type 1R: 18-inch diameter and greater. Pipe ends shall be re-corrugated and installed with semi-corrugated Hugger type brands and "O" ring gaskets. (Only permitted with Municipality approval and/or when specifically indicated on PLANS).

(5) High Density Polyethylene Pipe (HDPE) Smooth Interior, AASHTO Designation M252 and M294, maximum diameter of 48 inches. Pipe joints and fittings shall be watertight gasketed joints. No band seals will be allowed. (Only permitted in landscape areas with Municipality Approval and/or when specifically indicated on PLANS)

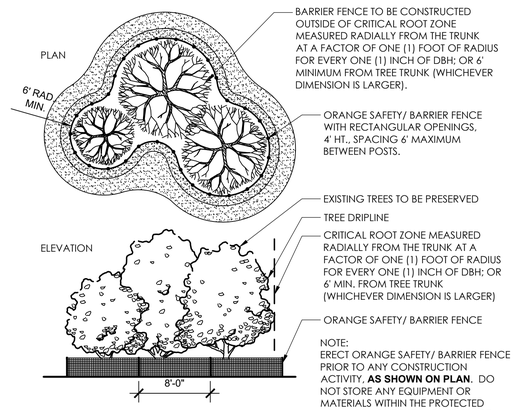
(6) Polypropylene



NOTE: THE ROOT COLLAR/FLAIR SHALL BE 0 TO 1 INCH ABOVE GROUND LEVEL AND NOT PLANTED UNDER GROUND LEVEL. NOTE THAT THE ROOT COLLAR IS TYPICALLY 1 TO 3 INCHES BELOW TOP OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.

1 DECIDUOUS TREE PLANTING

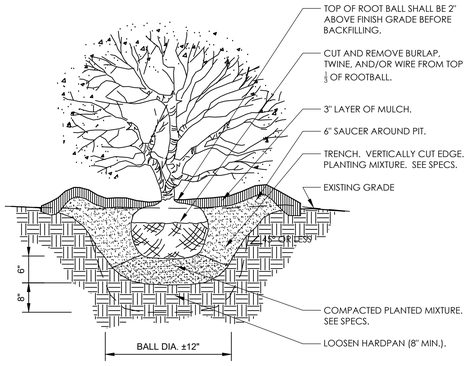
1/4" = 1'-0" 329343.33-20



NOTE:
ERECT ORANGE SAFETY/ BARRIER FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY, **AS SHOWN ON PLAN**. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTED AREA. REMOVE THE BARRIER FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

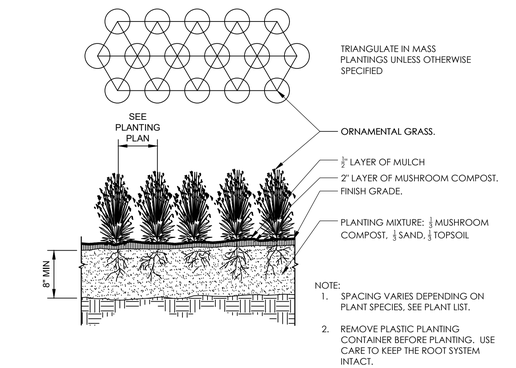
2 TREE PROTECTION PLAN

N.T.S. 320190.33-01



3 SHRUB PLANTING DETAIL

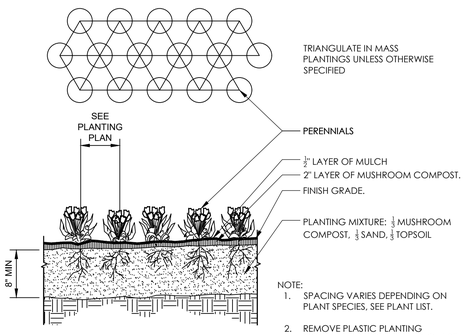
3/4" = 1'-0" 329333.16-05



NOTE:
1. SPACING VARIES DEPENDING ON PLANT SPECIES, SEE PLANT LIST.
2. REMOVE PLASTIC PLANTING CONTAINER BEFORE PLANTING. USE CARE TO KEEP THE ROOT SYSTEM INTACT.

4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 329313-01



NOTE:
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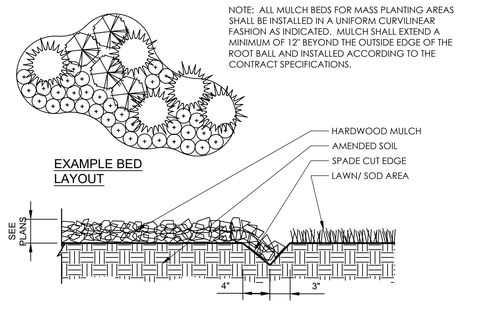
2. REMOVE PLASTIC PLANTING CONTAINER BEFORE PLANTING. USE CARE TO KEEP THE ROOT SYSTEM INTACT.

5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 329313-02



6 CONTINUOUS MULCH EDGING

1" = 1'-0" 329113.26-01

Village of Schaumburg Required Landscaping

PLANTING AREA REQUIREMENTS

Requirement: At least twenty percent (20%) of the lot or parcel being developed shall be green space.

At least forty percent (40%) of the site's landscaping shall be between the building(s) and public or private streets. (1) tree per (750sf) of total green space area required. The overall amount of trees required for the site shall be comprised of not less than ten percent (10%) evergreen, forty percent (40%) ornamental,and fifty percent (50%) shade trees. There shall be at least one (1) shrub planted for every two hundred (200) square feet of total green space area.

Total area = 1.225 acres

Required - 20% of lot area = 10,676 sf (0.245 acres); 14.23 Total Trees, 53.38 Shrubs

On Plan - 17,989 sf total, (13,014 sf (72%) between building and streets) 3 Evergreen Trees (21%), 6 Ornamental Trees (42%), 10 Shade Trees (71%) 65 Trees (including 47 existing), 210 shrubs

STREET TREE REQUIREMENT

Requirement: Street trees shall be required in the public right-of-way and on areas adjacent to private streets in all zoning districts. Trees of at least two and one-half inch (2½") caliper shall be evenly spaced at a minimum of forty feet (40') on center for shade trees and thirty feet (30') on center for columnar and ornamental trees.
Barrington Rd: 385 LF / 40 = 9 Trees
Required- 9 Trees
On Plan - 9 Trees

FOUNDATION PLANTING REQUIREMENT

Requirement: A landscaping area a minimum of ten feet (10') in width shall be located around the perimeter of all buildings up to three (3) stories or thirty feet (30') in height. Foundation landscaping shall be provided along the entire length of all building facades except where sidewalks and driveways provide access to the building or where fire department connections are necessary. Such landscaping shall be comprised of a combination of shade trees, ornamental trees, evergreens, shrubs, groundcovers, perennials and, in permitted natural landscaping areas, native prairie, woodland wildflowers, low grasses and sedges.

On Plan - Plantings where site plan allows due to QSR layouts

PARKING LOT LANDSCAPING REQUIREMENT

Requirement: One (1) tree shall be provided for every one hundred twenty (120) square feet of landscaping area in a standard island, or one (1) tree for every one hundred eighty (180) square feet of landscaping area in an expanded island.

Total Parking Lot Islands = 6
4 Double Islands = 2 Trees per island
2 Single Islands = 1 Tree per island
Required - 10 trees
On Plan - 10 trees

PARKING LOT PERIMETER REQUIREMENT

Requirement: All parking areas shall be screened from adjacent roadways using shrubs or shrubs with perennials and/or berms. The screening plantings in the parking lot perimeter landscaping shall be comprised of not less than thirty percent (30%) evergreen shrubs, and seventy percent (70%) deciduous shrubs which are capable of achieving a height of thirty-six inches (36"). At least one (1) tree for every thirty-five (35) linear feet of parking lot adjacent to the street shall be provided between the parking lot and the street. Of the total number of ornamental and shade trees provided, not less than forty percent (40%) shall be ornamental, and fifty percent (50%) shall be shade trees.

Total Parking adjacent to street = 100 LF
Deciduous shrubs required = 25 x 0.7 = 18
Evergreen shrubs required = 25 x 0.3 = 7

Required - 3 trees , 18 deciduous shrubs, 7 evergreen shrubs
On Plan - 3 trees, 18+ deciduous shrubs, 7+ evergreen shrubs. Drive thru and parking screened with continuous hedge

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
		9	EXISTING TREE TO BE REMOVED			
		47	EXISTING TREE TO REMAIN			
DECIDUOUS TREES						
	AM	2	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2.5" Cal.	B&B
	GS	4	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2.5" Cal.	B&B
	ZS	2	Zelkova serrata	Japanese Zelkova	2.5" Cal.	B&B
EVERGREEN TREES						
	JB	3	Juniperus virginiana 'Burkii'	Burk Eastern Redcedar	6` Ht.	B&B
ORNAMENTAL TREES						
	AG4	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6` Ht.	B&B
DECIDUOUS SHRUBS						
	CF	44	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	24" Ht.	Pot
	FN	23	Forsythia x intermedia `Nimbus`	Show Off® Sugar Baby® Dwarf Forsythia	5 gal.	
	PD	42	Physocarpus opulifolius 'Donna May'	Little Devil™ Dwarf Ninebark	24" Ht.	Pot
	PP	6	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry	3 gal.	
	R3	14	Rosa x 'Radrazz'	Knock Out® Shrub Rose	24" Ht.	Pot
EVERGREEN SHRUBS						
	JP	15	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	24" Ht.	Pot
	TD2	40	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	24" Ht.	Pot
	TW	24	Thuja occidentalis `Woodwardii`	Woodward Arborvitae	24" Ht.	Pot
ORNAMENTAL GRASSES						
	PS	29	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot
	PH	8	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	
SYMBOL			**BOTANICAL NAME**	**COMMON NAME**		
EXISTING SHRUB AREAS						
			Hemerocallis fulva 'Kwanso'	Daylily		
			Juniperus chinensis 'Sea Green'	Sea Green Juniper		
			Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac		
			Syringa x chinensis	Chinese Lilac		
SYMBOL	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
GROUND COVERS						
		11,691 sf	TURF - SOD			
PERENNIALS						
	NW	47	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
3. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
4. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

LICENSED LANDSCAPE ARCHITECT
MYLES URBANO ABURTO
157-001848
STATE OF ILLINOIS

SEAL Date: XX/XX/XX

Myles Urbano Aburto, ASLA, PLA
Illinois Registered Landscape Architect
157-001848
Expires 08/31/2027

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DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	JCC

Manhard CONSULTING
1 East Wacker Drive, Suite 2700, Chicago, IL 60601 ph.312.824.3801 fx.847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

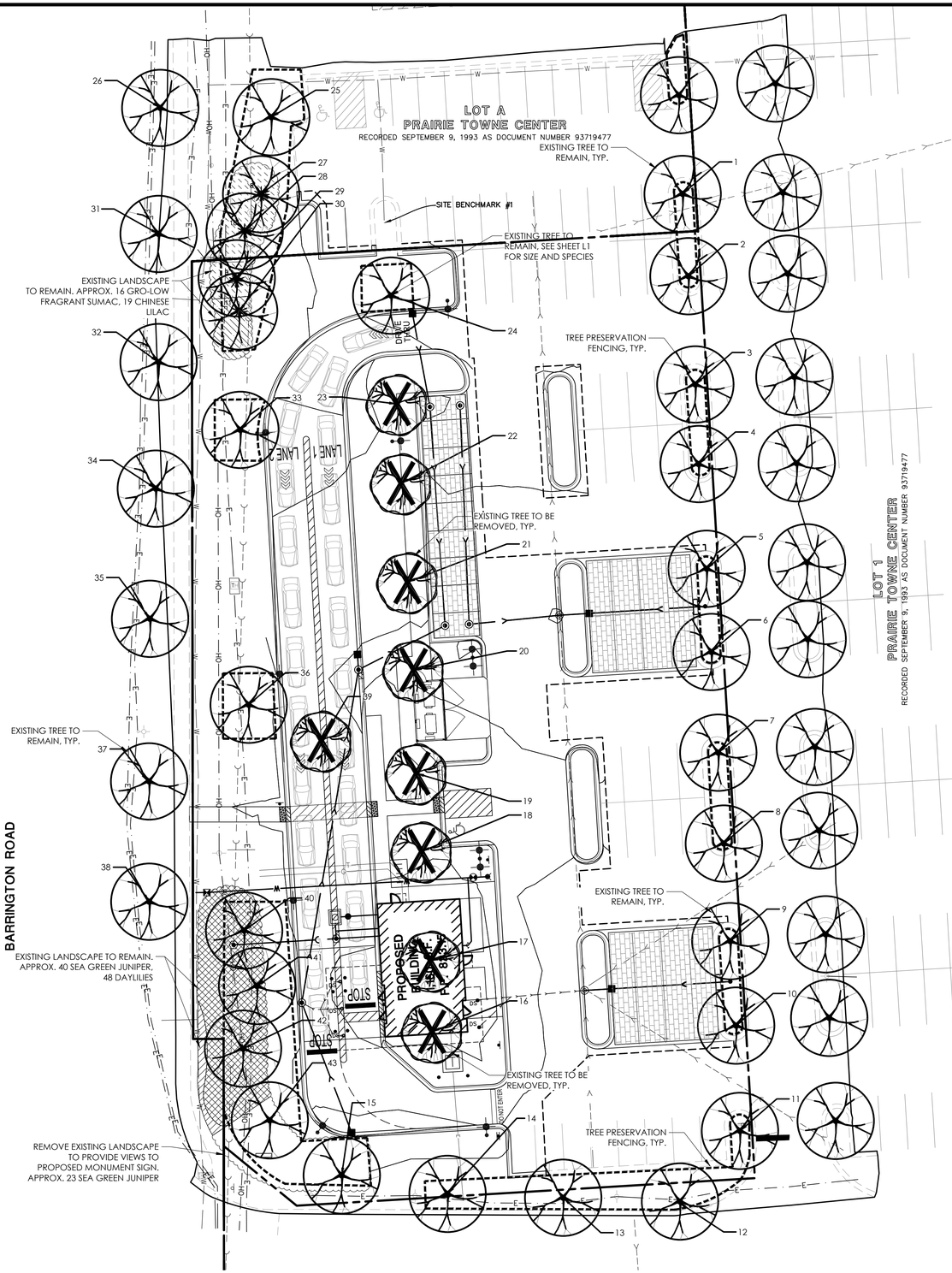
181 BARRINGTON ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS
COVER SHEET AND LANDSCAPE SUMMARY

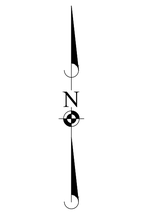
PROJ. MGR.:	MA
PROJ. ASSOC.:	MA
DRAWN BY:	MR
DATE:	6/26/26
SCALE:	AS NOTED

SHEET
L0 OF L3
7BRSCIL01

FOR REVIEW

September 15, 2026 - 11:10 Dwg. Name: \\chelli-ricks.com\chelli-data\Projects\Midwest\1.vonbonn\7Brsc001\dwg\1.vonbonn\02-Final\01- Final Landscape Plan.dwg Updated By: mmburto





PLANT SCHEDULE		
SYMBOL	**BOTANICAL NAME**	**COMMON NAME**
EXISTING SHRUB AREAS		
	Hemerocallis fulva 'Kwanso'	Daylily
	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
	Syringa x chinensis	Chinese Lilac

TREE INVENTORY

181 Barrington Road
Schaumburg, Cook County, Illinois

RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged per the Schaumburg **ordinance.**
3) Dead trees and invasive shrubs were not tagged
4) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TOTAL TREE COUNT: 43

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	PROPOSED ACTION	REQ'D MITIGATION
1	*Ulmus sp.*	Elm	4	1	TO REMAIN	0
2	*Ulmus sp.*	Elm	4	1	TO REMAIN	0
3	*Gleditsia triacanthos*	Honey Locust	4	1	TO REMAIN	0
4	*Gleditsia triacanthos*	Honey Locust	4	1	TO REMAIN	0
5	*Acer rubrum*	Red Maple	3	1	TO REMAIN	0
6	*Acer rubrum*	Red Maple	3	1	TO REMAIN	0
7	*Ulmus sp.*	Elm	4	1	TO REMAIN	0
8	*Gleditsia triacanthos*	Honey Locust	2	4	TO REMAIN	0
9	*Ulmus sp.*	Elm	3	1	TO REMAIN	0
10	*Acer rubrum*	Red Maple	2	1	TO REMAIN	0
11	*Gleditsia triacanthos*	Honey Locust	3	4	TO REMAIN	0
12	*Gleditsia triacanthos*	Honey Locust	11	1	TO REMAIN	0
13	*Gleditsia triacanthos*	Honey Locust	3	4	TO REMAIN	0
14	*Gleditsia triacanthos*	Honey Locust	11	1	TO REMAIN	0
15	*Gleditsia triacanthos*	Honey Locust	11	1	TO REMAIN	0
16	*Celtis Occidentalis*	Hackberry	4	1	TO BE REMOVED	0
17	*Celtis Occidentalis*	Hackberry	4	1	TO BE REMOVED	0
18	*Acer rubrum*	Red Maple	3	1	TO BE REMOVED	0
19	*Celtis Occidentalis*	Hackberry	3	1	TO BE REMOVED	0
20	*Ulmus sp.*	Elm	4	1	TO BE REMOVED	0
21	*Acer rubrum*	Red Maple	2	1	TO BE REMOVED	0
22	*Celtis Occidentalis*	Hackberry	3	3	TO BE REMOVED	0
23	*Celtis Occidentalis*	Hackberry	4	4	TO BE REMOVED	0
24	*Celtis Occidentalis*	Hackberry	3	1	TO REMAIN	0
25	*Acer saccharum*	Sugar Maple	10	3	TO REMAIN	0
26	*Malus sp.*	Crab Apple	10	1	TO REMAIN	0
27	*Pinus nigra*	Austrian Pine	8	2	TO REMAIN	0
28	*Pinus nigra*	Austrian Pine	22	1	TO REMAIN	0
29	*Pinus nigra*	Austrian Pine	10	3	TO REMAIN	0
30	*Pinus nigra*	Austrian Pine	14	3	TO REMAIN	0
31	*Malus sp.*	Crab Apple	2	2	TO REMAIN	0
32	*Malus sp.*	Crab Apple	8	2	TO REMAIN	0
33	*Acer platanoides*	Norway Maple	14	1	TO REMAIN	0
34	*Malus sp.*	Crab Apple	3	2	TO REMAIN	0
35	*Malus sp.*	Crab Apple	11	2	TO REMAIN	0
36	*Gleditsia triacanthos*	Honey Locust	3	4	TO REMAIN	0
37	*Malus sp.*	Crab Apple	12	2	TO REMAIN	0
38	*Malus sp.*	Crab Apple	9	2	TO REMAIN	0
39	*Gleditsia triacanthos*	Honey Locust	3	3	TO BE REMOVED	0
40	*Malus sp.*	Crab Apple	2	2	TO REMAIN	0
41	*Malus sp.*	Crab Apple	2	1	TO REMAIN	0
42	*Pyrus calleryana*	Ornamental Pear	4,6	2	TO REMAIN	0
43	*Malus sp.*	Crab Apple	2,2,3,3,3	2	TO REMAIN	0

DRAWN BY	REVISIONS	DATE
JCC	REVISED PER VILLAGE REVIEW	9-14-26

Manhard CONSULTING
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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
p:312.894.0095 manhard.com

181 BARRINGTON ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS
TREE PRESERVATION

PROJ. MGR.:	MA
PROJ. ASSOC.:	MA
DRAWN BY:	MR
DATE:	6/26/26
SCALE:	1"=20'

SHEET
L1 OF L3
7BRSCIL01

FOR REVIEW

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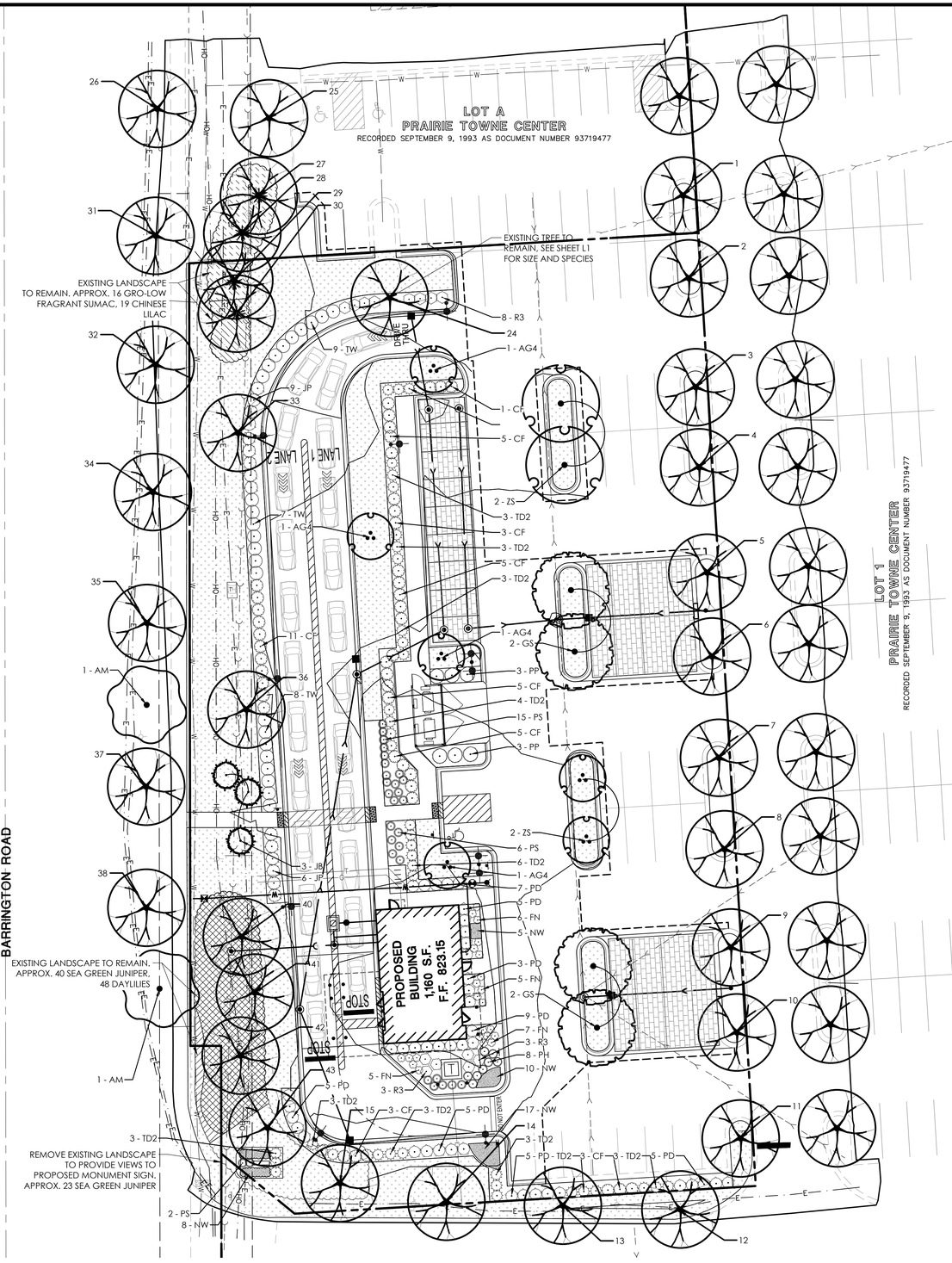
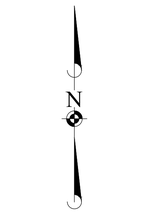
September 15, 2026 - 11:10 Date Name: \\Manh-hqfs2.com\Manh-data\Projects\Midwest\Lombard\7Brscil01\Data\Condition\V02-Final\L01- Final Landscape Plan.dwg Updated By: amilburn





0 10 20 40

SCALE: 1"=20'

PLANT SCHEDULE

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	TW	24	Thuja occidentalis `Woodwardii`	Woodward Arborvitae	24" Ht.	Pot
ORNAMENTAL GRASSES						
	PS	29	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot
	PH	8	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	
SYMBOL			**BOTANICAL NAME**	**COMMON NAME**		
EXISTING SHRUB AREAS						
			Hemerocallis fulva 'Kwanso'	Daylily		
			Juniperus chinensis 'Sea Green'	Sea Green Juniper		
			Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac		
			Syringa x chinensis	Chinese Lilac		
SYMBOL	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
GROUND COVERS						
		11,691 sf	TURF - SOD			
PERENNIALS						
	NW	47	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot

DRAWN BY	REVISIONS	DATE
JCC	REVISED PER VILLAGE REVIEW	9-14-26

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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181 BARRINGTON ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.: MA
PROJ. ASSOC.: MA
DRAWN BY: MR
DATE: 6/26/26
SCALE: 1"=20'

SHEET
L2 OF L3
7BRSCIL01

FOR REVIEW

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September 15, 2026 - 11:10 Plan Name: \\shell-hicks.com\shell-data\Projects\Midwest\Chicago\178-003\Dwg\Design\02-Final\01- Final Landscape Plan.dwg Updated By: mahurtis

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

A. PROVIDE TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS AS SHOWN AND SPECIFIED. THIS WORK INCLUDES:
1. SPREADING OF TOPSOIL OR SOIL PREPARATION
2. TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS
3. PLANTING MIXES
4. MULCH AND PLANTING ACCESSORIES
5. FERTILIZER AND HERBICIDE
6. MAINTENANCE
7. WARRANTY OF PLANT MATERIAL

B. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BIDDING AND REPORT ANY DISCREPANCIES TO THE OWNER OR HIS/HER REPRESENTATIVE.

1-02 QUALITY ASSURANCE:

A. COMPLY WITH SITE WORK REQUIREMENTS

B. PLANT NAMES INDICATED MUST COMPLY WITH 'STANDARDIZED PLANT NAMES' AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES WHICH ARE NOT LISTED SHOULD CONFORM WITH THOSE GENERALLY ACCEPTED BY THE NURSERY TRADE. STOCK SHOULD BE LEGIBLY TAGGED.

C. ALL PLANT MATERIALS SHALL CONFORM TO THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ASNS), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, D.C.

D. ALL PLANT MATERIAL SHALL BE GROWN AND SUPPLIED WITHIN A 50 MILE RADIUS OF THE PROJECT FOR A MINIMUM OF TWO FULL GROWING SEASONS.

E. ADHERE TO SIZING REQUIREMENTS AS LISTED IN THE PLANT LIST AND/OR BID FORM FOR THE PROJECT. A PLANT SHALL BE MEASURED IN ITS NATURAL STANDING POSITION.

F. STOCK THAT IS FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE SHOWN. WITH PERMISSION OF THE LANDSCAPE ARCHITECT, SUBSTITUTION FROM THE SPECIFIED PLANT LIST WILL BE ACCEPTED ONLY WHEN SATISFACTORY EVIDENCE IN WRITING IS SUBMITTED TO THE LANDSCAPE ARCHITECT, SHOWING THAT THE PLANT SPECIFIED IS NOT AVAILABLE. REQUESTS FOR APPROVAL OF SUBSTITUTE PLANT MATERIAL SHALL INCLUDE COMMON AND BOTANICAL NAMES AND SIZE OF SUBSTITUTE MATERIAL. ONLY THOSE SUBSTITUTIONS OF AT LEAST EQUIVALENT SIZE AND CHARACTER TO THAT OF THE SPECIFIED MATERIAL WILL BE APPROVED. STOCK WHICH IS LARGER THAN THAT WHICH IS SPECIFIED IS ACCEPTABLE WITH PERMISSION OF THE LANDSCAPE ARCHITECT, PROVIDING THERE IS NO ADDITIONAL COST AND THAT THE LARGER PLANT MATERIAL WILL NOT BE CUT DOWN IN ORDER TO CONFORM TO THE SIZE INDICATED.

G. ALL SHRUBS SHALL BE DENSE IN FORM. SHRUB LINERS DO NOT MEET THESE SPECIFICATIONS. SHRUBS SPECIFIED BY HEIGHT SHALL HAVE A SPREAD THAT IS EQUAL TO THE HEIGHT MEASUREMENT. SHRUBS WHICH ARE SPECIFIED BY SPREAD SHALL EXHIBIT THE NATURAL GROWTH HABIT OF THE PLANT BY HAVING A GREATER SPREAD THAN HEIGHT.

H. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO INSPECT PLANT MATERIAL FOR SIZE AND CONDITION OF ROOT SYSTEMS, THE PRESENCE OF INSECTS AND DISEASES, INJURIES AND LATENT DEFECTS (DUE TO CONTRACTOR NEGLIGENCE OR OTHERWISE), AND TO REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING PROGRESS OF THE PROJECT.

I. CONTAINER GROWN DECIDUOUS AND/OR EVERGREEN SHRUBS WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED SHRUBS SUBJECT TO SPECIFIED LIMITATIONS FOR CONTAINER GROWN STOCK. SIZE OF CONTAINER GROWN MATERIAL MUST CONFORM TO SIZE/HEIGHT REQUIREMENTS OF PLANT LIST.

1-03 DELIVERY, STORAGE & HANDLING:

A. FERTILIZER SHALL BE DELIVERED IN ORIGINAL, UNOPENED AND UNDAMAGED PACKAGING. CONTAINERS SHALL DISPLAY WEIGHT, ANALYSIS AND MANUFACTURER'S NAME. STORE FERTILIZER IN A MANNER THAT WILL PREVENT WETTING AND DETERIORATION.

B. TAKE ALL PRECAUTIONS CUSTOMARY CONCERNING PROPER TRADE PRACTICE IN PREPARING PLANTS FOR TRANSPORT. PLANTS SHALL BE DUG, PACKED AND TRANSPORTED WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL, THE CERTIFICATE SHALL BE FILED WITH THE LANDSCAPE ARCHITECT . ALL PLANTS MUST BE PROTECTED FROM DRYING OUT. IF PLANT MATERIAL CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SAID MATERIAL SHOULD BE PROPERLY PROTECTED IN A MANNER THAT IS ACCEPTABLE TO THE LANDSCAPE ARCHITECT . HEELED-IN PLANTS MUST BE WATERED DAILY. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD STRIP BARK OR BREAK OR SHEAR BRANCHES.

C. PLANT MATERIAL TRANSPORTED ON OPEN VEHICLES SHOULD BE COVERED WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

D. DRY, LOOSE TOPSOIL SHALL BE PROVIDED FOR PLANTING BED MIXES. MUDDY OR FROZEN TOPSOIL IS UNACCEPTABLE AS WORKING WITH MEDIUM IN THIS CONDITION WILL DESTROY ITS STRUCTURE, MAKING ROOT DEVELOPMENT MORE DIFFICULT.

1-04 PROJECT CONDITIONS:

A. NOTIFY LANDSCAPE ARCHITECT AT LEAST SEVEN (7) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.

B. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING ABOVE AND BELOW GROUND UTILITIES. UTILITIES CAN BE LOCATED AND MARKED (IN ILLINOIS) BY CALLING J.U.L.I.E. AT (800)892-0123.

C. THE CONTRACTOR SHALL PROVIDE, AT HIS/HER OWN EXPENSE, PROTECTION AGAINST TRESPASSING AND DAMAGE TO SEEDED AREAS, PLANTED AREAS, AND OTHER CONSTRUCTION AREAS UNTIL THE PRELIMINARY ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE BARRICADES, TEMPORARY FENCING, SIGNS, AND WRITTEN WARNING OR POLICING AS MAY BE REQUIRED TO PROTECT SUCH AREAS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE OWNER AFTER SUCH WARNING HAS BEEN ISSUED.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF CROWNS, TRUNKS AND ROOTS OF EXISTING TREES, PLUS SHRUBS, LAWNS, PAVED AREAS AND OTHER LANDSCAPED AREAS THAT ARE TO REMAIN INTACT. EXISTING TREES, WHICH MAY BE SUBJECT TO CONSTRUCTION DAMAGE, SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED BEFORE ANY WORK IS STARTED. THE OWNER DESIRES TO PRESERVE THOSE TREES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION EXCEPT THOSE SPECIFICALLY INDICATED TO BE REMOVED ON THE DRAWINGS. THE CONTRACTOR SHALL ERECT PROTECTIVE TREE FENCING AND TREE ARMOR AT LOCATIONS INDICATED ON THE DRAWINGS AND AROUND ALL TREES ON SITE WHICH ARE TO BE PRESERVED. PROTECTIVE FENCING SHALL BE ERECTED BETWEEN THE LIMITS OF CONSTRUCTION AND ANY TREE PRESERVATION AREAS SHOWN ON THE DRAWINGS.

E. A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF SIZES, QUANTITIES AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS AND ON THE BID FORM. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

1-05 PRELIMINARY ACCEPTANCE:

A. ALL PLANTINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 90 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HIS/HER REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: MOWING AND EDGING TURF, PULLING WEEDS, WATERING TURF AND PLANT MATERIAL AND ANNUAL FLOWER MAINTENANCE.

1-06 WARRANTY:

A. ALL PLANT MATERIAL (EXCLUDING ANNUAL COLOR), SHALL BE WARRANTEED FOR ONE (1) YEAR AFTER THE END OF THE 90 DAY MAINTENANCE PERIOD. THE END OF THE MAINTENANCE PERIOD IS MARKED BY THE FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK BY THE OWNER OR HIS/HER REPRESENTATIVE. PLANT MATERIALS WILL BE WARRANTEED AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTROL OF THE CONTRACTOR. THE WARRANTY COVERS A MAXIMUM OF ONE REPLACEMENT PER ITEM.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. ONLY SOUND, HEALTHY, VIGOROUS PLANTS WHICH ARE FREE FROM SUNSCALD INJURIES, DISFIGURING KNOTS, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION SHALL BE PROVIDED. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN PATCHES.
1. BALLED AND BURLAPPED PLANTS SHALL HAVE A FIRM NATURAL BALL OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS A ROOT SYSTEM NECESSARY FOR A FULL RECOVERY OF THE PLANT. ROOT BALL SIZES SHALL COMPLY WITH THE LATEST EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ASNS). ROOT BALLS THAT ARE CRACKED OR MUSHROOMED ARE UNACCEPTABLE.
2. CONTAINER GROWN STOCK SHOULD BE GROWN FOR AN AMOUNT OF TIME THAT IS OF SUFFICIENT LENGTH FOR THE ROOT SYSTEM TO HAVE DEVELOPED ENOUGH TO HOLD ITS SOIL TOGEHTER, FIRM AND WHOLE. PLANTS WILL NOT BE LOOSE IN THEIR CONTAINERS, NOR SHALL THEY BE POT-BOUND AND ALL CONTAINER GROWN STOCK WILL COMPLY WITH THE SIZES STATED ON THE PLANT LIST.
3. NO EVIDENCE OF WOUNDS OR PRUNING CUTS SHALL BE ALLOWED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
4. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND. THE HEIGHT OF EVERGREEN TREES ARE DETERMINED BY MEASURING FROM THE GROUND TO THE FIRST LATERAL BRANCH CLOSEST TO THE TOP. HEIGHT AND/OR WIDTH OF OTHER TREES ARE MEASURED BY THE MASS OF THE PLANT NOT THE VERY TIP OF THE BRANCHES.
5. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST. THE HEIGHT MEASUREMENT SHALL BE TAKEN FROM GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT, NOT THE LONGEST BRANCH. SINGLE STEM OR THIN PLANTS WILL NOT BE ACCEPTED. SIDE BRANCHES SHALL BE FLUSHED WITH GROWTH AND HAVE GOOD FORM TO THE GROUND. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES OR OTHER ROOT OR BRANCH INJURIES.

2-02 ACCESSORIES:

A. TOPSOIL:
1. TOPSOIL SHALL BE FERTILE, NATURAL TOPSOIL OF A LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL. TOPSOIL SHALL BE REASONABLY FREE FROM CLAY, LUMPS, COARSE SAND, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS WITH A PH BETWEEN 6.5 TO 7.0.

B. TOPSOIL FOR SEED AREAS SHALL BE A MINIMUM OF 6".

C. SOIL AMENDMENTS SHALL BE AS FOLLOWS:
1. FOR TREES AND SHRUBS THE PLANT PIT WILL BE BACKFILLED WITH PULVERIZED BLACK DIRT.
2. FOR PERENNIALS AND ORNAMENTAL GRASSES THE SOIL MIXTURE WILL BE AS FOLLOWS: CM-63 GENERAL PURPOSE PEAT BASED MIX AS SUPPLIED BY MIDWEST TRADING. TOP BEDS WITH 8" OF CM-63 AND TILL INTO EXISTING BEDS TO A DEPTH OF 8". SOIL MIXTURES ARE AVAILABLE FROM MIDWEST TRADING. MIDWEST TRADING, ST. CHARLES, IL 60174 (630) 365-1990

D. FERTILIZER:
1. FOR TREES AND SHRUBS USE: 14-4-6 BRIQUETTES 17 G OR EQUIVALENT AVAILABLE FROM ARTHUR CLESEN, INC. FOLLOW MANUFACTURER'S RECOMMENDATION FOR APPLICATION. ARTHUR CLESEN, INC. 543 DIENS DRIVE, WHEELING, IL 60090 (847)537-2177
2. FOR TURF AREAS USE 6-24-16 CLESEN FAIRWAY WITH MICRONUTRIENTS WITH MINOR ELEMENTS 3.0 % S, .02% B, .05% CU, 1.0% FE, .0006% MO, .10% MN AVAILABLE FROM ARTHUR CLESEN OR APPROVED EQUAL.

E. HERBICIDE:
1. ROUND-UP OR APPROVED EQUAL

F. MULCH:
1. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK WHICH HAS BEEN SCREENED AND IS FREE OF ANY GREEN FOLIAGE, TWIGS, ROCKS, SAWDUST, WOOD SHAVINGS, GROWTH OR GERMINATION INHIBITING INGREDIENTS, OR OTHER FOREIGN MATERIALS. BARK MULCH IS AVAILABLE FROM MIDWEST TRADING.
2. MUSHROOM COMPOST AS AVAILABLE FROM MIDWEST TRADING.

G. WATER:
1. WATER SERVICE WILL BE AVAILABLE ON THE SITE, WITH THE COST OF WATER BEING PAID BY THE OWNER. TRANSPORTING OF THE WATER FROM THE SOURCE TO THE WORK AREAS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ALL NECESSARY HOSE, PIPING, TANK TRUCK, ETC. SHALL BE SUPPLIED BY THE LANDSCAPE CONTRACTOR.

H. GUYING:
1. STAKES: 5/8" X 40" STEEL EYE ANCHOR WITH 4" HELIX
2. CABLE:
a. TREES UNDER 5": FLEXIBLE 1/8" GALVANIZED AIRCRAFT CABLE, 7X7 STRAND OR APPROVED EQUAL
b. TREES 5" AND OVER: FLEXIBLE 3/16" GALVANIZED AIRCRAFT CABLE, 7X7 STRAND OR APPROVED EQUAL.
3. TURNBUCKLES: 5/16", EYE AND EYE, WITH 4" TAKEUP.
4. HOSE: NEW TWO-PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D.

I. TREE WRAP: BURLAP TREE WRAP 4" WIDE.

J. TWINE: SOFT NURSERY JUTE.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS OF INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3-02 PREPARATION:

A. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF 'HORTICULTURE STANDARDS OF NURSERYMEN, INC.' AND AS DETAILED ON THESE DRAWINGS.

B. PLANTING SHALL BE PERFORMED BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

C. ALL UNDERGROUND UTILITIES MUST BE LOCATED AND MARKED CLEARLY.

D. APPLY ROUND-UP OR APPROVED EQUIVALENT TO KILL ANY EXISTING VEGETATION IN ALL AREAS TO BE PLANTED. CONFIRM LENGTH OF WAITING PERIOD BETWEEN CHEMICAL APPLICATION AND PLANT INSTALLATION WITH MANUFACTURER. DO NOT BEGIN PLANTING OPERATIONS UNTIL PRESCRIBED POST-APPLICATION WAITING PERIOD HAS ELAPSED. TAKE EXTREME CARE TO AVOID CHEMICAL DRIFT TO ADJOINING PROPERTIES OF LANDSCAPE PLANTINGS.

E. PRIOR TO ALL PLANTING, ROTOTILL ALL AREAS TO BE LANDSCAPED TO PREPARE FOR PLANT INSTALLATION TO A MINIMUM DEPTH OF 12". ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOUR. CHANGES IN GRADE ARE TO BE GRADUAL. BLEND SLOPES INTO LEVEL AREAS. REMOVE ALL DEBRIS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM AREAS TO BE PLANTED. REMOVE ALL CONCRETE SLAG LARGER THAN 2" IN DIAMETER.

F. TOPSOIL SHALL BE SPREAD OVER THE SITE AT A MINIMUM DEPTH OF 6". FOR THOSE AREAS WHICH ARE INDICATED AS PRAIRIE OR NATURAL AREAS ON THE DRAWINGS, A TOPSOIL DEPTH OF 18" IS RECOMMENDED WHERE POSSIBLE.

G. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PREPARE ALL SEEDED AREAS BY DISKING AND RAKING PRIOR TO PLANTING SEED. SOIL SHALL BE LOOSENED AND SCARIFIED TO A MINIMUM DEPTH OF 6". FINE GRADING OF ALL SEEDED AREAS IS REQUIRED. MAXIMUM SIZE OF STONE OR TOPSOIL LUMP IS 1".

H. LOCATE ALL PLANT MATERIAL AS INDICATED OR AS APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT. IF OBSTRUCTIONS ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THE DRAWINGS, THEN DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED.

I. PLANTING HOLES SHALL BE CONSTRUCTED AS SHOWN ON THE PLANTING DETAILS. HOLES SHALL BE HAND DUG OR MACHINE DUG. GREAT CARE WILL BE TAKEN TO NOT EXCAVATE THE HOLE DEEPER THAN THE ROOT BALL AND THE DIAMETER SHALL BE A MINIMUM OF TWO TIMES THE ROOT BALL WIDTH. REMOVE ANY MATERIALS ENCOUNTERED IN EXCAVATION THAT MAY BE INJURIOUS TO PLANT GROWTH, INCLUDING STONES LARGER THAN 2" IN DIAMETER OR OTHER DEBRIS. SOIL TO BE USED AS BACKFILL SHOULD BE PULVERIZED.

J. PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND ROOT SYSTEMS AND ROOT BALLS OF THE PLANTS. THE MIXTURES ARE OUTLINED IN SECTION B OF PART 2-02.

K. PRIOR TO PLANTING, PROVIDE ADDITIONAL TOPSOIL TO ALL PLANTING BEDS TO BRING THE FINISH GRADE OF THE BED TO 2" ABOVE LAWN GRADE AND TO FINISH GRADE OF ADJACENT HARD SURFACE GRADES.

L. ADD 2" THICKNESS OF MUSHROOM COMPOST TO ALL ANNUAL, PERENNIAL AND GROUNDCOVER BEDS. FINISH GRADE BED AND INSTALL PLANTS.

3-03 PLANTING PROCEDURES:

A. SET PLANT MATERIAL IN THE PLANTING HOLE TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT AND PLUMB. SET PLANT MATERIAL 2" ABOVE THE ADJACENT FINISH GRADE. REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE TREATED BURLAP (GREEN). CUT AND REMOVE OR CUT AND FOLD DOWN UPPER HALF OF WIRE BASKET, DEPENDENT UPON TREE SIZE. BACKFILL HOLE BY FIRMLY TAMPING SOIL TO AVOID ANY AIR POCKETS OR VOIDS.

B. SET BALLED AND BURLAPPED PLANTS IN THE PLANTING HOLE AND COMPACT 8" OF SOIL AROUND THE BASE OF THE BALL. BACKFILL REMAINING SPACE WITH PLANTING MIXTURE. WATER PLANTS IMMEDIATELY AFTER PLANTING TO ELIMINATE ALL VOIDS AND THOROUGHLY SOAK THE PLANT ROOT BALL.

C. SPACE GROUNDCOVER PLANTS ACCORDING TO DIMENSIONS GIVEN ON THE PLANS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED NUMBER OF PLANTS. PLANT TO WITHIN 18" OF THE TRUNKS OF TREES AND SHRUBS OR AT THE EDGE OF THE PLANT BALL, WHICHEVER IS CLOSEST. PLANT TO WITHIN 12" OF EDGE OF BED.

D. MULCHING:
1. INSTALL 4" DEPTH OF MULCH AROUND ALL TREE AND SHRUB BEDS AS INDICATED ON DRAWINGS OR PLANTING DETAILS. MULCH SHRUB PLANTING AREAS AS CONTINUOUS BEDS. DO NOT PLACE MULCH DIRECTLY AGAINST TREE TRUNK; FORM MULCH TO CREATE AN INVERTED CONE AROUND TRUNK.
2. MULCH PERENNIAL, GROUNDCOVER AND ANNUAL PLANTING BEDS WITH 2" MUSHROOM COMPOST. WATER MULCHED AREAS THOROUGHLY AFTER PLACING MULCH.

E. TREE WRAPPING IS NOT REQUIRED, UNLESS THE CONTRACTOR FEELS IT IS NECESSARY DUE TO CHARACTERISTICS OF A PARTICULAR SPECIES OR PAST EXPERIENCE WITH THE SPECIES. THE LANDSCAPE ARCHITECT WILL BE NOTIFIED AS TO WHICH TREES ARE TO BE WRAPPED AND SHALL INSPECT THE TRUNK(S) BEFORE WRAPPING. TREE WRAP WILL NOT BE USED TO COVER DAMAGE OR DEFECTS. WHEN WRAPPING IS DONE, TRUNKS WILL BE WRAPPED SPIRALLY WITH APPROVED TREE WRAPPING TAPE THAT IS NOT LESS THAN 4" WIDE, AND SECURELY TIED WITH SUITABLE CORD AT THE TOP, BOTTOM AND 2" INTERVALS ALONG THE TRUNK. WRAP FROM GROUND TO THE HEIGHT OF THE FIRST BRANCH.

F. STAKING AND GUYING OF TREES IS OPTIONAL. IF THE CONTRACTOR CHOOSES TO STAKE ALL OR PART OF THE TREES, HE/SHE SHALL USE THE METHOD SPECIFIED IN THE PLANTING DETAILS. ONE (1) STAKE IS TO BE USED ON TREES OF 1" CALIPER AND UNDER, OR 4' HEIGHT AND UNDER. TWO (2) STAKES ARE TO BE USED ON TREES OF 1" TO 2 3/4" CALIPER. GUY TREES OF 3" CALIPER OR LARGER AT THREE (3) PER TREE. THE ROOT BALL WILL NOT BE PIERCED WITH A STAKE. STAKES ARE TO BE DRIVEN AT LEAST EIGHTEEN (18) INCHES INTO SUBSOIL BELOW THE PLANTING HOLE. STAKES AND WIRE ATTACHMENTS SHALL BE REMOVED AFTER THREE MONTHS FOR SPRING PLANTED MATERIAL AND BY THE FOLLOWING MAY FOR FALL PLANTED STOCK BY THE CONTRACTOR. STAKING AND GUYING SHOULD BE DONE IMMEDIATELY AFTER LAWN SEEDING OR SODDING OPERATIONS.

G. SEEDING OF SPECIFIED LAWN AREAS WHERE SOD IS NOT SPECIFIED ON PLANS WILL BE TREATED AS FOLLOWS:
1. TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF 6" WHEN COMPACTED (TO BE PERFORMED BY OTHERS).
2. SEED MIXTURE AND APPLICATION RATE - USE FIELD OF DREAMS GAMEDAY SEED MIX (70% BLUEGRASS / 30% RYEGRASS) AS SUPPLIED BY NATIONAL SEED. APPLY AT A RATE OF 3-4 LBS./1000 S.F.
3. APPLY FERTILIZERS AND CONDITIONERS AT THE RATE SPECIFIED PER SOIL TEST FINDINGS. IN LIEU OF SOIL TEST RESULTS, APPLY TWO (2) TONS OF GROUND AGRICULTURAL LIMESTONE AND 1000 LBS. 10-10-10 OR EQUIVALENT ANALYSIS FERTILIZER PER ACRE. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE OF AN ORGANIC ORIGIN.
4. SOIL PREPARATION AREAS WHERE VEHICULAR TRAFFIC HAS COMPACTED THE SOIL SHALL BE LOOSENED/SCARIFIED TO A MINIMUM DEPTH OF 6" BEFORE FERTILIZING AND SEEDING. FINE GRADING OF ALL SEEDED AREAS IS REQUIRED. MAXIMUM SIZE OF STONE OR TOPSOIL LUMP IS 1".
5. WATERING SEEDED AREAS SHALL BE DONE TO ENSURE PROPER GERMINATION. ONCE SEEDS HAVE GERMINATED, WATERING MAY BE DECREASED BUT THE SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED APPROXIMATELY FOUR (4) WEEKS AFTER GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED TO WARRANT WATERING ON AN 'AS NEEDED' BASIS.
6. TURF IS BEING ESTABLISHED ON A VARIETY OF SLOPE CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT WHATEVER PROCEDURES HE/SHE DEEMS NECESSARY TO ESTABLISH THE TURF AS PART OF HIS/HER WORK. SEEDED AREAS WILL BE ACCEPTED WHEN ALL AREAS SHOW A UNIFORM STAND OF THE SPECIFIED GRASS IN HEALTHY CONDITION AND AT LEAST 90 DAYS HAVE ELAPSED SINCE THE COMPLETION OF THIS WORK. THE CONTRACTOR SHALL SUBMIT WITH HIS/HER BID A DESCRIPTION OF THE METHODS AND PROCEDURES HE/SHE INTENDS TO USE.

H. EROSION CONTROL BLANKET
1. EROSION CONTROL BLANKET SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION IN ALL AREAS SHOWN ON THE PLAN.
2. INSTALL S-75 EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
3. BLANKET SHOULD BE PREMARKED WITH STAPLE PATTERN.
4. STAPLES SHOULD BE 8" WIRE STAPLES, APPLIED AT TWO (2) PER SQUARE YARD MINIMUM.
5. SUITABLE EROSION CONTROL PRACTICES SHALL BE MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND ALL APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCES AND THE PLANS.

I. SODDING OF SPECIFIED LAWN AREAS ON PLANS WILL BE COMPLETED AS FOLLOWS:
1. RAKE SOIL SURFACE TO RECEIVE SOD TO COMPLETELY REMOVE ANY SOIL CRUST NO MORE THAN ONE DAY PRIOR TO LAYING SOD.
2. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
3. SOD SHALL BE LAID WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF THE GROUND IS FROZEN.
4. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS; DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK FROM BOARDS TO AVOID DAMAGE TO SUBGRADE OR SOD. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT SOD.
5. PLACE TOP ELEVATION OF SOD 1/2 INCH BELOW ADJOINING EDGING OR PAVING.
6. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
7. AFTER SOD AND SOIL HAVE DRIED, ROLL SEEDED AREAS TO ENSURE A GOOD BOND BETWEEN THE SOD AND SOIL, AND TO REMOVE MINOR DEPRESSIONS AND IRREGULARITIES.
8. SODDED SLOPES 3:1 OR GREATER SHALL BE STAKED TO PREVENT EROSION AND WASHOUT.
9. WARRANTY SODDING FOR A PERIOD OF ONE (1) YEAR FROM THE END OF THE 90 DAY MAINTENANCE PERIOD. IF SOD FAILS OR LACKS VIGOR AND FULL GROWTH AS DETERMINED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR WILL REPEAT SITE PREPARATION OPERATIONS AND RE-SOD AFFECTED AREAS AT THE CONTRACTOR'S EXPENSE.
10. NOTE: SOD SHALL BE A PREMIUM KENTUCKY BLUEGRASS BLEND, AND IS REQUIRED IN ALL AREAS INDICATED ON THE PLANS AS WELL AS AREAS WHICH HAVE BEEN AFFECTED BY CONSTRUCTION. SOD CAN BE PLACED AS LONG AS WATER IS AVAILABLE AND THE GROUND SURFACE CAN BE PROPERLY PREPARED. SOD SHALL NOT BE LAID ON FROZEN OR SNOW-COVERED GROUND. SOD SHALL BE STRONGLY ROOTED, NOT LESS THAN TWO (2) YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHOULD BE MACHINE CUT TO PAD THICKNESS OF 3/4" (PLUS OR MINUS 1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE SOD OF UNIFORM PAD SIZES WITH MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10% OF PAD WILL NOT BE ACCEPTED.

J. TIMING OF PLANT MATERIAL AND SEEDING OPERATIONS:
1. SEEDING OF SPECIFIED AREAS SHALL OCCUR WHEN THE SOIL TEMPERATURE IS ABOVE 55° F. NO SEED SHALL BE SOWN DURING PERIODS OF HIGH WINDS, OR WHEN THE GROUND IS NOT IN PROPER CONDITION FOR SEEDING (SEE SECTION 3-02 (G)). SEEDING OPERATIONS FOR THE SPECIFIED MIXES SHALL OCCUR IN THE SPRING TIME FRAME OF APRIL 15 THROUGH JUNE 30 AND IN THE SUMMER TIME FRAME OF AUGUST 15 THROUGH DECEMBER 1. THE MIXES CONTAINING BLUEGRASS AND FESCUE SEED MUST HAVE SIX WEEKS TO HARDEN OFF FOR WINTER SURVIVAL.
2. SOD SHALL BE INSTALLED WHEN THE GROUND IS NOT FROZEN OR SNOW COVERED AND TEMPERATURES ARE LESS THAN 80° F. IT SHALL NOT BE PLACED DURING A PERIOD OF EXTENDED DROUGHT.
3. HERBACEOUS ORNAMENTAL PLANTS SHALL BE PLANTED BETWEEN MAY 1 AND JUNE 15 OR BETWEEN AUGUST 15 AND DECEMBER 1.
4. SPRING PLANTING OF WOODY ORNAMENTAL PLANTS SHALL BE PERFORMED FROM THE TIME THE SOIL CAN BE EASILY WORKED UNTIL JUNE 1, EXCEPT THAT EVERGREEN PLANTING SHALL END ON MAY 15. OAK, HAWTHORN AND RED MAPLE SPECIES WILL ONLY BE PLANTED DURING THIS SPRING PLANTING PERIOD. FALL PLANTING WILL BEGIN AUGUST 15 AND WILL CONTINUE UNTIL THE GROUND CANNOT BE WORKED SATISFACTORILY, EXCEPT THAT EVERGREEN PLANTING SHALL



Design Proposal

PROJECT ID:	0435016A
CLIENT:	SEVEN 7B BREW COFFEE
ADDRESS:	151 Barrington RD Schaumburg, IL 60194-0000
DATE:	06/18/2026
CONTACT:	WLF/JB
DESIGNER:	JH

Pattison
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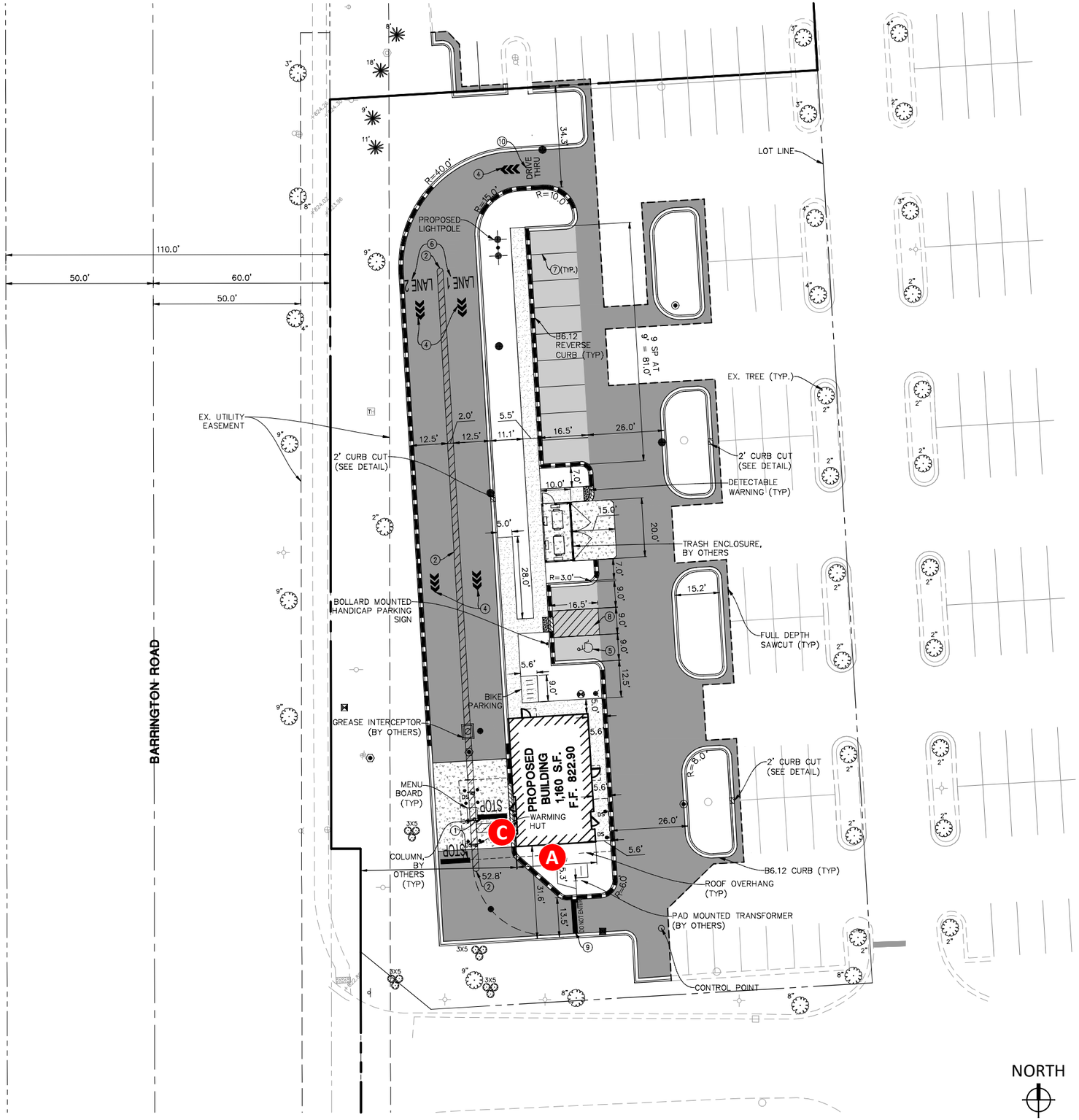
1.866.635.1110
pattisonid.com



NORTH

ARCHITECTURAL SITE PLAN

SITE DATA

EXISTING ZONING	B-2
PROPOSED ZONING	B-2
LEASE AREA	53,378 S.F. (1.23 ACRES)
PARKING SPACES REMOVED	90 SPACES
PARKING REQUIRED	7 SPACES (1 PER 167.67 SF)
PARKING PROVIDED	17 SPACES
BIKE PARKING REQUIRED	5 SPACES (TYPE B REST. = 5 SPACES)
BIKE PARKING PROVIDED	10 SPACES
HANDICAP PROVIDED	1 SPACES
PARKING RATIO	17.00 SPACES/1.14 = 14.9
BUILDING AREA	1,140 S.F. (0.026 AC.)
FLOOR-TO-AREA RATIO	3.87% (40% MAX)
CANOPY AREA	693 S.F.
PAVEMENT AREA	16,367 S.F.
SIDEWALK AREA	1,529 S.F.
LANDSCAPE AREA	14,508 S.F.

PAVEMENT LEGEND

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

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

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

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

NOTE: REVISE ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS BY G2 CONSULTING GROUP, DATED MARCH 16, 2026.

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

SITE PLAN

Scale: 1" = 40'-0"

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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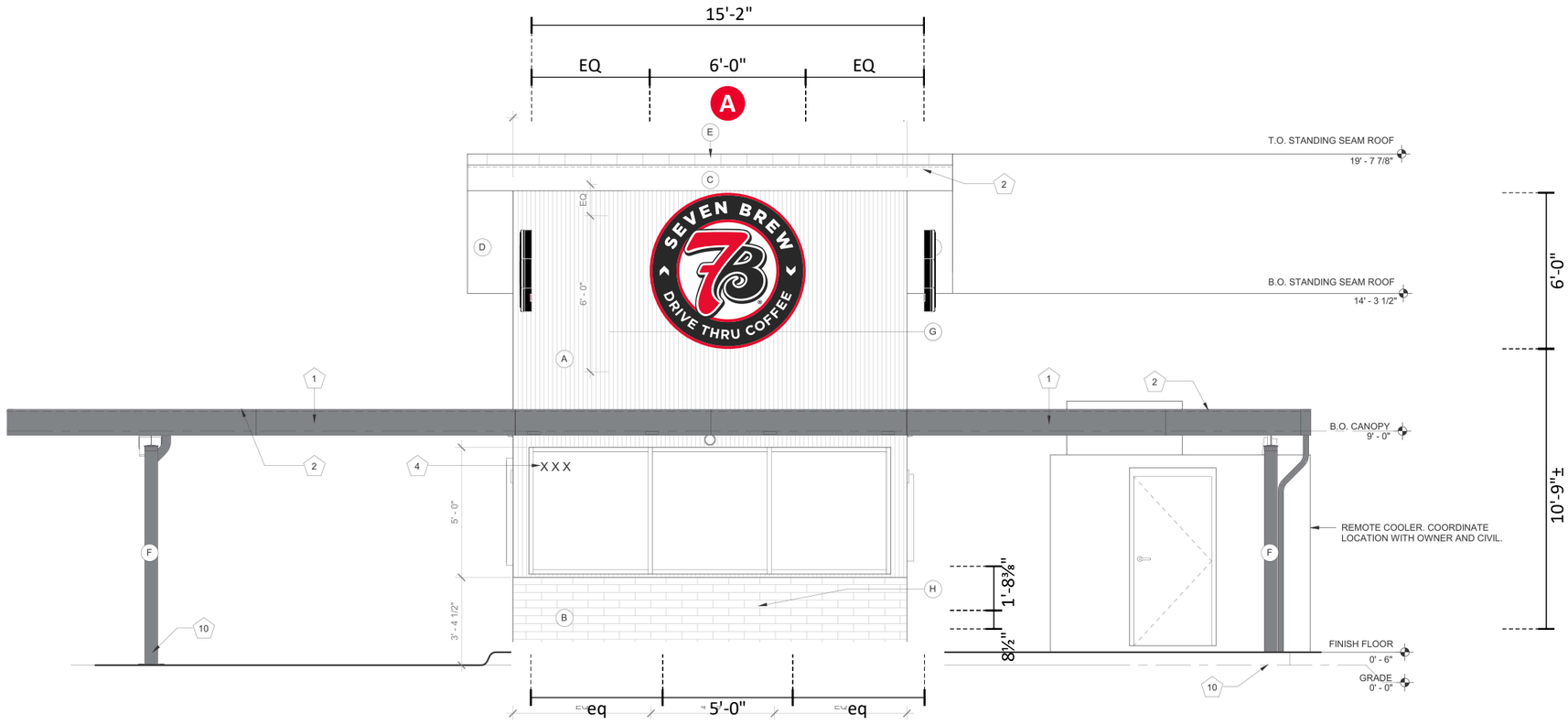

FRONT ELEVATION (TYPICAL) SCALE: 3/16" = 1'-0"

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

Scale:

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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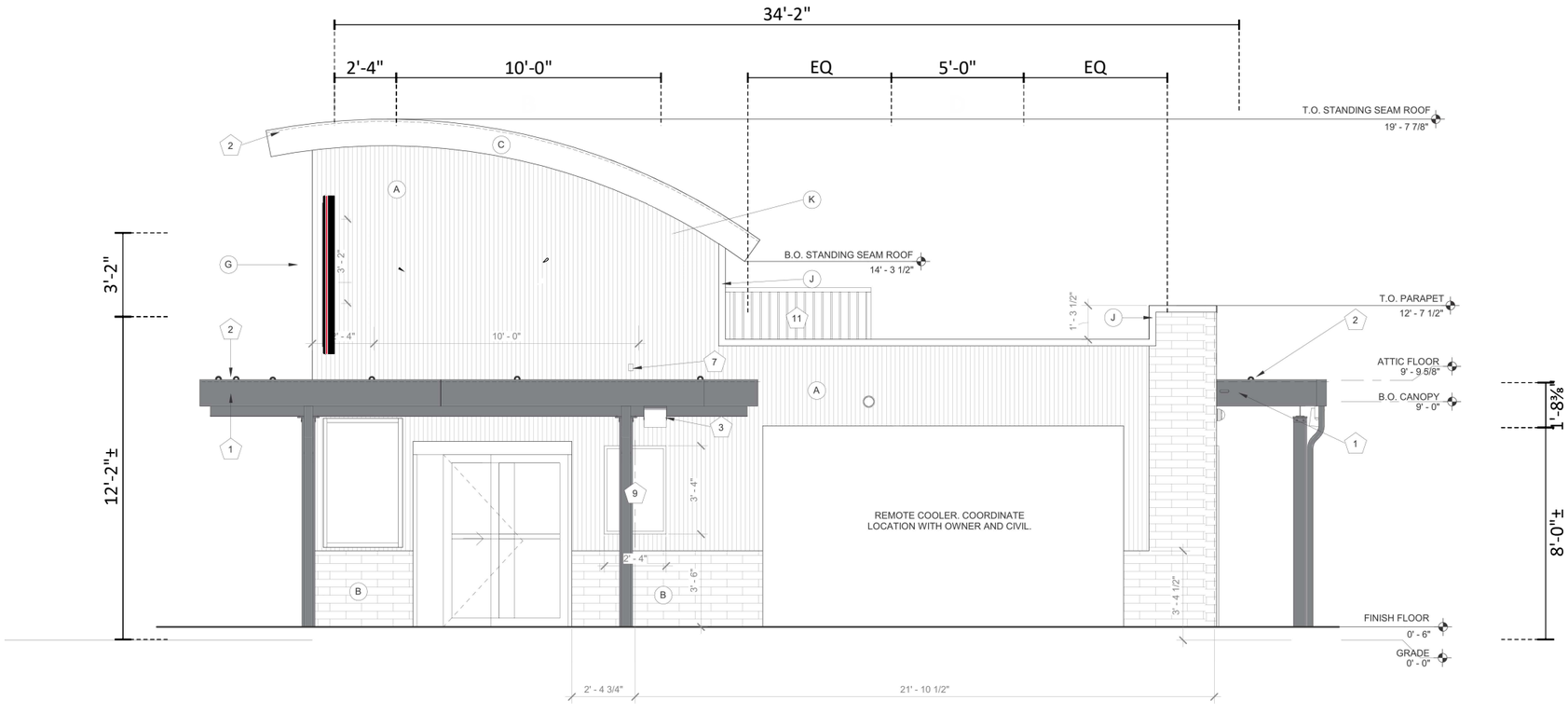

SIDE ELEVATION (TYPICAL)

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

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

Scale:

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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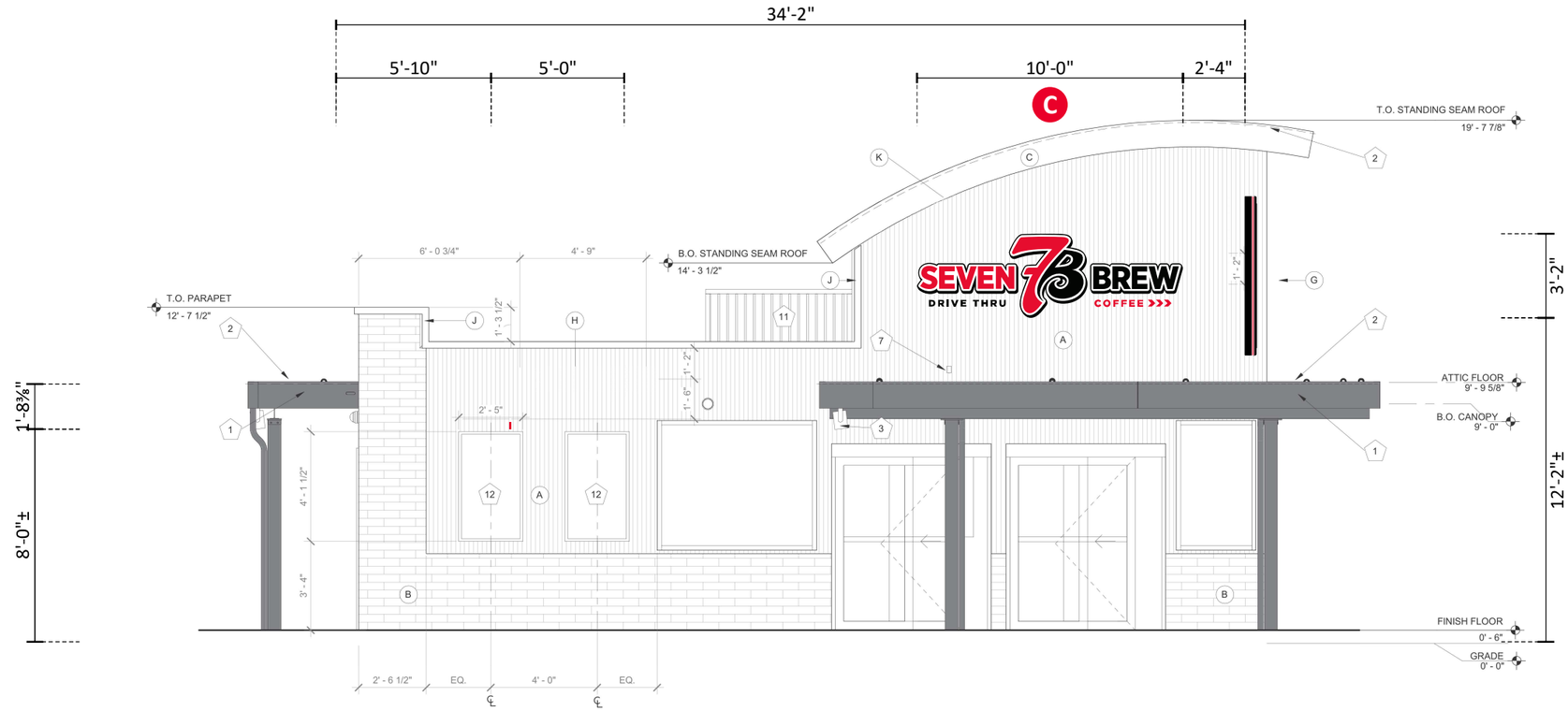

DRIVE THRU ELEVATION (TYPICAL)

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

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

Scale:

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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A **S/F ILLUMINATED MEDALLION SIGN** SCALE: 3/4" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 28.27 Sq.Ft. CIRCLE



SIMULATED NIGHT VIEW

4" DEEP FABRICATED ALUMINUM SIGN CABINET - RETURNS & BACKS PAINTED BLACK - INTERIOR PAINTED LIGHT-ENHANCING WHITE

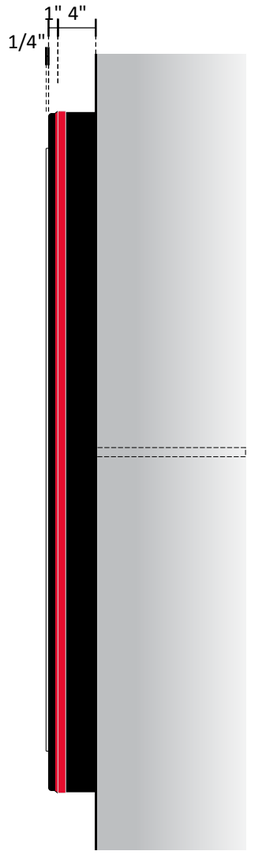
FORMED & EMBOSSED PAN POLYCARBONATE FACES w/ TRANSLUCENT FILM GRAPHICS (SEE COLOR KEY) - BLOCKOUT FILM AS REQ'D - WHITE CIRCLE AREA TO BE DEBOSSED AROUND “7B” LOGO & COPY

INTERNALLY-ILLUMINATED w/ 7100k WHITE GE TETRAMAX LED’s - REMOTE POWER SUPPLIES - CUSTOMER TO PROVIDE POWER TO SIGN

TO BE FLUSH-MOUNTED TO FRONT FASCIA w/ NON-CORROSIVE HARDWARE AS REQ’D - BLOCKING TO BE PROVIDED BY GC PRIOR TO INSTALLATION

BRAND COLORS

PMS 185 C	BLACK	WHITE
C: 2%	C: 0%	C: 0%
M: 100%	M: 0%	M: 0%
Y: 92%	Y: 0%	Y: 0%
K: 0%	K: 100%	K: 0%



END VIEW

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item
A: MEDALLION SIGN

Scale: 3/4" = 1'-0"

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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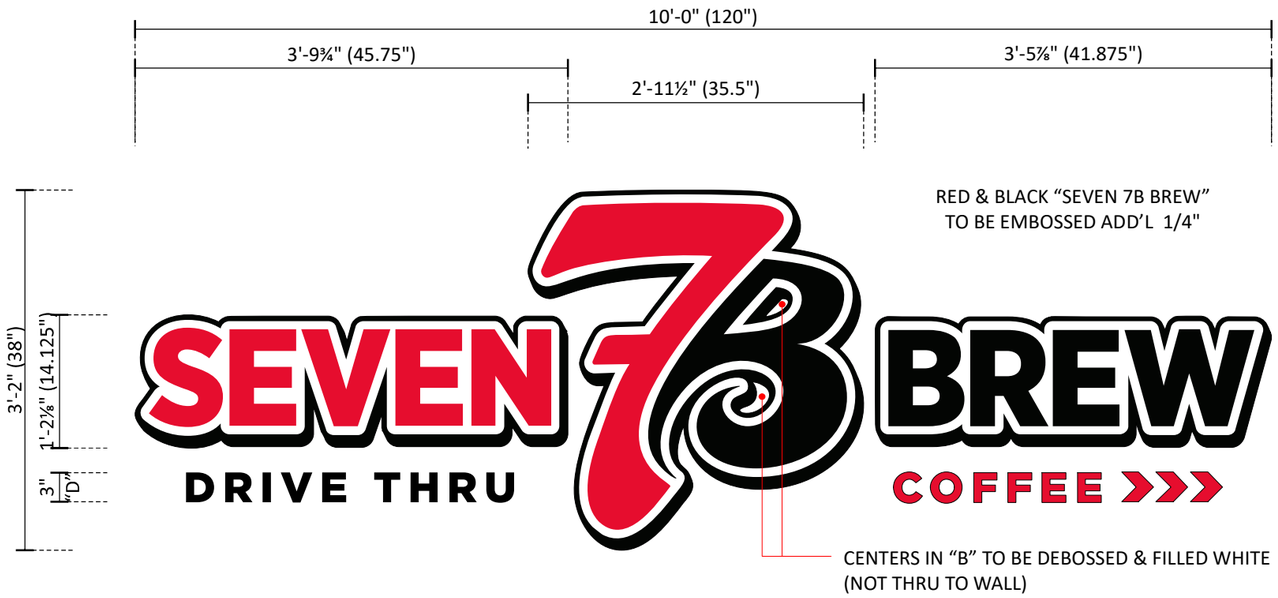


B C S/F ILLUMINATED LOGO COPY SIGN SCALE: 3/4" = 1'-0"

TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL: 32.08 Sq.Ft. EACH SET



SIMULATED NIGHT VIEW

"SEVEN 7B BREW":
4" DEEP FABRICATED ALUMINUM SIGN CABINETS - RETURNS PAINTED BLACK - INTERIOR PAINTED LIGHT-ENHANCING WHITE

FORMED & EMBOSSED PAN POLYCARBONATE FACES w/ TRANSLUCENT FILM GRAPHICS (SEE COLOR KEY) - BLOCKOUT FILM AS REQ'D - CENTERS IN "B" ON LOGO TO BE DEBOSSED

1/4" DIA. WEEP HOLES IN LOW POINTS OF CABINETS w/ ALUMINUM LIGHT SCREENS @ EACH WEEP HOLE TO PREVENT LIGHT LEAKS

INTERNALLY-ILLUMINATED w/ 7100k WHITE GE TETRAMAX LED's - REMOTE POWER SUPPLIES - CUSTOMER TO PROVIDE POWER TO SIGN

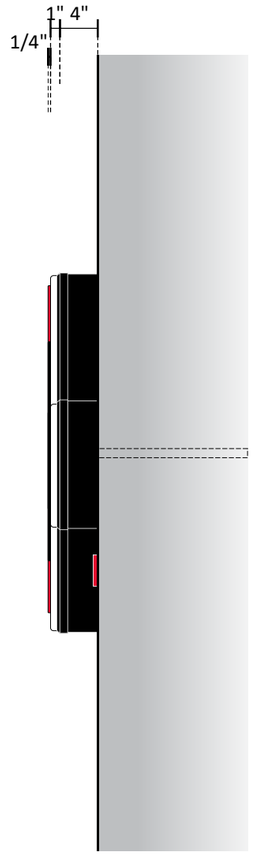
TO BE FLUSH MOUNTED TO FASCIA w/ NON-CORROSIVE HARDWARE AS REQ'D

"DRIVE THRU" & "COFFEE >>>":
1/2" THICK ALUMINUM FLAT CUT-OUT LETTERS (SEE COLOR KEY) -
TO BE STUD-MOUNTED FLUSH TO FASCIA

BLOCKING TO BE PROVIDED BY GC PRIOR TO INSTALLATION

BRAND COLORS

PMS 185 C	BLACK	WHITE
C: 2%	C: 0%	C: 0%
M: 100%	M: 0%	M: 0%
Y: 92%	Y: 0%	Y: 0%
K: 0%	K: 100%	K: 0%



END VIEW

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item
B,C: LOGO SIGN

Scale: 3/4" = 1'-0"

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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PANTONE COLORS
PMS (Pantone Matching System): The most accurate representation of each of the colors. This system is used in print applications instead of — or in addition to — CMYK color.

CMYK EQUIVALENTS
(Process Color): Process builds use international standards for printing with the four process colors: Cyan, Magenta, Yellow and Black (CMYK). Values range from 0% to 100% for each of the four colors.

RGB EQUIVALENTS
(Screen Color): For on-screen applications, RGB refers to the three colors of the visual spectrum, Red, Green and Blue. RGB values range from 0 to 255 for each of the three colors.

HEXADECIMAL VALUES
(Screen Color): For on-screen applications. Hex values are arranged into three groupings of two characters each, representing Red, Green and Blue, and are compatible with HTML and other programming languages.

BRAND COLORS

PMS 185 C
C: 2%
M: 100%
Y: 92%
K: 0%

R: 234
G: 0
B: 41

HEX: ea0029

PMS 2935 C
C: 100%
M: 68%
Y: 4%
K: 0%

R: 0
G: 83
B: 177

HEX: 0053b1

PMS 297 C
C: 47%
M: 6%
Y: 0%
K: 0%

R: 115
G: 202
B: 255

HEX: 73caff

BLACK
C: 0%
M: 0%
Y: 0%
K: 100%

R: 35
G: 31
B: 32

HEX: 231f20

WHITE
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: ffffff

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

Scale:

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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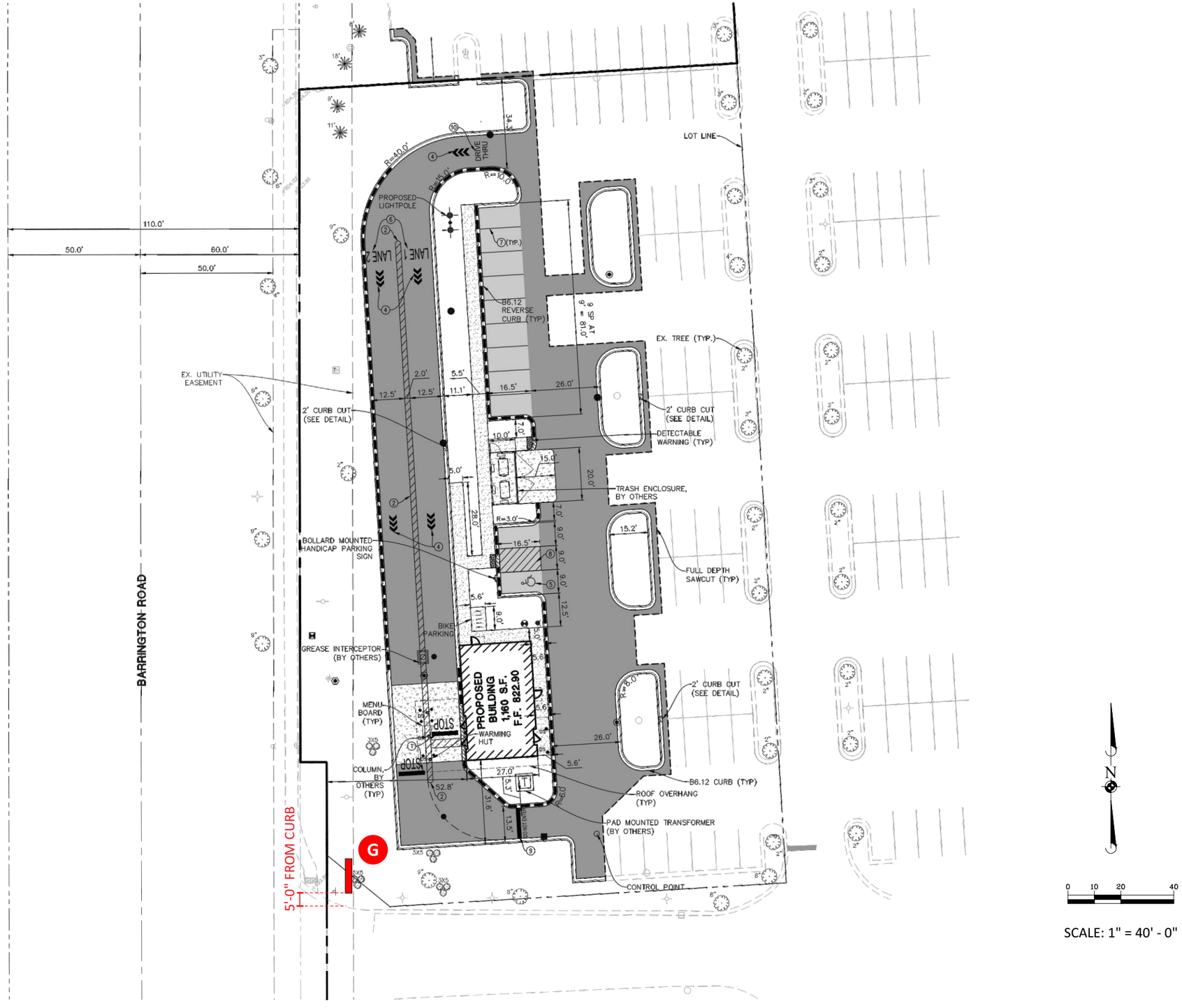

SCALE: 1" = 40' - 0"

Project ID
0435017A

Seven Brew Coffee
151 Barrinton Rd.
Schaumburg, IL

Date: 6/23/26
Contact: WF/JB
Designer: AC

Sign Item

AS NOTED

Scale: As Noted

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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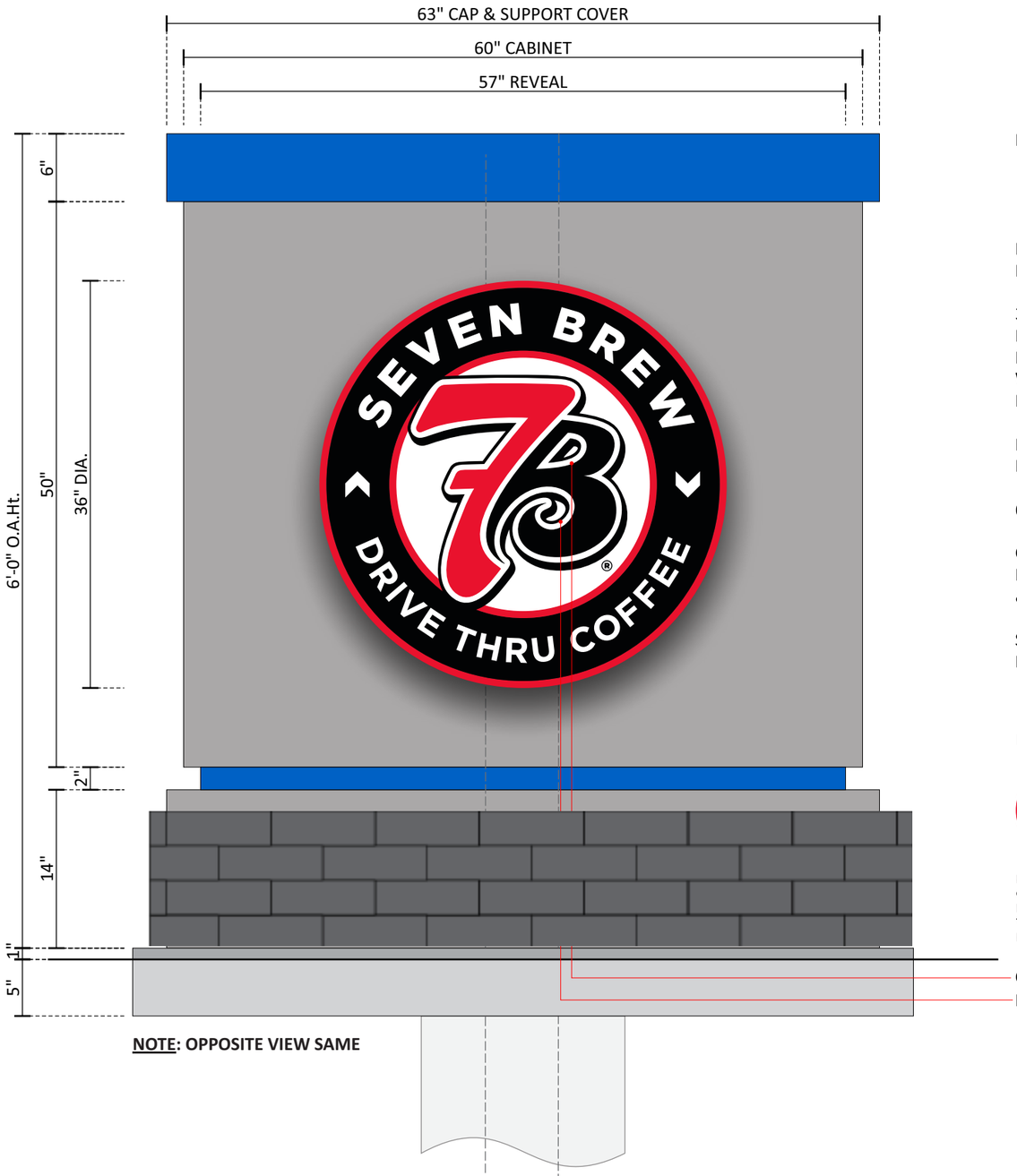


METAL COPING & REVEAL PAINTED BLUE - SEE COLOR KEY

FABRICATED ALUMINUM SIGN CABINET PAINTED TO MATCH PANTONE COOL GRAY 6 C

3" DEEP ILLUMINATED LOGO MEDALLION -
FORMED & EMBOSSED FACE w/ LOGO TO MATCH COLOR KEY -
INTERNALLY-ILLUMINATED w/ WHITE LED's -
WEEP HOLES AT LOW POINTS OF LETTERS -
FLUSH-MOUNTED TO MONUMENT FACES

FABRICATED ALUMINUM SUPPORT COVER PAINTED TO MATCH PANTONE COOL GRAY 6 C

6" MOW PAD 1" ABOVE GRADE @ 3" PERIMETER

CONCRETE PIER-TYPE FOUNDATION w/ STEEL PIPE SUPPORTS AS REQUIRED PER ENGINEERING TO WITHSTAND NATIVE CONDITIONS & WIND LOAD, CODE ETC.

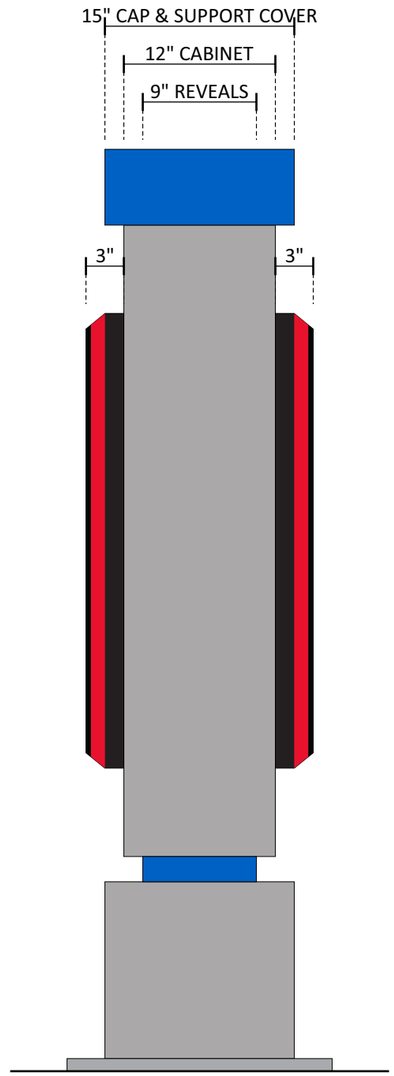
SUB-GRADE ELECTRICAL SERVICE REQUIRED BY GC/CUSTOMER'S ELECTRICIAN PRIOR TO INSTALLATION

BRAND COLORS

PMS 185 C	BLACK	WHITE	PMS 2935 C
C: 2%	C: 0%	C: 0%	C: 100%
M: 100%	M: 0%	M: 0%	M: 68%
Y: 92%	Y: 0%	Y: 0%	Y: 4%
K: 0%	K: 100%	K: 0%	K: 0%

CENTERS IN "B" TO BE DEBOSSED & FILLED WHITE (NOT THRU TO WALL)

NOTE: OPPOSITE VIEW SAME



NOTE: OPPOSITE VIEW SAME

END VIEW

G D/F MONUMENT SIGN - 6'-0" O.A.Ht.

SCALE: 1" = 1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.

Project ID
0435017A

Seven Brew Coffee
151 Barrinton Rd.
Schaumburg, IL

Date: 6/23/26
Contact: WF/JB
Designer: AC

Sign Item

AS NOTED

Scale: As Noted

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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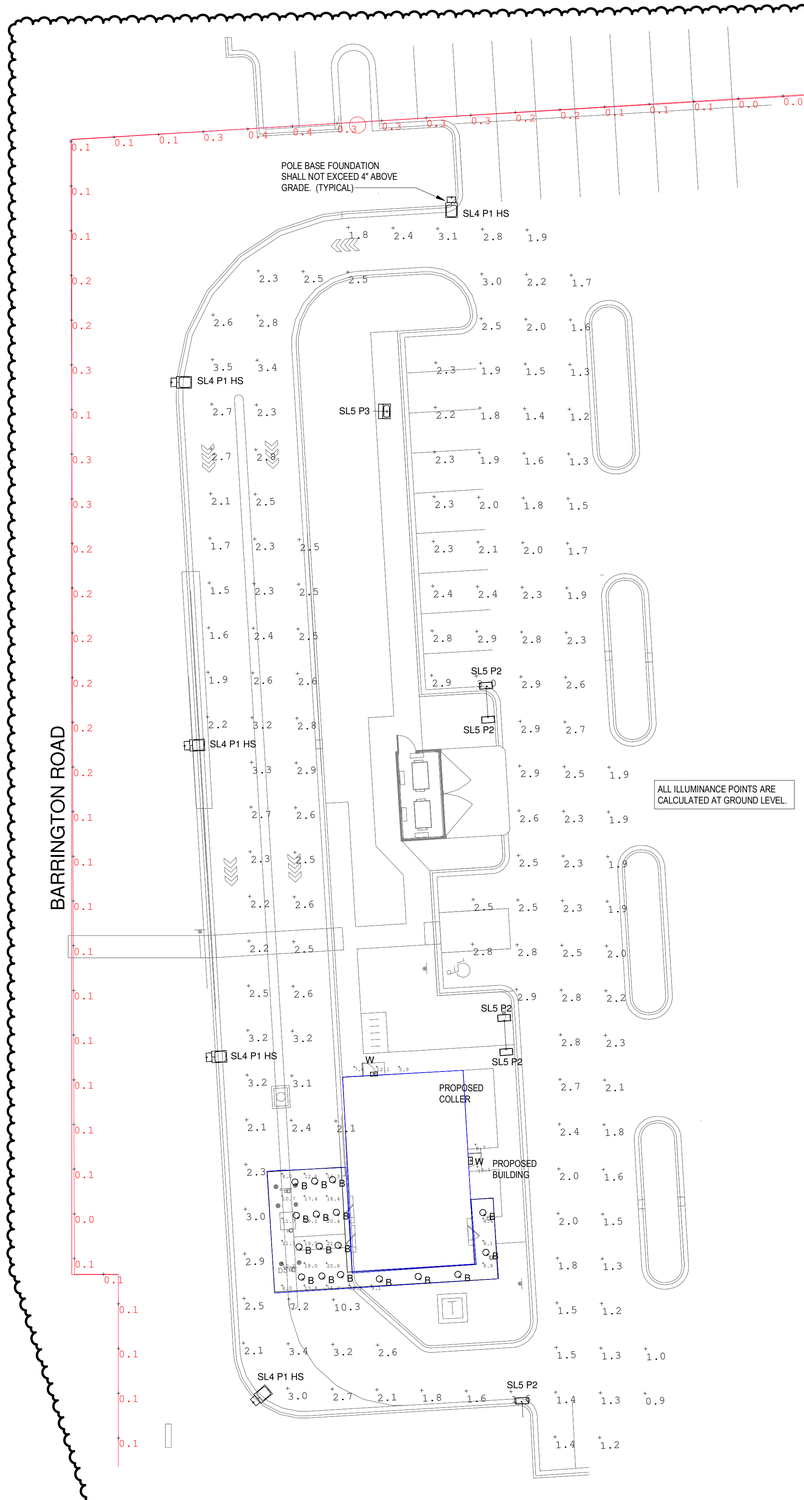


1 SE1.1 PHOTOMETRIC SITE PLAN
1/16" = 1'-0"



Luminaire Schedule

Symbol	Tag	Qty	Description	LLF	Mounting Height	Luminaire ARM Length	Luminaire Tilt Angle	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating	ies File Name
	B	17	6RLD G4 1OLM 27K 90CRI 120 FRPC WWH M6 LED IC AT	0.880	10	--	--	1043	11.7	198.9	N.A.	6RLD G4 10LM 27K 90CRI 120 FRPC WWH M6.ies
	SL4 P1 HS	5	RSX1 LED P1 30K R4 HS 70 CRI -MVOLT SPA (POLE MOUNTED) HOUSE SIDE SHIELD	0.970	20	0	0	4300	51.34	256.7	B1-U0-G1	RSX1 LED P1 30K R4 HS.ies
	SL5 P2	5	RSX1 LED P2 30K R5 70 CRI -MVOLT SPA (POLE MOUNTED)	0.970	20	0	0	9197	72.95	364.75	B4-U0-G2	RSX1 LED P2 30K R5.ies
	W	2	WDGE1 LED P1 30K 80CRI VW	0.910	7	--	--	1164	10.0002	20	B0-U0-G0	WDGE1 LED P1 30K 80CRI VW.ies
	SL5 P3	1	RSX1 LED P3 30K R5 70 CRI -MVOLT SPA (POLE MOUNTED)	0.970	20	0	0	13101	109.44	109.44	B4-U0-G2	RSX1 LED P3 30K R5.ies

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
BOUNDARY LINE - WEST	Fc	0.11	0.4	0.0	N.A.	N.A.
CANOPY - MAIN	Fc	13.81	21.3	8.0	1.73	2.66
DRIVE THRU_PARKING	Fc	2.37	10.3	0.9	2.63	11.44
REAR ENTRY	Fc	8.53	12.1	5.9	1.45	2.05
SIDE ENTRY	Fc	10.40	12.1	8.7	1.20	1.39

1

ELECTRICAL NOTES

THIS PLAN IS BASED ON INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THIS PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS.

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING PLAN, AND INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT-CANDLES. THIS STUDY DOES NOT TAKE INTO AFFECT A CHANGE IN GRADE ELEVATION.

THE USE OF SENSOR TECHNOLOGIES, TIMERS OR OTHER MEANS TO ACTIVATE LIGHTING DURING TIMES WHEN IT WILL BE NEEDED IS ENCOURAGED TO CONSERVE ENERGY, PROVIDE SAFETY AND PROMOTE COMPATIBILITY BETWEEN DIFFERENT LAND USES. LOWER LIGHTING LEVELS AT OFF-PEAK TIMES ARE ENCOURAGED AS A SAFETY MEASURE.

Aaron M. Fiegel
P.E.
trueindchoice.com
SUITE 3842
1805 N 2ND ST
ROGERS, AR 72756
479-636-5004
JOB NO.: 040022.051
DESIGNED BY: TPS

NO	DATE	REVISION
1	09-14-2026	Rev1-City Comments

PROJECT NAME:
7 BREW
SCHAUMBURG, IL

171 BARRINGTON ROAD
SCHAUMBURG, IL 60194

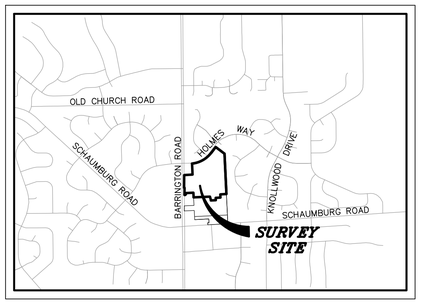
DRAWING TITLE:
PHOTOMETRIC SITE PLAN

FILE: XXX
DRAWN BY: TPS
CHECKED BY: AMF
PROJ. NO: 040022.051
DRAWING NO: SE1.1

C:\Users\TPS\Documents\7 Brew Photometric Schaumburg, IL - R24_TPSTRK42.rvt
9/14/2026 8:23:29 PM

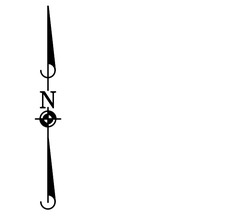
FINAL PLAT
OF
PRAIRIE TOWNE CENTER FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 IN PRAIRIE TOWNE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 09, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE



BASIS OF BEARINGS

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

EXISTING PROPERTY AREA

LOT 1: 594,154 SQUARE FEET (13.640 ACRES)

PROPOSED PROPERTY AREA

LOT 1: 53,379 SQUARE FEET (1.225 ACRES)
LOT 2: 540,775 SQUARE FEET (12.415 ACRES)
TOTAL AREA: 594,154 SQUARE FEET (13.640 ACRES)

EXISTING PIN'S

07-19-105-010-0000
07-19-105-011-0000
07-19-105-012-0000
PART OF 07-19-105-013-0000

UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

SEND TAX BILL TO:

RCG-PRAIRIE PM LLC
3060 PEACHTREE ROAD NW, SUITE 400
ATLANTA, GEORGIA 30305

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ATWELL, LLC IS A ILLINOIS PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184005876, EXPIRES APRIL 30, 2027.

DATE	REVISIONS	DRAWN BY

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

PRAIRIE TOWNE CENTER FIRST RESUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JP
PROJ. ASSOC.:	JID
DRAWN BY:	AAS
DATE:	05/27/26
SCALE:	N/A

SHEET 1 OF 2

7BRSCIL01

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June 5, 2026 - 14:26 Dwg Name: P:\7Brsc101\Mark\Sync\7Final Drawings\Plat of Subdivision\01-7BRSC101-PS.dwg Updated By: AShaver

FINAL PLAT
OF
PRAIRIE TOWNE CENTER FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 IN PRAIRIE TOWNE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 09, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

SEND TAX BILL TO:

RCG–PRAIRIE PM LLC
3060 PEACHTREE ROAD NW, SUITE 400
ATLANTA, GEORGIA 30305

EXISTING PIN'S

07–19–105–010–0000
07–19–105–011–0000
07–19–105–012–0000
PART OF 07–19–105–013–0000

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT RCG–PRAIRIE PM, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS

_____ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 54 HIGH SCHOOL DISTRICT NO. 211 JUNIOR COLLEGE DISTRICT NO. 512

DATED THIS _____ DAY OF _____, A.D., 20__.

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

RCG–PRAIRIE PM LLC
3060 PEACHTREE ROAD NW, SUITE 400
ATLANTA, GEORGIA 30305

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20__.

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED

_____ AND RECORDED IN THE RECORDER'S OFFICE OF _____,

COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., _____, AS DOCUMENT

NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 20__.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS

_____
_____
_____
_____

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

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

_____ AND _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D. 20__.

_____
NOTARY PUBLIC

VILLAGE OF SCHAUMBURG APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUES, ENACTED BY THE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF SCHAUMBURG.

APPROVED BY THE ZONING BOARD OF APPEALS AT A

MEETING HELD ON THE_____ DAY OF _____ AD 2026

BY:_____
CHAIRMAN

ATTEST:_____
SECRETARY

APPROVED BY THE VILLAGE BOARD AT A MEETING HELD ON _____, 2026

BY:_____
VILLAGE PRESIDENT

_____
SECRETARY

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES' AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC – AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "UTILITY EASEMENT", "U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 5TH DAY OF JUNE, A.D., 2026.

BY: _____
OWNER/ATTORNEY

_____
PRINTED NAME AND TITLE

_____
JARED PLACEK, P.E.
ATWELL, LLC
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL. 60069

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JACOB I. DUNHAM, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2026. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 5TH DAY OF JUNE, A.D. 2026.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LICENSE EXPIRES NOVEMBER 30, 2026

JACOB I. DUNHAM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY ATWELL LLC, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 1 IN PRAIRIE TOWNE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 09, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1993 AS DOCUMENT NUMBER 93719477, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 13.640 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11–12–6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0169K WITH AN EFFECTIVE DATE OF JANUARY, 23 2026 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (NO SCREEN). ZONE X (NO SCREEN) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF JUNE, A.D. 2026.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184005876–EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: FEBRUARY 11, 2026

JACOB I. DUNHAM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

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

PRAIRIE TOWNE CENTER FIRST RESUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: JP
PROJ. ASSOC.: JID
DRAWN BY: AAS
DATE: 05/27/26
SCALE: N/A

SHEET
2 OF 2
7BRSCIL01

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June 5, 2026 - 14:47 Dwg Name: L:\7Brscil01\Work\Survey\Final Drawings\Plat of Subdivision\02-7BRSCIL01-PS.dwg Updated By: AShaw

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:25pm.

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

Member(s) Absent:

A quorum was present.

Also Present: Parth Joshi, Planning Manager; Monica Richart, Sustainability Planner

Sworn in for testimony: Monica Richart, Sustainability Planner; Laura Pacino, 100 Powell Place #1230, Nashville, TN; Evan Boulware, 1 E. Wacker Drive, Suite 1920, Chicago

Ms. Laura Pacino, Petitioner, stated 7 Brew is requesting a new franchise location at 177 N. Barrington Road. This will be a dual drive-through configuration, where employees will take orders on tablets, similar to Portillo's. There is no indoor or outdoor dining. The business specializes in coffee based drinks and teas, with some pre-packaged bakery items available for sale. There is no kitchen on-site to prepare food. Hours of operation will be 5:30am-10pm Sunday through Thursday, and 5:30am-11pm on Fridays and Saturdays.

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

Ms. Monica Richart stated that this business will be in the outlot of Kohl's at Barrington and Schaumburg Roads. There are several requested actions for this facility.

Site Plan
This building will be built in an existing outlot, with dual drive-through lanes that wrap around the west side of the building. Landscaping will be installed to buffer the drive-through, with supplemental landscaping around the building. The architecture is consistent with other 7 Brew locations, using a curved roof and shielded strip-lighting to minimize glare.

Special Use
A Type "B" Restaurant and Drive Through special uses are consistent with other businesses in the shopping center. This is an auto-oriented area.

Landscape Variation

The foundation landscaping would be reduced on the west side of the building from 10 feet to 0 feet to accommodate cars in the drive-through. On the east side, the proposed reduction is from 10 feet to 7 feet due to site constraints. Additional landscaping will be added around the building in the landscape islands and as a buffer for the drive-through.

Parking Variation

This building will be built in an existing parking lot. The rear parking setback will be reduced from 5 feet to 0 feet, as the neighboring lot is a similar use and would not require a buffer. The parking spaces would be maintained. The variation to maximum parking proposes an increase from 10 maximum spaces to 59 spaces, as there will be a shared parking agreement with surrounding businesses to continue to utilize the spaces. Parking calculations show there will be 182 surplus parking spaces once this building is complete. Staff does not have concerns about exceeding parking.

Staff recommends approval, subject to the conditions of the staff report.

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

Chairman Raimondi asked the Board for their comments.

Mr. Mytych asked what is north of the proposed lot. Ms. Richart stated the parking lot continues past the lot, as additional parking in the outlot of restaurant Napoli per Tutti. Mr. Mytych asked if the shared parking agreement has been addressed with Napoli per Tutti. He noted the existing business would lose a row of parking to the proposed 7 Brew. He also expressed concern over where the snow will go in the winter, as the accommodations for the new building will take up space previously utilized for snow piles in the winter.

Ms. Veatch asked if staff considered implementing a stop sign and crosswalk in between businesses in the drive aisle, similar to the Trader Joe's parking lot. Ms. Richart stated that staff did not discuss the property to the north for review.

Mr. Szurgot asked who owns the surrounding property lots. Ms. Richart stated Napoli per Tutti owns their lot, so the property will not need to be subdivided at a future meeting.

Ms. Errera asked how many cars can line up in the drive through. Ms. Pacino stated that up to 25 cars can be lined up.

Chairman Raimondi asked if there will be a public bathroom at the facility. Ms. Pacino stated no, there will be no public restroom. Chairman Raimondi also expressed concern about oncoming traffic headlights clashing with the building's lighting. He asked if the landscaping screening would minimize light traffic. Mr. Evan Boulware, petitioner group, stated landscape screening will be planted along the entire drive through. Existing shade trees will remain, with the addition of dense evergreen shrubbery along the drive through. He stated the landscaping review was discussed thoroughly with staff. Ms. Richart stated there will be 24 arbor vitae plants.

Mr. Dolbeare stated that headlights of oncoming traffic will be an issue, particularly in the winter months when the sun sets earlier. Ms. Richart stated the plans have been reviewed by both staff and external landscape

architects, an external engineering reviewer, and the Village's Transportation Department. Mr. Boulware added that there is existing landscaping in the northwest corner of the lot that will remain unaffected.

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

Mr. Dolbeare made a motion, seconded by Mr. Riley, to recommend approval of a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew located at 177 N. Barrington Road, Case No. Z2607-02 subject to the following conditions:

1. 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, 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.
2. 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.
3. 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.
4. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Plat of Subdivision to the Community Development Department for review and approval to illustrating the following:
   a. Revise the Plat of Subdivision to show an easement for utilities that pass through the property but serve other lots (e.g. storm sewer, sanitary). The easement shall grant the right but not the obligation to the Village to maintain.
5. Prior to the issuance of Land Development Permit, the Plat of Subdivision and all covenants concerning shared site elements shall be approved and recorded with Cook County. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Landscape Plans to the Community Development Department which include the following:
   a. Label all existing plantings by species and quantity on Landscape Plan as Tree Preservation Plan becomes an archival document following construction.
   b. Shade trees are required in all parking lot islands. Serviceberries are not considered a shade tree; replace with suitable species. Staff would allow a single-stem Japanese Tree Lilac as an alternative.
   c. Provide product descriptions for bike racks north of the proposed building.
   d. On sheet L3 remove reference to seed for site restoration, sod is required.
6. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:

a. Provide a concrete path and pad to the fire department connection.
b. Should the sidewalk connection extend past the property line, the petitioner shall coordinate with IDOT for the proposed sidewalk connection on Barrington Road and submit all related correspondence and approval documentation to the village prior to issuance of village permits.
c. Relocate "Do Not Enter" pavement marking to the north to notify motorists prior to the drive through exit.
d. As noted on sheet 6 of the civil plans, extend the curb and landscaping east and omit the parking space adjacent to the drive through exit.
e. Prior to the issuance of a permit, a completed traffic agreement is required per code section 154.121 for the village's review.
f. In the traffic impact study, update the footers of the capacity analysis summary sheets to match each measured condition. All footers currently state "existing" throughout the no-build and projected conditions.
g. In the traffic impact study, the crash analysis shall be updated with the most recent 5 years of crash data available, 2021-2025.
h. In the traffic management plan, indicate what the next step will be when Tier 3 gets exceeded.
i. The Applicant shall follow the calculations laid out in §505 of the WMO to determine if additional detention volume is required for the project.
j. The 12" storm sewer at MH-5 will connect to a 4" perforated underdrain, switch the 4" underdrain to a 12" perforated pipe and switch the dead-end at MH 6 with a 12" perforated pipe connection to Observation Port 2.
k. Upsize necessary segments of roof drains and storm sewers to 8" and 10" diameters, respectively, which are the village minimums.
l. All required MWRD documents and stormwater conveyance calculations shall be provided.
m. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduit burial detail, etc.

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. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg. The plans will receive a detailed review during the commercial building permit process.
8. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a detailed review during the commercial building permit process.
9. Separate sign permits will be required for all signage.
10. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Project Narrative, prepared by 7 Brew and received by the Community Development Department on September 14, 2026.
    b. 7 Brew Operations Narrative, prepared by 7 Brew and received by the Community Development Department on September 14, 2026.

c. Tree Preservation L1, prepared Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
d. Landscape Plan L2, prepared Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
e. Floor Plan A1.2, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
f. Roof Plan A1.7, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
g. Exterior Elevations A2.0-A2.3, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
h. Building Section A3.0, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
i. Trash Enclosure A5.4, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
j. Material Color Board, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
k. Renderings, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
l. Title Sheet 1, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
m. Existing Conditions and Demolition Plan 2, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
n. Site Dimensional and Paving Plan 5, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026
o. Signage and Striping Plan 6, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026
p. Utility Plan 8, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026
q. Photometric Site Plan SE1.1, prepared by Aaron M. Fiegel, dated September 14, 2026 and received by the Community Development Department on September 15, 2026.
r. Sign Package, prepared by Pattison ID, dated June 18, 2026 and received by the Community Development Department on September 14, 2026.
s. Plat of Subdivision, prepared by Atwell, dated May 27, 2026 and received by the Community Development Department on September 14, 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, 11/10/26.

ADJOURNMENT
The meeting was adjourned at 7:52pm.

Monica Richart, Sustainability Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Taylor Storm, Recording Secretary
Zoning Board of Appeals

Development Review Application

DEVR-26-41

Submitted On: Jun 26, 2026

Applicant

Evan Boulware
[redacted]
[redacted]

Primary Location

171 N BARRINGTON RD
Schaumburg, IL 60194

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Monica Richart

Z2607-02 / 7 BREW / 177 Barrington Road / Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Lessee

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Brett Lesley

Property Owner Street Address

3060 Peachtree Rd NW, Suite 400

Property Owner City

Atlanta

Property Owner State

GA

Property Owner Zip Code

30305

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-19-105-011

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

true

Landscape Variation

true

Setback Variation

true

Shopping Center Signage Plan Approval / Amendment

--

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

true

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

--

Rezoning

--

Special Use - Commercial

true

-

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

true

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

false

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

A 7 Brew drive thru coffee establishment is proposed at the existing parcel at 171 Barrington Road. The property will be subdivided, as detailed on the proposed Plat of Subdivision, for which we are requesting review.
As the proposed development is a drive-thru use, we request consideration of a Special Use-Commercial for the drive-thru restaurant use.
We request variances for the foundation landscaping requirement of 10' based on space constraints. On the west side of the building operations require that walkout doors open directly to the drive through. The east side is constrained by space per the existing drive which is widened for fire acess, and the east face of the building requires doors and associated sidewalk. We request consideration for the variance on the north side as we are constrained by space and are unable to provide 10’ landscaping, required 7’ landscaping at the end of parking aisles and minimum sidewalk widths. In order to accommodate this, we are providing a minimum 5’ sidewalk and increasing the landscaping at the end of parking aisles from the required 7’ to the proposed 12’. Additional landscaping will be provided elsewhere on the site as additional greenspace proposed for this development. More than 10' of foundation landscaping will be provided on the south side of the building.
We are requesting a variance of the required stall length based on the recommendation provided by Village of Schaumburg in order to maximize proposed landscaping included in this development.
We request a variation for parking setback on parking interior lot line on north proposed interior lot line. A 0’ foot setback is requested based on existing conditions on the site and the desire to maintain the existing parking.

Plat Information

Acreage - Plat

13.64

Parking Variation

Is this a Free standing or Multi-tenant building?

Free Standing

Building Square Footage - Parking Variation

1140

Project Staff

Type

Engineer

If Other, Describe

--

Company Name

Atwell

Staff Name

Evan Boulware

Staff Mailing Address

One E Wacker Dr

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

Developer

If Other, Describe

--

Company Name

Who Brew LLC

Staff Name

Matthew Nyweide

Staff Mailing Address

11385 W Lincoln Hwy, Mokena, IL 60448

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

Developer

If Other, Describe

--

Company Name

Who Brew LLC

Staff Name

Matthew Nyweide

Staff Mailing Address

11385 W Lincoln Hwy, Mokena, IL 60448

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type
Developer

If Other, Describe
--

Company Name
Who Brew LLC

Staff Name
Laura Pacino

Staff Mailing Address
11385 W Lincoln Hwy, Mokena, IL 60448

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Architect

If Other, Describe
--

Company Name
Veritas AD

Staff Name
Tim Mathis

Staff Mailing Address
240 S Main, Bentonville AR

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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review for Village of Schaumburg - Public Safety Building / 1000 Woodfield Road
11/10/26
Village Board

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

Executive Summary:

Case Title
Z2605-05 / VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING / 1000 Woodfield Road / Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review

Hearing Date
October 28, 2026

Summary
The petitioner requests Site Plan Approval, Landscape Variations, Fence Variation and Woodfield Regional Center design review for a new police station to be located at 1000 Woodfield 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:
- Staff Report
- Z2605-05 VOS-Public Safety Bldg Minutes
- Location Map.pdf
- Plans
- Project Narrative
- Variation Justification Narrative
- REDACTED Z2605-05 VOS Public Safety Bldg APP.pdf

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: October 28, 2026

DATE PREPARED: October 12, 2026

CASE NUMBER: Z2605-02

TITLE: Z2605-05 / VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING / 1000 Woodfield Road / Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review

BACKGROUND INFORMATION

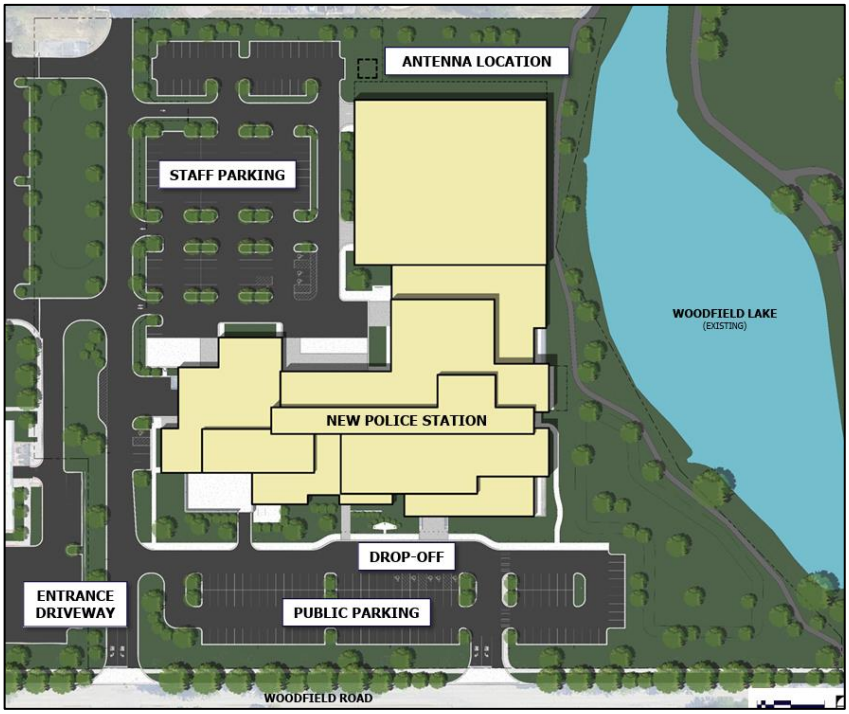
Petitioner:	Joseph Humann
Address of Petitioner:	Williams Architects One Pierce Place, Suite 550W Itasca, IL 60143
Status of Petitioner:	Architect
Owner of Parcel:	Village of Schaumburg 101 Schaumburg Ct, Schaumburg, IL 60193
Existing Zoning:	B-3 - Planned Office Business
Existing Land Use:	Government Office

Requested Actions:

- Site Plan Approval to construct a 155,716 square foot Police Station Building [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Landscape Variation to Omit a Required Landscape Island at the end of a Parking Row [Title 15, Chapter 154, Section 154.136(L)(2)(a)(1) of the Zoning Ordinance]
- Landscape Variation to Omit a Required Shade Tree from Parking Lot Island [Title 15, Chapter 154, Section 154.136(L)(2)(b)(2) of the Zoning Ordinance]
- Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]
- Woodfield Regional Center Design Review

ANALYSIS

Summary



The petitioner, herein referred to as village, requests Site Plan Approval, Landscape Variations, Fence Variation and Woodfield Regional Center design review for a new police station to be located at 1000 Woodfield Road. Currently, the Schaumburg Police Station is located at 1000 W. Schaumburg Road. The subject property currently includes an existing four-story office building and has been utilized as the temporary village hall since March 2025. The village is proposing to demolish the existing building and associated parking lots to construct a new two-story building at the same location. Access to the property is provided via two existing curb cuts on Woodfield Road and will remain as-is, except curb radii on the easternmost entrance will be expanded. The building will be oriented north/south on the property, so primary customer parking is provided on the south side of the building. A dedicated public sidewalk connection is provided from the easternmost curb cut to the primary entrance of the building. In addition, bike rack parking is also provided at the southeast corner of the building.

Dedicated employee parking is provided on the north side of the building. Access to the north parking area is provided from the shared western drive aisle. A secure slider gate will be installed to limit entry to staff only. Additional bike parking is provided in the dedicated parking lot near the main staff entrance located at the southeast corner of the lot. Minor adjustments to the existing shared drive aisle between the surrounding properties are proposed to accommodate operations while still maintaining access for vehicles for cross-traffic in accordance with existing easement agreements. Those minor adjustments include shifting the existing east/west cross access with the property on the west side towards the north side by approximately 70 feet and couple of landscape adjustments off-site. A detention basin is proposed at the southeast corner of the property and at the northwest corner of the property for stormwater management.

Adequate directional signs will be provided at appropriate locations throughout the parking lots to direct patrons and employees. Stop signs will also be installed at all crossings for traffic calming

and pedestrian safety. A new monument sign will be installed at the easternmost curb cut entrance from Woodfield Road.

As mentioned, the new police station building is proposed to be situated north/south on the property, so the south side of the building will serve as the primary entrance to the building for customers and the east side will face the pond. The new "L-shape" police station building will be approximately 155,719 square feet in size and include functions necessary for the everyday activities of the police department. The proposed building height is 40 foot tall and complies with all bulk standards for the B-3 zoning district, including lot coverage and floor area ratio. The entrance plaza to the building will include a covered entry supported by piers, integrated into the overall building design. The front entrance is further enhanced with built-in planters and benches to offer several benefits, both aesthetic and functional purposes. Lastly, a dedicated fitness patio will be located on the east side of the building.

The proposed building features a two-level layout with public-facing services located on the main level and administrative and departmental operations located on the second level. The plan incorporates a deliberate separation of public and secure spaces to maintain operational integrity while accommodating customer service needs. Enclosed parking for village-owned vehicles is integrated into the design to support secure operations.

Woodfield Regional Center Design Review



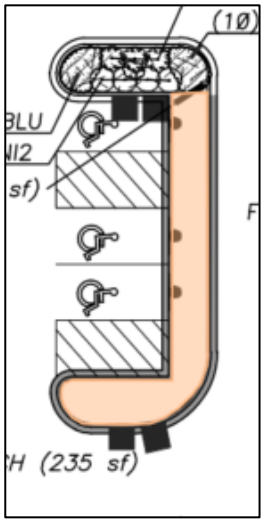
The architecture of the proposed building has been designed in a "Modern Prairie Style" incorporating stone and masonry elements with taller glass elements and large overhangs on the building. Exterior materials include face brick, cast stone, panel rainscreens, and composite aluminum wall panels. Aluminum storefront systems are provided on all sides of building for consistent glazing across public and staff areas. Strong horizontal lines, stepped roof forms, and intentional use of natural light is incorporated in the building design. Public facing elevations will include use of modular brick in two colors, cast-stone veneer, and limited, strategically placed glazing. Solider course brick accents are provided to articulate openings and horizontal bands. To help ground appearance, cast stone veneer is used strategically at base elements and prominent vertical components to provide visual contrast. Pond facing elevations are shown on the east side to introduce greater transparency with larger window systems to enhance daylight and views. Service and operational zones show insulated overhead coiling doors, secure sliding gates, and reinforced entry points to support police

functions. Rooflines are finished with aluminum coping and composite aluminum fascia. Consistent with the Woodfield regional center design guidelines, the overall proposed building will be constructed with high-quality materials and complement the design of the new police station while complementing the surrounding office character.



Landscape Variations

The village is requesting a landscape variation to omit a required landscape island at the end of a parking row. The zoning code requires a landscape island at the end of each row of parking stalls. In addition, the village is also requesting a landscape variation to omit a required shade tree from the parking lot island. The subject area is the closest parking row to the building consisting of three handicap parking stalls located within the north parking lot. The end island and the island adjacent to the parking row will instead include a mountable curb. This is being requested to accommodate fire truck turning movements. Additionally, the required tree has been relocated to the permitter of the site. This was done to achieve better views from the security cameras in the rear lot. The submitted landscape plan exceeds the minimum 20% required greenspace. For the reasons mentioned above, staff is supportive of both the requested landscape variations.



Fence Variation

The village is requesting to install a fence outside of the required 6” of the property line on the north side. The proposed fence will be a 6-foot-tall aluminum metal fence. As previously mentioned, the north parking lot is exclusively for staff use. In addition to installing secured sliding gates at the entrances/exits of the drive-aisles, it is imperative that access to the overall parking lot remains secluded from the rest of the site. Therefore, a fence, is proposed to prevent non-staff patrons from entering the parking lot. Access to several highly regulated and sensitive interior areas of the building, such as evidence storage and arrestee processing, faces the northern parking area. For security purposes, it is essential that this portion of the site remain as restricted from the public as possible. The submitted landscape plan proposes a mix of shrubs and trees along the exterior side of the fence to help enhance the site’s appearance. Staff is supportive of the requested fence variation.

Zoning History

The subject property is One Woodfield Lake within Woodfield Lake office campus. Woodfield Lakes was originally rezoned from B-2 PUD to B-3 and approved for an office campus on May 22, 1979 under Ordinance No. 1596. Construction of One Woodfield Lake followed shortly thereafter. In 1979, the Village Board granted approval of a special use for a Type "A" restaurant for Hillary's Restaurant under Ordinance 1709. Ordinance 1709 also granted a parking variation. In 1996, the special use was amended and approval granted to Remington's Restaurant and Lounge which was later converted to Club 1000. In April 1998, the Village Board granted a sign variation to Club 1000 for an additional wall sign (Case No. Z9803-05, Ordinance No. 98-41). In August 2002, the Village Board granted an amendment to existing special use and a sign variation for Dawn's Club Tropic Restaurant (Case No. Z0207-02, Ordinance No. 02-123. In July 2004, the Village Board granted approval of a valet parking plan to Privilege Club Café Restaurant (Case No. Z0406-04, Ordinance No. 04-103).

Surrounding Zoning and Land Uses

North: B-3 Planned Office Business (Woodfield Lake Office Court)
South: B-3 Planned Office Business (The Goddard School of Schaumburg, Woodfield Professional Suites)
East: B-3 Planned Office Business (Two Woodfield Lake)
West: B-3 Planned Office Business (Emergency Nurses Association)

Compatibility with Surrounding Land Uses

The proposed police station is compatible with the surrounding land uses, as the subject property is located within the B-3 Office District and is surrounded exclusively by established office developments. Public safety facilities are a permitted use in this district and are similar in scale, activity levels, and operational characteristics to other institutional and office functions in the area. The station will integrate well with the existing office oriented character of the corridor and is not expected to create land use conflicts. Additionally, its presence will enhance safety and support continued reinvestment in the Woodfield Lake office campus.

Comprehensive Plan Designation

The subject property is identified as office use in the Comprehensive Plan. The uses in the category include hotels, restaurants, and service businesses that support office centers and activity. The proposed police station aligns with this designation, as public and quasi-public facilities are compatible with and often integrated into established office districts. Repurposing the office building for police station not only supports the Comprehensive Plan's goals for reinvestment and efficient use of developed land but also strengthens the local office market by removing long-term vacancy and reducing oversupply. This redevelopment enhances the area's stability while introducing a community serving use that is fully consistent with the Comprehensive Plan's vision for this district.

Parking

Parking for the new police station building is calculated as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed Police Station Ground Floor 54,829 sq ft NFA Upper Floor 18,492 sq ft NFA	3.3 spaces per 1,000 sf NFA	181 spaces 61 spaces
Parking Required		242 spaces
Surface Parking Provided		243 spaces
Covered Parking Provided		47 spaces
Parking Surplus		48 spaces

The zoning code reduced the parking ratio for office buildings greater than 150,000 to 3.3 spaces per 1,000 square NFA. The proposed police station is ±155,719 square GFA. However, certain areas of the building are not counted towards net floor area calculations such as floor space occupied by mechanical equipment, security vaults, stairwells and elevators, public restrooms. entrance lobbies, storage areas, and interior common areas designed for pedestrian circulation. Therefore, the actual NFA is significantly less which equates to a requirement of 242 parking spaces.

Planning

1. Provide sliding gate details.
2. No signage is being approved with this request. Separate sign permits will be required.
3. The material sample board call out for parking garage should read as “pre-cast concrete brick panel” instead of “think brick

Fire

1. Provide the location of the fire department connection located south of the building on Sheet C2.0.
2. Exits from the garage shall be provided with a path that provides access to a public way.

Engineering

1. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.

2. Other required permits include MWRD, IEPA and IEPA NPDES.
3. The Engineer of Record shall provide fire flow data, and add a note to the plans stating that adequate fire flow is available to the development and that the flow meets the requirements of Village code section 151.11 (B) (1) Fire Protection System.
4. Any looped water main within the property (including the existing 10-inch main that runs north south that is being tapped into in the latest submittal) will need to be in a Public Utility Easement that grants maintenance rights to the Village. CDD Engineering can provide the Schaumburg standard easement provisions for use in the easement.
5. A 10-inch valve is called out on the 6-inch water service. Please verify.
6. Note: the village is investigating the history and operations of the existing Woodfield Lakes pond as relates to available storage volume. Adjustments maybe required based on the findings.

Transportation

1. Provide striped crosswalks across both external drive aisles.
2. Omit stop signs and stop bars to maintain free flowing traffic for northbound and southbound vehicles circulating through the western drive aisle.
3. Remove the depressed curb ramp on the north side of the parking garage. All proposed curb ramps shall lead to an intentional destination with a receiving ramp.
4. Amend the design to standard curb with a depressed portion for an access route originating from the southern ADA access aisle.

Engineering & Public Works

1. There is a conflict with the proposed detention basin at the northwest corner of the property with Sanitary and or Water Mains. Reroute utilities via continuous loop through the north parking lot to avoid conflict.
2. Provide a continuous water main loop in the north parking lot.
3. Adjust watermain routing to avoid additional crossings.
4. All utility and water main backfill must be CA-6.
5. 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 Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
6. Include the following note on the plans - All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). EPW will investigate shutdowns prior to scheduled construction to ensure that valves are functioning properly. Contractor shall contact EPW Dispatch Lin (847-923-6612) a minimum of seven working days prior to shutdown to schedule the pre-shutdown investigation. Contractor shall contact EPW a minimum of 48 hours prior to shutdown to confirm schedule and details of shutdown. Depending on the number of existing businesses serviced by the affected water main, special circumstances (night shutdown) may be required.

RECOMMENDATION

Staff has reviewed the village's request and recommends **approval** of a Site Plan Approval, Landscape Variations, Fence Variation and Woodfield Regional Center Design Review for Village of Schamburg Public Safety Building to be located at 1000 Woodfield Road, subject to the following conditions:

1. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.
2. Other required permits include MWRD, IEPA and IEPA NPDES.
3. Prior to the issuance of a land development permit, the Engineer of Record shall provide fire flow data, and add a note to the plans stating that adequate fire flow is available to the development and that the flow meets the requirements of Village code section 151.11 (B) (1) Fire Protection System.
4. 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.
5. A separate demo permit is required.
6. Any looped water main within the property (including the existing 10-inch main that runs north south that is being tapped into in the latest submittal) will need to be in a Public Utility Easement that grants maintenance rights to the Village. CDD Engineering can provide the Schaumburg standard easement provisions for use in the easement.
7. The village is investigating the history and operations of the existing Woodfield Lakes pond as relates to available storage volume. Adjustments maybe required based on the findings.
8. Prior to the issuance of a building permit, provide sliding gate details.
9. No signage is being approved with this request. Separate sign permits will be required.
10. The material sample board call out for parking garage should read as "pre-cast concrete brick panel" instead of "think brick".
11. Exits from the garage shall be provided with a path that provides access to a public way.
12. All utility and water main backfill must be CA-6.
13. 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 Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
14. Prior to the issuance of a Land Development Permit, the Engineering Plans shall be revised to include the following:
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f. Parking Calculation Plans, Sheet G1.8, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
g. Cover Sheet, Sheet C0.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
h. Standard Village Notes, Sheet C0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
i. MWRD General Notes, Sheet C0.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
j. Site Demolition Plan, Sheet C1.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
k. Site Geometry Plan, Sheet C2.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

l. Site Striping and Signage Plan, Sheet C2.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
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n. Site Utility Plan, Sheet C3.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
o. Grading and Paving Plan, Sheet C4.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
p. Erosion and Sediment Control Plan, Sheet C5.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
q. Site Operations and Maintenance Plan, Sheet C6.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
r. Site Work Details, Sheet C7.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
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t. Site Work Details, Sheet C7.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
u. Proposed Drainage Exhibit, Sheet DEX-1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
v. Delivery Truck Turning, Sheet CSK-01, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.
w. Refuse Truck Turning, Sheet CSK-02, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.
x. Fire Truck Turning Secure, Sheet CSK-03, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.
y. Fire Truck Turning Public, Sheet CSK-04, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.

z. Landscape Plan, Sheet L1.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

aa. Landscape Details, Sheet L2.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

bb. Irrigation Layout Plan, Sheet L3.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

cc. Site Plan, Sheet AS0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

dd. Enlarged Site Views, Sheet AS1.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ee. Overall Ground Floor Plan, Sheet A1.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ff. Ground Floor Plan - A1, Sheet A1.1a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

gg. Ground Floor Plan - A2, Sheet A1.1b, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

hh. Ground Floor Plan - A3, Sheet A1.1c, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ii. Ground Floor Plan - B1, Sheet A1.1d, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

jj. Overall Upper Floor Plan, Sheet A1.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

kk. Upper Floor Plan - A1, Sheet A1.2a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ll. Upper Floor Plan - A2, Sheet A1.2b, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

mm. Upper Floor Plan - A3 and Clerestory, Sheet A1.2c, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

nn. Building Elevations, Sheet A4.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
oo. Building Elevations, Sheet A4.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
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qq. Building Elevations, Sheet A4.4, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
rr. Building Elevations, Sheet A4.5, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
ss. Ground Floor Plan - Fire Protection - A1, Sheet FP1-1a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
tt. Ground Floor Plan - Fire Protection - B1, Sheet FP1-1d, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
uu. Notes and Details - Fire Protection, Sheet FP5-1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
vv. Electrical Site Plan, Sheet ES0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
ww. Photometric Site Plan, Sheet EP.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
xx. Photometric Fixture Cut Sheets, Sheet EP.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
yy. Electronic Exterior Materials Board, received by the Community Development Department on August 28, 2026.
zz. ALTA / NSPS Land Title Survey, Sheet 02, prepared by Edward J. Molly & Associates, dated July 22, 2024, and received by the Community Development Department on August 28, 2026.
aaa. Project Narrative, prepared by Williams Associates Architects LTD, dated May 15, 2026, and received by the Community Development Department on May 18, 2026.

bbb. Variation Justification Narrative, prepared by Williams Associates Architects LTD, dated May 15, 2026, and received by the Community Development Department on May 18, 2026.

pc: Petitioner
Owner

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:52pm.

ROLL CALL

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

A quorum was present.

Also Present:	Parth Joshi Planning Manager	Monica Richart Sustainability Planner
Sworn in for testimony:	Parth Joshi Planning Manager	Mark Rysavy 714 S. Plum Grove Road Schaumburg

Mr. Mark Rysavy, Petitioner, stated the Public Safety Building project has been in progress for over two years, concurrent with the new Village Hall project. He stated that the site plan has progressed well. The initial concept moved the north/south driveway to the west. This concept has been altered to maintain the existing drive aisle. Instead, the retention center has been moved to the west instead of the original proposed location. The building will be constructed to face south toward Woodfield Road. Floor plans were not shown to maintain public safety. The site has public parking on the south side of the building, with employee parking fenced in to the north of the building to maintain security. He stated that some island landscaping will be removed to allow access for emergency vehicles.

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

Mr. Parth Joshi stated the subject property has served as the Temporary Village Hall since March 2025. This location is zoned B-3 for office use. The petitioner requests a site plan approval to construct a new building of roughly 155,716 square feet, a landscape variation to omit a landscaping island, a second landscape variation to omit a tree within the required landscape island, and a fence variation to install a fence outside of the six inch requirement from the property line.

Site Plan
The proposal would demolish the existing building and to construct a new two-story "L" shaped building. Public parking and front-facing staff will be located along the south side of the building facing Woodfield Road. This will be a dedicated parking lot for customers including a drop off location. The existing north-south drive aisle will be slightly modified to accommodate police operations, and will continue to serve as an access point for the office complex located north of the subject property. The north parking lot will be secured for employees only, which will be surrounded by a fence with security gates along all access points. The height of the building will be 40 feet tall. A covered parking garage will be in the back for police vehicles. The front of the building will have an overhanging canopy over the sidewalk for visitors, as well as benches. The property falls in the

Woodfield Regional Center Design Review, requiring compliance with the WRC design requirements. The proposed style will be compatible to surrounding buildings in the B-3 zoning, the Modern Prairie Style architecture, with the building composed of a mixture of brick, cast stone, and aluminum. Glazing components will allow for sunlight into the building and privacy in sensitive areas inside the building.

Landscape Variations

Mr. Joshi highlighted a landscape island in the employee parking area on the north side that will be removed to allow access for emergency vehicles. The landscape code requires a landscape island with a shade tree at the end of each row of parking. The proposal requests this island be removed and the tree relocated to a separate part of the landscape plan. There is a mixture of additional landscaping and shrubbery across the rest of the plan.

Fence Variation

The proposal includes a fence variation extending past the existing property line further than the maximum six inches. The fence will be composed of aluminum metal and be six feet tall to provide security for the staff-only lot. Landscaping will be installed on the exterior of the fence to allow for privacy and enhance landscaping.

Parking

Parking requirements allow for 242 spaces at the property. This includes both the north and south parking lots, as well as the covered parking lot for police vehicles.

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 this project is a long time coming and is necessary to meet the needs of the police department.

Mr. Szurgot asked what the difference in size is between the existing police station. Mr. Rysavy stated the current building is roughly 80,000 square feet. The square footage of the new building includes the training rooms, covered parking garage, and the gun range.

Ms. Errera asked how staff will be able to access the staff-only parking lot. Mr. Rysavy stated that the system will work similar to iPass, with some form of sticker in the Village vehicles. Staff members will need to scan in with their badge. There will be three driveway access points; one for entering, one for exits, and one for emergency vehicles.

Mr. Mytych asked if the driveway entrance will be accessible for all vehicles, not just staff. Mr. Rysavy stated yes, there will be multiple ways to access the site. An additional entrance/exit will be the existing entrance off Plum Grove Road.

Mr. Bhagwakar asked if there will be a basement. Mr. Rysavy stated no, as there is no existing basement on the property. All storage spaces were factored in to the site plan.

Chairman Raimondi asked how police car traffic will impact Woodfield Road. Mr. Rysavy stated the traffic will not be too different, as there will be more exits. He explained that police calls often respond via beat vehicles

which are already stationed around the Village. He stated that there will be minor modifications to the existing site entrance. Chairman Raimondi asked what will happen to the existing police station building on Schaumburg Road. Mr. Rysavy stated the use has not been determined yet.

Ms. Errera asked when the existing building will be demolished. Mr. Rysavy stated that will occur in January 2027, as the move to the new Village Hall will occur toward the end of November 2026. He stated the completion goal is December 2029, January 2030 as needed.

Ms. Veatch asked what will happen with the existing specialized antennas on the police station. Mr. Rysavy stated that staff is currently working on a solution, as there is a difference in land height between the current and proposed locations. The goal is not to have the existing tower in it's current location in the long-term.

PUBLIC HEARING CLOSED

Mr. Morreale made a motion, seconded by Mr. Mytych to close the hearing.

All ayes **MOTION CARRIED**

Mr. Szurgot made a motion, seconded by Ms. Errera, to recommend approval of a Site Plan Approval, Landscape Variations, Fence Variation and Woodfield Regional Center Design Review for Village of Schaumburg – Public Safety Building located at 1000 Woodfield Road, Case No. Z2605-05 subject to the following conditions:

1. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.
2. Other required permits include MWRD, IEPA and IEPA NPDES.
3. Prior to the issuance of a land development permit, the Engineer of Record shall provide fire flow data, and add a note to the plans stating that adequate fire flow is available to the development and that the flow meets the requirements of Village code section 151.11 (B) (1) Fire Protection System.
4. 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.
5. A separate demo permit is required.
6. Any looped water main within the property (including the existing 10-inch main that runs north south that is being tapped into in the latest submittal) will need to be in a Public Utility Easement that grants maintenance rights to the Village. CDD Engineering can provide the Schaumburg standard easement provisions for use in the easement.
7. The village is investigating the history and operations of the existing Woodfield Lakes pond as relates to available storage volume. Adjustments maybe required based on the findings.
8. Prior to the issuance of a building permit, provide sliding gate details.
9. No signage is being approved with this request. Separate sign permits will be required.
10. The material sample board call out for parking garage should read as "pre-cast concrete brick panel" instead of "think brick".
11. Exits from the garage shall be provided with a path that provides access to a public way.
12. All utility and water main backfill must be CA-6.
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    d. Life Safety Plan - Building A, Sheet G1.4, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    e. Life Safety Plan - Building B, Sheet G1.5, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    f. Parking Calculation Plans, Sheet G1.8, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    g. Cover Sheet, Sheet C0.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    h. Standard Village Notes, Sheet C0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    i. MWRD General Notes, Sheet C0.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    j. Site Demolition Plan, Sheet C1.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    k. Site Geometry Plan, Sheet C2.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    l. Site Striping and Signage Plan, Sheet C2.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    m. Site Striping and Signage Plan, Sheet C2.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    n. Site Utility Plan, Sheet C3.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    o. Grading and Paving Plan, Sheet C4.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    p. Erosion and Sediment Control Plan, Sheet C5.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    q. Site Operations and Maintenance Plan, Sheet C6.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    r. Site Work Details, Sheet C7.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    s. Site Work Details, Sheet C7.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
    t. Site Work Details, Sheet C7.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

u. Proposed Drainage Exhibit, Sheet DEX-1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
v. Delivery Truck Turning, Sheet CSK-01, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.
w. Refuse Truck Turning, Sheet CSK-02, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.
x. Fire Truck Turning Secure, Sheet CSK-03, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.
y. Fire Truck Turning Public, Sheet CSK-04, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.
z. Landscape Plan, Sheet L1.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
aa. Landscape Details, Sheet L2.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
bb. Irrigation Layout Plan, Sheet L3.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
cc. Site Plan, Sheet AS0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
dd. Enlarged Site Views, Sheet AS1.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
ee. Overall Ground Floor Plan, Sheet A1.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
ff. Ground Floor Plan - A1, Sheet A1.1a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
gg. Ground Floor Plan - A2, Sheet A1.1b, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
hh. Ground Floor Plan - A3, Sheet A1.1c, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
ii. Ground Floor Plan - B1, Sheet A1.1d, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
jj. Overall Upper Floor Plan, Sheet A1.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
kk. Upper Floor Plan - A1, Sheet A1.2a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
ll. Upper Floor Plan - A2, Sheet A1.2b, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
mm. Upper Floor Plan - A3 and Clerestory, Sheet A1.2c, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
nn. Building Elevations, Sheet A4.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
oo. Building Elevations, Sheet A4.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
pp. Building Elevations, Sheet A4.3, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

qq. Building Elevations, Sheet A4.4, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
rr. Building Elevations, Sheet A4.5, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
ss. Ground Floor Plan - Fire Protection - A1, Sheet FP1-1a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
tt. Ground Floor Plan - Fire Protection - B1, Sheet FP1-1d, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
uu. Notes and Details - Fire Protection, Sheet FP5-1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
vv. Electrical Site Plan, Sheet ES0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
ww. Photometric Site Plan, Sheet EP.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
xx. Photometric Fixture Cut Sheets, Sheet EP.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
yy. Electronic Exterior Materials Board, received by the Community Development Department on August 28, 2026.
zz. ALTA / NSPS Land Title Survey, Sheet 02, prepared by Edward J. Molly & Associates, dated July 22, 2024, and received by the Community Development Department on August 28, 2026.
aaa. Project Narrative, prepared by Williams Associates Architects LTD, dated May 15, 2026, and received by the Community Development Department on May 18, 2026.
bbb. Variation Justification Narrative, prepared by Williams Associates Architects LTD, dated May 15, 2026, and received by the Community Development Department on May 18, 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, 11/10/26.

ADJOURNMENT

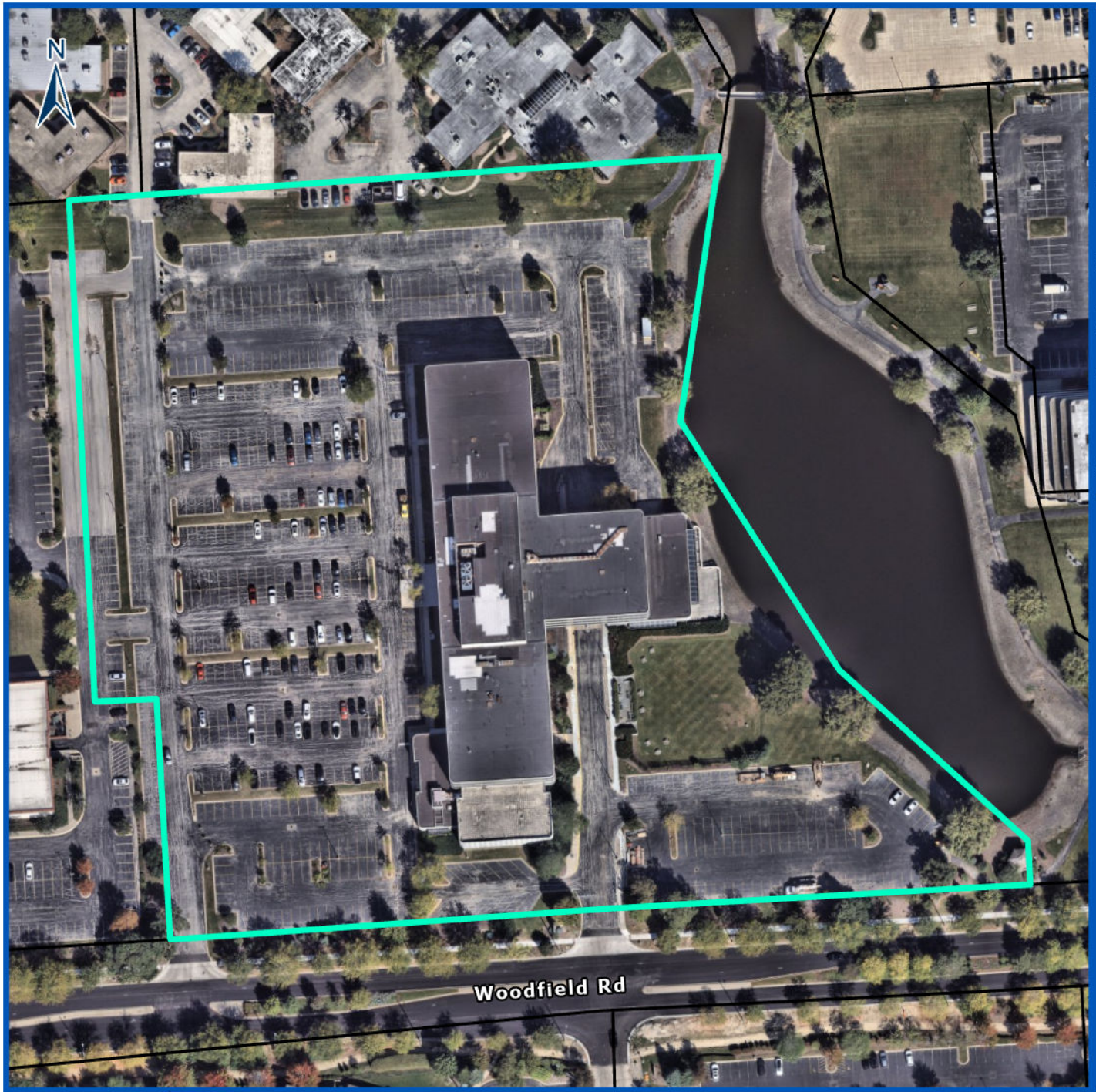
The meeting was adjourned at 8:16pm.

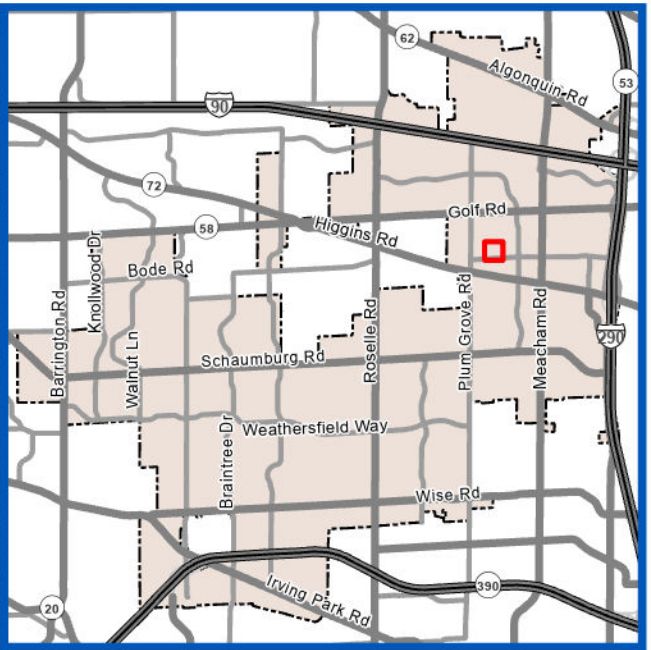
Parth Joshi

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

Taylor Storm

Taylor Storm, Temporary Recording Secretary
Zoning Board of Appeals





Subject Property

Z2605-05

VILLAGE OF SCHAUMBURG -PUBLIC SAFETY BUILDING

Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review

0 60 120
Feet

VILLAGE OF SCHAUMBURG

1000 Woodfield Road

Prepared By:
Village of Schaumburg
Community Development Department

ABBREVIATIONS

&	AND	LAB	LABORATORY
<	ANGLE	LAD	LADDER
@	AT	LAM	LAMINATE/ LAMINATED
[	CHANNEL	LAV	LAVATORY
		LH	LONG HAND
AB	ANCHOR BOLT	LL	LIVE LOAD
ABV	ABOVE	LLH	LONG LEG HORIZONTAL
AC	AIR CONDITION/ CONDITIONING	LLV	LONG LEG VERTICAL
ACC	ACCESS	LMST	LIMESTONE
ACOUS	ACOUSTIC/ ACOUSTICAL	LPT	LOW POINT
ACP	ACOUSTICAL CEILING PANEL	LT	LIGHT
ACT	ACOUSTICAL CEILING TILE	LT WT	LIGHT WEIGHT
AD	AREA DRAIN	LVR	LOUVER
ADD	ADDENDUM	LWC	LIGHT WEIGHT CONCRETE
ADH	ADHESIVE		
ADJ	ADJACENT, ADJUSTABLE	M	METER
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
AGGR	AGGREGATE	MATL	MATERIAL
AHJ	AUTHORITY HAVING JURISDICTION	MAX	MAXIMUM
ALT	ALTERNATE	MB	MACHINE BOLT
ALT	ALTERNATE	MBR	MEMBER
ALUM	ALUMINUM	MC	MEDICINE CABINET
ANOD	ANODIZED	MECH	MECHANICAL
AP	ACCESS PANEL	MED	MEDIUM
APPROX	APPROXIMATE	MEMB	MEMBRANE
ARCH	ARCHITECT/ ARCHITECTURAL	MEZZ	MEZZANINE
ASB	ASBESTOS	MFR	MANUFACTURER
ASPH	ASPHALT	MH	MAN HOLE
AUTO	AUTOMATIC	MIN	MINIMUM
AVE	AVERAGE	MISC	MISCELLANEOUS
BD	BOARD	MLWK	MILLWORK
BEV	BEVEL, BEVELED	MM	MILLIMETER
BITUM	BITUMINOUS/ BITUMASTIC	MO	MASONRY OPENING
BLDG	BUILDING	MOD	MODULAR/ MODULE
BLK	BLOCK	MR	MOISTURE RESISTANT
BLKG	BLOCKING	MRF	MARBLE FLOOR
BM	BEAM	MSB	MOP SERVICE BASIN
BOT	BOTTOM	MT	MOUNT
BP	BASE PLATE	MTD	MOUNTED
BRG	BEARING	MTL	METAL
BRG PL	BEARING PLATE	MULL	MULLION
BRKT	BRACKET		
BRZ	BRONZE	N	NORTH
BSMT	BASEMENT	NAT	NATURAL
BTWN	BETWEEN	NIC	NOT IN CONTRACT
BUR	BUILT UP ROOF(ING)	NO	NUMBER
BW	BOTH WAYS	NOM	NOMINAL
		NRC	NOISE REDUCTION COEFFICIENT
C	CURB	NTS	NOT TO SCALE
CAB	CABINET	OA	OVERALL
CB	CATCH BASIN	OC	ON CENTER
CEM	CEMENT	OD	OUTSIDE DIAMETER
CFLG	COUNTER FLASHING	OF	OUTSIDE FACE
CHT	CERAMIC TILE	OH	OPPOSITE HAND
COR	CORNER GUARD	OH	OVER HEAD
CI	CAST IRON	OPNG	OPENING
CIPC	CAST-IN-PLACE CONCRETE	OPP	OPPOSITE
CIR	CIRCLE	OPH	OPPOSITE HAND
CJ	CONSTRUCTION/CONTROL JOINT		
CL	CENTERLINE	PAR	PARALLEL
CLG	CEILING	PB	PANIC BAR
CLKG	CAULKING	PBD	PARTICLEBOARD
CLO	CLOSET	PC	PIECE
CLR	CLEAR/ CLEARANCE	PCC	PRECAST CONCRETE
CM	CENTIMETER	PCF	POUNDS PER CUBIC FOOT
CMU	CONCRETE MASONRY UNIT	PED	PEDESTAL
CNTOR	CONTRACTOR	PERIM	PERIMETER
CNTR	COUNTER	PERF	PERFORATE/ PERFORATED
COL	COLUMN	PERM	PERMANENT
COL	COLUMN	PL	PLATE
COMB	COMBINATION	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PLAS	PLASTER
COND	CONDITION	PLBG	PLUMBING
CONN	CONNECT/ CONNECTION	PLF	POUNDS PER LINEAL FOOT
CONSTR	CONSTRUCTION	PL GL	PLATE GLASS
CONT	CONTINUE/ CONTINUOUS	PLYWD	PLYWOOD
CORR	CORRIDOR	PNL	PANEL
CPRS	COMPRESSIBLE	PR	PAIR
CPT	CARPET/ CARPETED	PREFAB	PREFABRICATED
CRS	COLD ROLLED STEEL	PREFIN	PREFINISHED
CSK	COUNTERSINK/COUNTERSUNK	PREFMD	PREFORMED
CSMT	CASEMENT	PRKG	PARKING
CT	CERAMIC TILE	PS CONC	PRESTRESSED CONCRETE
CTC	CENTER TO CENTER	PSF	POUNDS PER SQUARE FOOT
CTR	CENTER	PSI	POUNDS PER SQUARE INCH
CU	CUBIC	PT	PAINT
CU FT	CUBIC FEET	PT CONC	POST-TENSIONED CONCRETE
CUH	CABINET UNIT HEATER	PTD	PAPER-TOWEL DISPENSER
CUV	CABINET UNIT VENTILATOR	PTN	PARTITION
CU YD	CUBIC YARD	PTR	PAPER TOWEL RECEPTACLE
		PVC	POLYVINYL CHLORIDE
D	DEEP	PVG	PAVING/ PAVEMENT
DBL	DOUBLE	QT	QUARRY TILE
DEMO	DEMO/ DEMOLITION		
DEP	DEPRESS/ DEPRESSED	R	RISER, RADIUS
DEPT	DEPARTMENT	RA	RETURN AIR
DET	DETAIL	RB	RUBBER/ RESILIENT BASE
DF	DRINKING FOUNTAIN	RBR	RUBBER
DIA	DIAMETER	RCCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RD	ROOF DRAIN
DIAG	DIAGONAL	REF	REFERENCE, REFRIGERATOR
DIM	DIMENSION	REFL	REFLECT
DISP	DISPENSER	REG	REGISTER
DIV	DIVIDE/ DIVISION	REINF	REINFORCED, REINFORCING
D	DEAD LOAD	REM	REMOVABLE, REMOVE
DMPF	DAMPPROOFING	REQD	REQUIRED
DMPR	DAMPER	RESIL	RESILIENT
DN	DOWN	REV	REVISION/ REVISED
DR	DOOR	RFG	ROOFING
DS	DOWNSPOUT	RH	RIGHT HAND/ ROOF HATCH
DWG	DRAWING/ DRAWINGS	RHR	RIGHT HAND REVERSE
DWR	DRAWER	RLG	RAILING
		RM	ROOM
E	EAST	RO	ROUGH OPENING
EA	EACH	ROW	RIGHT OF WAY
EJ	EXPANSION JOINT	RTF	RUBBER TILE FLOORING
EL	ELEVATION	RWD	REDWOOD
ELEC	ELECTRIC/ ELECTRICAL	RVS	REVERSE
ELEV	ELEVATOR		
EMBED	EMBEDMENT	S	SOUTH
EMER	EMERGENCY	SC	SOLID CORE
ENCL	ENCLOSURE	SCD	SEAT COVER DISPENSER
ENL	ENLARGED	SCHED	SCHEDULE
EP	ELEC PANEL, BOARD	SCR	SCREEN
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	SCT	STRUCTURAL CLAY TILE
EQ	EQUAL	SD	SOAP DISPENSER/ SMOKE DETECTOR
EQUIP	EQUIPMENT	SECT	SECTION
ESTG	ESTIMATE	SF	SQUARE FOOT
EW	EACH WAY	SHLF	SHELVING
EWC	ELECTRIC WATER COOLER	SHT	SHEET
EWH	ELECTRIC WATER HEATER	SHTHG	SHEATHING
EXIST	EXISTING	SHV	SHELVING
EXP	EXPAND/ EXPANSION/ EXPOSED	SIM	SIMILAR
EXT	EXTERIOR	SK	SEE KEYNOTE
EXT	EXTERIOR	SKLT	SKYLIGHT
		SLNT	SEALANT
FA	FRESH AIR	SLV	SLEEVE
FB	FLAT BAR	SND	SANITARY NAPKIN DISPENSER
FBRK	FIRE BRICK	SNDR	SANITARY NAPKIN DISPOSER
FD	FLOOR DRAIN	SNDU	SANITARY NAPKIN DISPOSAL UNIT
FDTN	FOUNDATION	SPCL	SPECIAL
FE	FIRE EXTINGUISHER	SPEC	SPECIFICATION
FEC	FIRE EXTINGUISHER CABINET	SPKR	SPEAKER
FF	FINISH FLOOR	SQ	SQUARE
FF EL	FINISH FLOOR ELEVATION	SQ IN	SQUARE INCH
FGL	FIBERGLASS	SS	SERVICE SINK
FH	FLAT HEAD	SST	STAINLESS STEEL
FHC	FIRE HOSE CABINET	STA	STATION
FIN	FINISH/ FINISHED	STC	SOUND TRANSMISSION CLASS
FIN FLR	FINISHED FLOOR	STD	STANDARD
FLASH	FLASHING	STL	STEEL
FLEX	FLEXIBLE	STRUCT	STRUCTURAL/ STRUCTURE
FLR	FLOOR/ FLOORING	SUSP	SUSPEND/ SUSPENDED
FLUOR	FLUORESCENT	SV	SHEET VINYL
FP	FIREPROOF/ FIRE PROTECTION	SYMM	SYMMETRICAL
FR	FRAME/ FRAMING	SYNTH	SYNTHETIC
FRP	FIBERGLASS REINFORCED PLASTIC	SYS	SYSTEM
FT, '	FEET/ FOOT		
FTG	FOOTING	T	TREAD
FURG	FURRING	T&G	TONGUE AND GROOVE
FURN	FURNACE/ FURNISH	TB	TOWEL BAR
FBO	FURNISH BY OTHERS	TC	TERRA COTTA
		TEL	TELEPHONE
G	GROUND	TER	TERRAZZO TELEPHONE EQUIPMENT ROOM
GA	GAUGE/ GAGE	THK	THICK/NESS
GALV	GALVANIZED	THRES	THRESHOLD
GB	GRAB BAR	TK BD	TACK BOARD
GC	GENERAL CONTRACTOR	TOB	TOP OF BEAM
GKT	GASKET/ GASKETED	TOC	TOP OF CURB
GL	GLASS	TOF	TOP OF FOUNDATION
GL BLK	GLASS BLOCK	TOL	TOLERANCE
GLZ CMU	GLAZED CONCRETE MASONRY UNIT	TOM	TOP OF MASONRY
GR	GRADE/ GRADING	TOS	TOP OF SLAB/ STEEL
GR FL	GROUND FLOOR	TOW	TOP OF WALL
GT	GLAZED TILE	TP	TOILET PAPER DISPENSER
GWH	GAS FIRED WATER HEATER	TV	TELEVISION
GWT	GLAZED WALL TILES	TYP	TYPICAL
GYP	GYPSUM		
GYP BD	GYPSUM BOARD	UC	UNDERCUT
		UNFIN	UNFINISH
H	HIGH	UNO	UNLESS NOTED OTHERWISE
HB	HOSE BIBB	UR	URINAL
HC	HOLLOW CORE	VCT	VINYL COMPOSITION TILE
HDNR	HARDENER	VERT	VERTICAL
HDR	HEADER	VEST	VESTIBULE
HDWD	HARDWOOD	VIF	VERIFY IN FIELD
HDW	HARDWARE	VNR	VENEER
HP	HIGH POINT	VR	VAPOR RETARDER
HT	HEIGHT	VWC	VINYL WALL COVERING
HM	HOLLOW METAL	W	WIDE/ WIDTH
HMD	HOLLOW METAL DOOR	W	WIDE/ WIDTH/ WEST
HORIZ	HORIZONTAL	W/	WITH
HTG	HEATING	WB	WOOD BASE
HVAC	HEATING/ VENTILATING/ AIR CONDITIONING	WC	WATER CLOSET
		WD	WOOD
ID	INSIDE DIAMETER	WDW	WINDOW
IF	INSIDE FACE	WGL	WIRED GLASS
IN	INCH	WH	WALL HUNG
INCIN	INCINERATOR	WI	WROUGHT IRON
INCL	INCLUDE/ INCLUDED/ INCLUDING	WM	WATER METER/ WATER METER
INSUL	INSULATION/ INSULATING	W/O	WITHOUT
INT	INTERIOR	WP	WATERPROOFING/ WEATHERPROOF
INV	INVERT	WR	WATER REPELLENT
JAN	JANITOR	WSCT	WAINSCOT
JAN CLO	JANITOR'S CLOSET	WT	WEIGHT
JS	JANITOR'S SINK	W/W	WALL TO WALL
JUNC BOX	JUNCTION BOX	WWF	WELDED WIRE FABRIC
KD	KNOCK DOWN	WWM	WELDED WIRE MESH
KOP	KNOCK OUT PANEL	YD	YARD, YARD DRAIN

MATERIAL DESIGNATION

- EXISTING
- ACOUSTICAL PANEL
- BATT OR LOOSE INSULATION
- BRICK
- CLAY BACKFILL
- CONCRETE
- CONCRETE MASONRY UNIT
- CUT STONE
- GLASS-MAT
- GLAZING
- GYPSUM BOARD, PLASTER, GROUT, SAND
- PLASTER, EXTERIOR INSULATION FINISH SYSTEM
- PLYWOOD
- RIGID INSULATION
- ROUGH LUMBER
- STEEL
- STONE OR GRAVEL FILL
- TOPSOIL
- WOOD

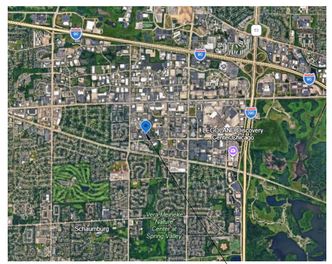
SYMBOLS & CALLOUTS

- DETAIL CALLOUT (1 / A8.1 — DRAWING NUMBER / SHEET WHERE DRAWING APPEARS)
- DETAIL OR SECTION CALLOUT (1 / A8.1 — DRAWING NUMBER / SHEET WHERE DRAWING APPEARS)
- CENTER LINE
- COLUMN LINE (A)
- CONTOUR, NEW (95)
- CONTOUR, ABANDONED OR EXISTING TO REMAIN (90)
- DATUM LINE
- DOOR TAG (102A)
- ELEVATION CALLOUT (1 / A4.1 — DRAWING NUMBER / SHEET WHERE DRAWING APPEARS)
- ELEVATION CALLOUT, MULTIPLE (1, 2 / A8.1 — DRAWING NUMBERS / SHEET WHERE DRAWING APPEARS)
- GLAZING PANEL TAG (G1)
- STOREFRONT, CURTAINWALL, OR WINDOW TAG (SF1, CW1)
- MATCH LINE
- REVISION (1)
- ROOM TAG (ROOM NAME / 101)
- TOILET ACCESSORY OR PLUMBING FIXTURE (A)
- WALL TYPE (M8-1)

LOCATION MAP

1000 WOODFIELD ROAD
SCHAUMBURG, IL 60173

GRAPHIC NORTH



CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE CODES, INCLUDING PUBLIC LAW 101-336 'AMERICANS WITH DISABILITIES ACT OF 2010' AND MEET ALL OF THE REQUIREMENTS SET FORTH IN THE FEDERAL REGISTER PART III DEPARTMENT OF JUSTICE, ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES AND THE ILLINOIS ACCESSIBILITY CODE.

CONSULTANTS

OWNER'S CONSULTANTS

ARCHITECTS
WILLIAMS ARCHITECTS
ONE PIERCE PLACE, SUITE 550W
ITASCA, IL 60143 (630) 221-1212

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. HIGHWAY 41
ZION, IL 60099-9455 (847) 395-6800

COMMISSIONING AGENT
TBD

ARCHITECT'S CONSULTANTS

CIVIL ENGINEERING
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030 (847) 223-4804

LANDSCAPE ARCHITECT
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030 (847) 223-4804

STRUCTURAL ENGINEER
IMEG CORPORATION
1100 WARRENVILLE ROAD #400W
NAPERVILLE, IL 60563 (630) 753-8551

INTERIOR DESIGN
WILLIAMS INTERIORS
ONE PIERCE PLACE, SUITE 550W
ITASCA, IL 60143 (630) 221-1212

PLUMBING / FIRE PROTECTION / MECHANICAL / ELEC ENGINEER
BERG ENGINEERING CONSULTANTS, LTD
801 W. WISE ROAD
SCHAUMBURG, IL 60193 (847) 352-4500

LOW VOLTAGE CONSULTANT
SENTINEL TECHNOLOGIES
2250 WARRENVILLE ROAD
DOWNERS GROVE, IL 60515 (630) 769-4343

SECURITY / DETENTION
CORRECT ELECTRONICS, INC
1807 S. WASHINGTON ST, SUITE 110
NAPERVILLE, IL 60565 (630) 689-1190

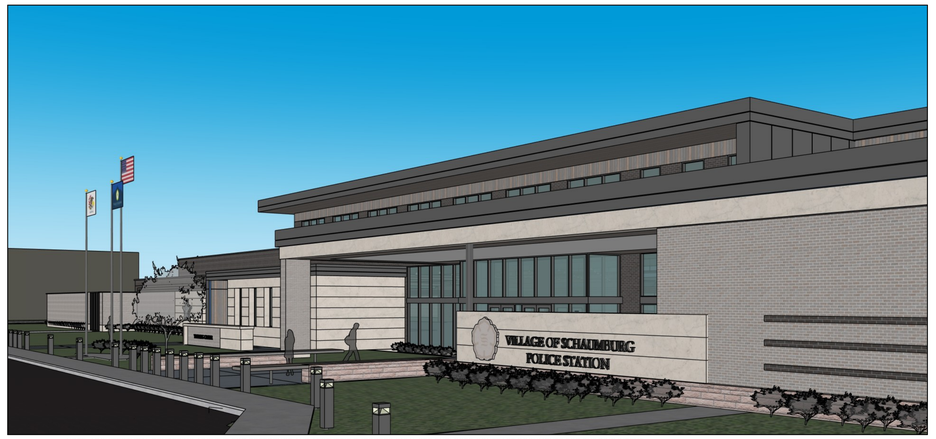
STORM SHELTER PEER REVIEW CONULTANT
KFC ENGINEERING
525 CENTRAL PARK DRIVE, SUITE 202
OKLAHOMA CITY, OK 73105 (405) 528-4596

COMMUNITY DEVELOPMENT REVIEW RESUBMISSION

28 AUG 2026

VILLAGE OF SCHAUMBURG
POLICE STATION

1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173



NOTE: ARCHITECTURAL RENDERING ABOVE IS FOR REFERENCE AND AESTHETIC PURPOSES ONLY. SEE ENCLOSED CONTRACT DOCUMENTS FOR BUILDING INTENT.

VILLAGE OF SCHAUMBURG

ELECTED OFFICIALS

VILLAGE PRESIDENT	TOM DAILLY
TRUSTEE	BRIAN BIESCHKE
TRUSTEE	JAMIE CLAR
TRUSTEE	MICHAEL LAROSA
TRUSTEE	MARK MADEJ
TRUSTEE	ESHA PATEL
TRUSTEE	JACK SULLIVAN
VILLAGE CLERK	JANE LENTINO

POLICE DEPARTMENT

POLICE CHIEF	GEORGE "BILL" WOLF

VILLAGE OF SCHAUMBURG

VILLAGE MANAGER	BRIAN TOWNSEND
ASST. VILLAGE MANAGER	PAULA HEWSON
FACILITIES DIVISION MANAGER	MARK RYSAVY

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- G1.3 LIFE SAFETY PLAN - BUILDING A
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- C0.1 STANDARD VILLAGE NOTES
- C0.2 MWRD GENERAL NOTES
- C1.0 SITE DEMOLITION PLAN
- C2.0 SITE GEOMETRY PLAN
- C2.1 SITE STRIPING AND SIGNAGE PLAN
- C2.2 SITE STRIPING AND SIGNAGE PLAN
- C3.0 SITE UTILITY PLAN
- C4.0 GRADING AND PAVING PLAN
- C5.0 EROSION AND SEDIMENT CONTROL PLAN
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- C7.2 SITE WORK DETAILS
- DEX-1 PROPOSED DRAINAGE EXHIBIT
- CSK-01 DELIVERY TRUCK TURNING
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- ES0.1 ELECTRICAL SITE PLAN
- EP.1 PHOTOMETRIC SITE PLAN
- EP.2 PHOTOMETRIC FIXTURE CUT SHEETS

SUPPLEMENTAL
- 01 EXTERIOR MATERIALS BOARD
- 02 ALTA / NSPS LAND TITLE SURVEY

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VILLAGE OF SCHAUMBURG
POLICE STATION
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR RAN
CHK SAM

TITLE SHEET

G1.1

8/28/2026 1:41:23 PM

PUBLIC SAFETY FACILITY
1000 WOODFIELD RD.
SCHAUMBURG, ILLINOIS 60173

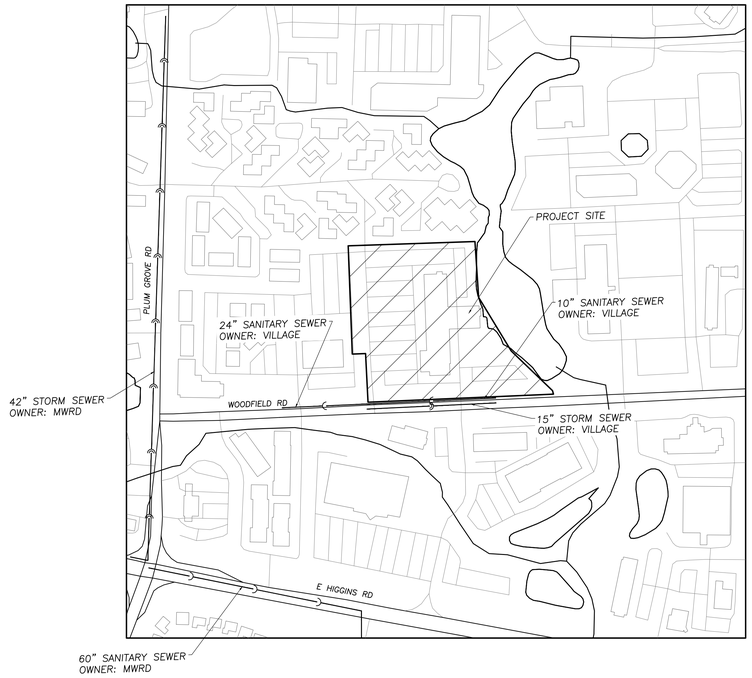
ARCHITECT:
WILLIAMS ARCHITECTS
ONE PIERCE PLACE, SUITE 550W
ITASCA, IL 60143
T: 630-344-1036
E: SAMORLOCK@WILLIAMS-ARCHITECTS.COM
ATTN: SCOTT MORLOCK, AIA

CIVIL ENGINEER:
ERIKSSON ENGINEERING ASSOC., LTD.
135 S JEFFERSON ST., SUITE 135
CHICAGO, IL 60661
T: 630-296-6259
E: CFISH@EEA-LTD.COM
ATTN: CHRISTOPHER FISH, PE

OWNER:
VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193

CHRISTOPHER M. FISH
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2027



SITE LOCATION MAP
(N.T.S.)

C0.0	CIVIL COVER SHEET
C0.1	STANDARD VILLAGE NOTES
C0.2	MWRD GENERAL NOTES
C1.0	SITE DEMOLITION PLAN
C2.0	SITE GEOMETRY PLAN
C2.1	SITE STRIPING AND SIGNAGE PLAN
C2.2	SITE STRIPING AND SIGNAGE PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE GRADING AND PAVING PLAN
C5.0	SITE SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C6.0	SITE OPERATIONS AND MAINTENANCE PLAN
C7.0	SITE WORK DETAILS
C7.1	SITE WORK DETAILS
C7.2	SITE WORK DETAILS
DEX-1	PROPOSED DRAINAGE EXHIBIT
DEX-2	CATCHMENT AREA EXHIBIT
L1.0	LANDSCAPE ARCHITECTURE
L2.0	LANDSCAPE DETAILS
L3.0	IRRIGATION LAYOUT PLAN

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

EEA — \\EEA-NAS\Projects\24073 — Williams — Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 2:31pm By: gwaters

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DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IT IS OUR PROFESSIONAL OPINION THAT THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF. IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE DEVELOPMENT.

J.U.L.I.E.

NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. 1 (800) 892-0123

SURVEY PROVIDED BY:

PLAT OF SURVEY AND TOPOGRAPHY PROVIDED BY SPACECO CIVIL ENGINEERING & SURVEYING ON 09-20-2024.

PROJECT BENCHMARKS

SOURCE BENCHMARK:
GPS MONUMENT
STATION ID: 1196
STATION IS A SURVEY DISK IN SCHAUMBURG, IL LOCATED 1' N. OF THE N. SIDEWALK OF WOODFIELD RD. AND 20' W. OF THE STOP SIGN AT THE W. ENTRANCE INTO 1000 E. WOODFIELD RD.

ELEVATION = 730.42 NAD 83

SITE BENCHMARK #1:
SOURCE BENCHMARK 1196 (SEE ABOVE)

SITE BENCHMARK #2:
SW. FLANGE BOLT ON THE FIRE HYDRANT LOCATED NEAR THE N.W. CORNER OF THE PROPERTY

ELEVATION = 737.45 NAVD 88

SITE BENCHMARK #3:
SET CUT BOX ON THE S.W. CORNER FO THE CONCRETE SLAB AT THE W. END OF THE WOOD BRIDGE OVER THE PONDS.

ELEVATION = 730.18 NAVD 88

SITE BENCHMARK #4:
N.E. FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE N. SIDE OF WOODFIELD RD. ON THE E. SIDE OF THE E. ENTRANCE DRIVE INTO THE SITE.

ELEVATION = 732.68 NAVD 88

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION

WA No. 2024-029
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DWR GW
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GRAPHIC NORTH

COVER SHEET

C0.0

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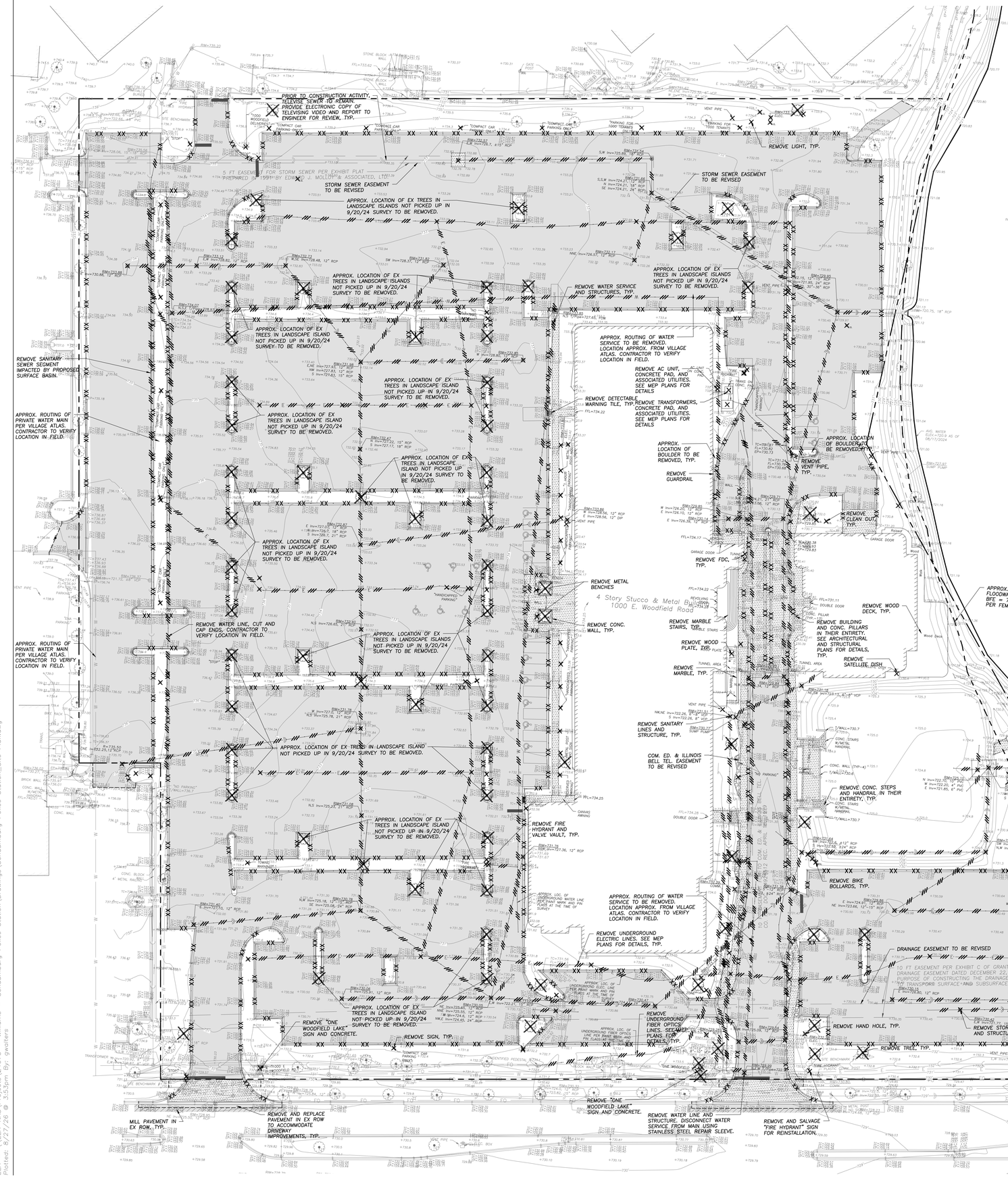

DEMOLITION LEGEND

- UTILITY LINE REMOVAL
- BITUMINOUS PAVEMENT REMOVAL (FULL DEPTH)
- BITUMINOUS PAVEMENT REMOVAL (2" MILL)
- CONCRETE PAVEMENT REMOVAL (FULL DEPTH)
- GRAVEL REMOVAL (FULL DEPTH)
- PAVEMENT SAWCUT
- CURB & GUTTER REMOVAL
- STRUCTURE REMOVAL
- TREE REMOVAL

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
SAN	Sanitary Sewer	SAN
CS	Combined Sewer	CS
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 / G 782.00
x G 782.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION NOTES

1. ALL SIGNS TO BE REMOVED SHALL BE SALVAGED AND STORED IN THE OWNER'S FACILITY FOR FUTURE USE AS APPLICABLE.
2. KEEP ALL VILLAGE STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. COORDINATE REMOVAL OF OVERHEAD WIRES AND UTILITY POLES WITH AUTHORITIES HAVING JURISDICTION AND RESPECTIVE UTILITY PROVIDERS.
5. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
6. PROVIDE AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES REQUIRED DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF TREES TO REMAIN. ALL TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING. OBTAIN APPROVAL OF THE ARCHITECT PRIOR TO OPERATIONS FOR A VARIANCE FROM THIS PROCEDURE.
9. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE. USE AS MULCH FOR PROPOSED LANDSCAPING WHERE APPLICABLE AND ACCEPTABLE TO ARCHITECT.
10. PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.

GENERAL NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.
2. NOTIFY THE ENGINEER WITHOUT DELAY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS.
3. CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.
4. NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF SCHAUMBURG UTILITY ALERT NETWORK A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
5. ALL AREAS, ON OR OFF SITE, DISTURBED DURING CONSTRUCTION OPERATIONS AND NOT PART OF THE WORK AS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. IT IS INCUMBENT UPON CONTRACTOR TO SHOW THAT DAMAGED AREAS WERE NOT DISTURBED BY CONSTRUCTION OPERATIONS.
6. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE (DWG) TO STAKE ALL SITE IMPROVEMENTS ACCORDINGLY. CONTRACTOR SHALL RE-ESTABLISH HORIZONTAL CONTROL. HORIZONTAL CONTROL POINTS NOT PROVIDED.
7. NO PERSON MAY UTILIZE THE INFORMATION CONTAINED WITHIN THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM ERIKSSON ENGINEERING ASSOCIATES, LTD.
8. THE ENGINEER IS FURNISHING THESE DRAWINGS FOR CONSTRUCTION PURPOSES AS A CONVENIENCE TO THE OWNER, ARCHITECT, SURVEYOR, OR CONTRACTOR. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER OF THIS MEDIA SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN, AND COORDINATE ALL DIMENSIONS AND LOCATIONS OF ALL SITE ITEMS. IF CONFLICTS EXIST THE USER OF THIS INFORMATION SHALL CONTACT THE ENGINEER IMMEDIATELY.
9. PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION WHICH SHALL INCLUDE AS A MINIMUM ALL DETENTION BASINS AND BEST MANAGEMENT PRACTICES, INCLUDE ALL STORM AND SANITARY SEWERS, STRUCTURE LOCATIONS, SIZES, RIM AND INVERT ELEVATIONS, FINAL DETENTION VOLUME CALCULATIONS FOR THE BASIN(S), WATERMAIN AND VALVE AND APPURTENANCE LOCATIONS. PROVIDE PHOTOGRAPH OF RESTRICTOR PLATE(S) INCLUDING RULER ACROSS OPENING FOR VERIFICATION OF RESTRICTOR DIAMETER.
10. THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND ALL ADDENDA THERETO, SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

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CHK CF

GRAPHIC NORTH

SITE DEMOLITION PLAN

C1.0

EEA – \\EEA-NAS\Projects\24023 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 3:53pm By: gwaters

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SECURE GARAGE
FINISHED FLOOR = 734.50'

POLICE STATION
FINISHED FLOOR = 735.00'

STOP SIGN
R42'
R30'
R20'
R16'
R12'
R10'
R8'
R6'
R4.5'
R3'
R2'
20.5'
6'
5.5'
91'
10.1'
16.5'
100'
71.5'
24'
26'
8.5'
21'
10'
15.5'
33.5'
10.5'
82'
78.2'
30'
15.3'
64'
36'
35'
16.5'
8.2'
15.4'
11'
25'
8.1'
7.1'
7.6'
46'
40'
18.5'
5.7'
26.5'
7'
R11.5'
41.4'
40.8'
4.5'
17.3'
74.9'
20'
32.6'
36.5'
10.1'
45.6'
9.5'
16.5'
7'
29.5'
27.5'
19.2'
36'
27.2'
25'
16'
136'
11'
17'
14'
64'
12.5'
11'
42.5'
24'
16.5'
26.5'
33.1'
16'
10.3'
22.4'
32'
18.5'
24.5'
36.5'
26.5'
13.7'
22'
5'
6'
10'
8.2'
7'

SLIDING GATE, SEE ARCHITECTURAL PLANS FOR DETAILS
ONE WAY DO NOT ENTER SIGNS
GATE OPERATOR, SEE ARCHITECTURAL PLANS FOR DETAILS
ORNAMENTAL FENCE, SEE ARCHITECTURAL PLANS FOR DETAILS
GATE OPERATOR, SEE ARCHITECTURAL PLANS FOR DETAILS
SLIDING GATE, SEE ARCHITECTURAL PLANS FOR DETAILS
ACCESSIBLE PARKING SIGNS
SALLY PORT EXTENSION ALTERNATE
6" BOLLARD
TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
ACCESSIBLE PARKING SIGN
APPROX. ROUTING OF PRIVATE WATER MAIN PER VILLAGE ATLAS. CONTRACTOR TO VERIFY LOCATION IN FIELD.
5FT EASEMENT FOR STORM SEWER PER EXHIBIT PLAT PREPARED IN 1991 BY EDWARD J. MOLLOY & ASSOCIATED, LTD.
POTENTIAL FUTURE ANTENNA
APPROX. RE-ROUTING OF STORM EASEMENT.
GARAGE EXTENSION ALTERNATE
ADA RAMP WITH DEPRESSED CURB AND GUTTER.
WALL MOUNTED ONE WAY DO NOT ENTER SIGNS
STOP SIGN FDC. SEE MEP PLANS FOR DETAILS
BIKE RACKS, 10 BIKE PARKING SPACES. SEE LANDSCAPE PLANS FOR DETAILS
APPROX. FLOODWAY LIMITS BFE = 727.0, PER FEMA MAP
ORNAMENTAL GATE. SEE LANDSCAPE PLANS FOR DETAILS
BIKE RACKS, 10 BIKE PARKING SPACES. SEE LANDSCAPE PLANS FOR DETAILS
DEPRESSED CURB, TYP.
CHILLER, GENERATORS, AND PADS. SEE MEP PLANS FOR DETAILS
CAUTION TRUCK TURNING SIGN
TRANSFORMER AND PAD. SEE ELECTRICAL PLANS FOR DETAILS
SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING DETAILS
BUILDING OVERHANG, TYP.
RELOCATED STATUE. SEE ARCHITECTURAL PLANS FOR DETAILS
MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS
B6.12 CURB AND GUTTER, TYP
NO PARKING – FIRE LANE SIGNS
NO PARKING FIRE LANE SIGNS
SECURITY BOLLARDS. SEE ARCHITECTURAL PLANS FOR DETAILS
FLAG POLE. SEE ARCHITECTURAL PLANS FOR DETAILS, TYP.
PLANTER WALL WITH BENCH. SEE ARCHITECTURAL PLANS FOR DETAILS
FIRE LANE CURB FACE TO BE PAINTED YELLOW
9' WIDE CROSSWALK, 2' WHITE STRIPING @ 6" O.C., TYP.
LIGHT POLE, SEE ELECTRICAL PLANS FOR EXACT LOCATION AND DETAILS, TYP.
CAST IRON DETECTABLE WARNING TILES, TYP.
B6.12 CURB AND GUTTER, TYP.
MONUMENT SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS
24" WIDE STOP BAR, PAINTED WHITE TYP.
REINSTALL "FIRE HYDRANT" SIGN ON NEW POST

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
SA	Sanitary Sewer	SA
C	Combined Sewer	C
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GEOMETRY NOTES

1. ALL DIMENSIONS CONTAINED HEREIN REFERENCE BACK OF CURB, FACE OF RETAINING WALL, EDGE OF PAVEMENT, CENTER OF STRUCTURE AND OUTSIDE FACE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT STRIPING SHALL BE 4" WIDE YELLOW PAINT PER SPECIFICATIONS, TWO COATS FOR LATEX PAINTS. ALL CROSS HATCH STRIPING SHALL BE 45° AT 2'–0" CENTERS.
3. ALL ACCESSIBLE PARKING SIGNS (R7–8) MUST BE PLACED AT THE CENTER OF THE SPACE AND WITHIN 5 FEET OF THE SPACE.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL BUILDINGS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND DETAILS OF ALL PERMANENT SITE FENCING.
6. TRAFFIC SIGN POSTS SHALL BE BREAKAWAY GREEN U–CHANNEL POSTS, 2–LB/FT, 11 GAUGE STEEL, EMBEDDED 42" MINIMUM INTO GROUND.

PROPOSED STANDARD PUBLIC PARKING STALLS	127
PROPOSED ACCESSIBLE PUBLIC PARKING STALLS	5
PROPOSED STANDARD SECURE PARKING STALLS	106
PROPOSED ACCESSIBLE SECURE PARKING STALLS	5
TOTAL PARKING STALLS PROVIDED	243
TOTAL PARKING STALLS REQUIRED	242

ZONING INFORMATION

B–3 PLANNED OFFICE BUSINESS DISTRICT
MAX FAR = 80%
MINIMUM LOT AREA = 5 ACRES
MAXIMUM LOT COVERAGE = 50% OF TOTAL LOT AREA

TOTAL LOT AREA = 10.70 ACRES (466,075 SF)

ALLOWED LOT COVERAGE = 233,037 SF
ACTUAL LOT COVERAGE = 116,590 SF

GROSS FLOOR AREA (FIRST AND SECOND FLOOR) = 155,719 SF
FAR CALCULATION: 155,719 SF / 466075 SF = 33.4% FAR

BIKE PARKING = 20

GENERAL NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.
2. NOTIFY THE ENGINEER WITHOUT DELAY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS.
3. CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.
4. NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF SCHAUMBURG: UTILITY ALERT NETWORK A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
5. ALL AREAS, ON OR OFF SITE, DISTURBED DURING CONSTRUCTION OPERATIONS AND NOT PART OF THE WORK AS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. IT IS INCUMBENT UPON CONTRACTOR TO SHOW THAT DAMAGED AREAS WERE NOT DISTURBED BY CONSTRUCTION OPERATIONS.
6. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE (DWG) TO STAKE ALL SITE IMPROVEMENTS ACCORDINGLY. CONTRACTOR SHALL RE–ESTABLISH HORIZONTAL CONTROL. HORIZONTAL CONTROL POINTS NOT PROVIDED.
7. NO PERSON MAY UTILIZE THE INFORMATION CONTAINED WITHIN THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM ERIKSSON ENGINEERING ASSOCIATES, LTD.
8. THE ENGINEER IS FURNISHING THESE DRAWINGS FOR CONSTRUCTION PURPOSES AS A CONVENIENCE TO THE OWNER, ARCHITECT, SURVEYOR, OR CONTRACTOR. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER OF THIS MEDIA SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN, AND COORDINATE ALL DIMENSIONS AND LOCATIONS OF ALL SITE ITEMS. IF CONFLICTS EXIST THE USER OF THIS INFORMATION SHALL CONTACT THE ENGINEER IMMEDIATELY.
9. PROVIDE AN AS–BUILT SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION WHICH SHALL INCLUDE AS A MINIMUM ALL DETENTION BASINS AND BEST MANAGEMENT PRACTICES, INCLUDE ALL STORM AND SANITARY SEWERS, STRUCTURE LOCATIONS, SIZES, RIM AND INVERT ELEVATIONS, FINAL DETENTION VOLUME CALCULATIONS FOR THE BASIN(S), WATERMAIN AND VALVE AND APPURTENANCE LOCATIONS. PROVIDE PHOTOGRAPH OF RESTRICTOR PLATE(S) INCLUDING RULER ACROSS OPENING FOR VERIFICATION OF RESTRICTOR DIAMETER.
10. THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND ALL ADDENDA THERETO, SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.

N

GRAPHIC NORTH

30' 0' 30' 60' 90'
Scale: 1"= 30'

WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

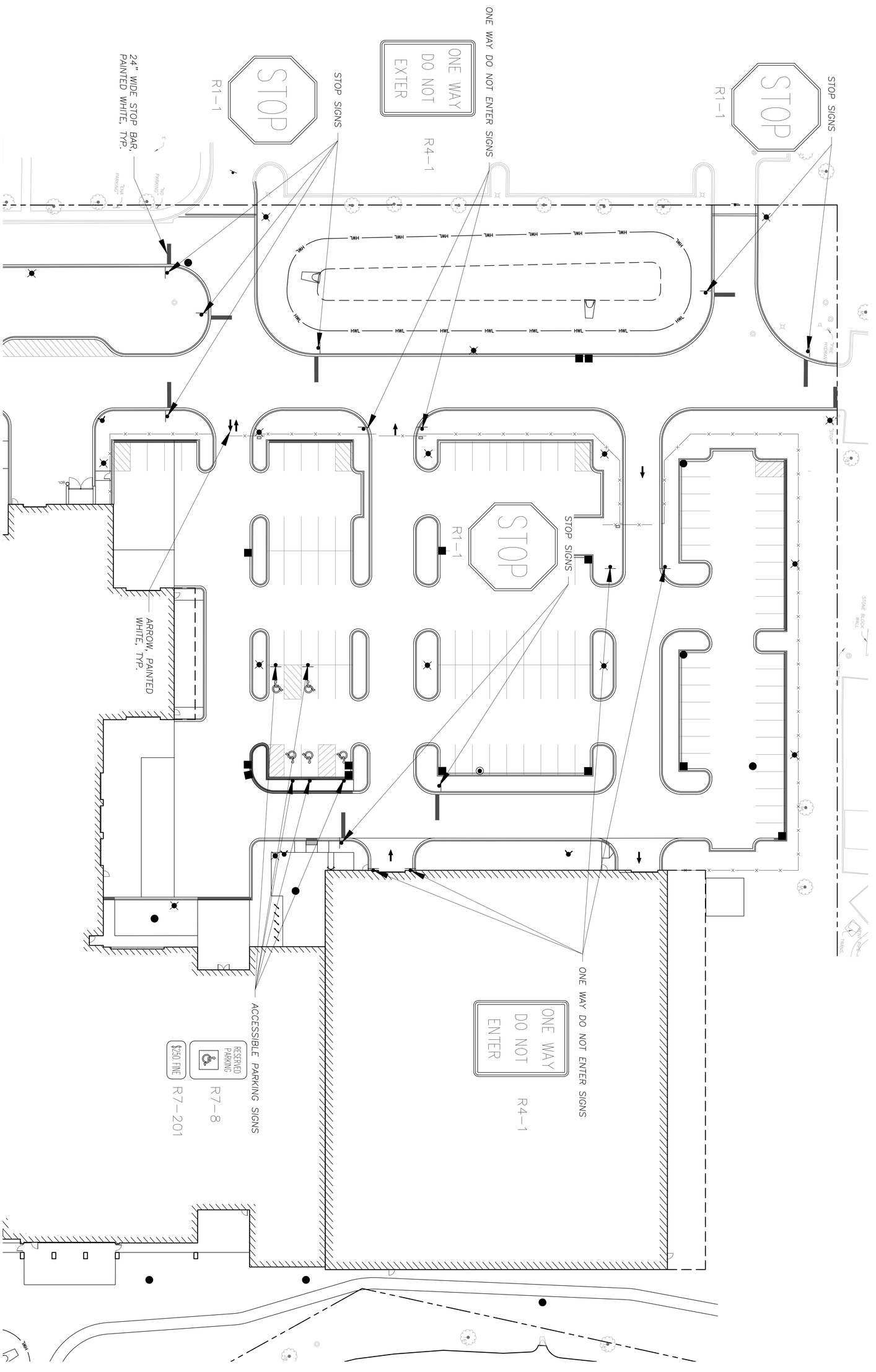
NO.	DATE	REVISIONS DESCRIPTION

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

SITE GEOMETRY PLAN

C2.0

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:07pm By: qwalters



VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS		
NO.	DATE	DESCRIPTION

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CHK CE

GRAPHIC NORTH

SITE STRIPING AND SIGNAGE PLAN

C2.1

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ACCESSIBLE PARKING SIGN

RESERVED PARKING
R7-8
$250 FINE R7-201

W3-1
CAUTION TRUCK TURNING AHEAD

CAUTION TRUCK TURNING SIGN

NO PARKING FIRE LANE
R7-6

NO PARKING FIRE LANE SIGNS

NO PARKING FIRE LANE
R7-6

NO PARKING FIRE LANE SIGNS

"NO PARKING"
"LOADING ZONE"
CONC. BLOCK WALL
4" METAL RAILING

STOP SIGNS

STOP
R1-1

FIRE LANE CURB FACE TO BE PAINTED YELLOW

STOP SIGNS

STOP
R1-1

ONLY
ONLY
ONLY
ONLY

9' WIDE CROSSWALK, 2' WHITE STRIPING @ 6' O.C., TYP.

UNIDENTIFIED PEDESTAL
BLOCK WALL
TRANSFORMER
"FIBER OPTICS"
ONLY
ONLY
PLASTIC COMM. POST
METAL POST NO SIGN

ACCESSIBLE PARKING SIGNS

RESERVED PARKING
R7-8
$250 FINE R7-201

24" WIDE STOP BAR, PAINTED WHITE, TYP.

TURN ARROW AND "ONLY", PAINTED WHITE, TYP.

STOP SIGN

STOP
R1-1

N

0 20 40 60

Scale: 1"=20'

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS		
NO.	DATE	DESCRIPTION

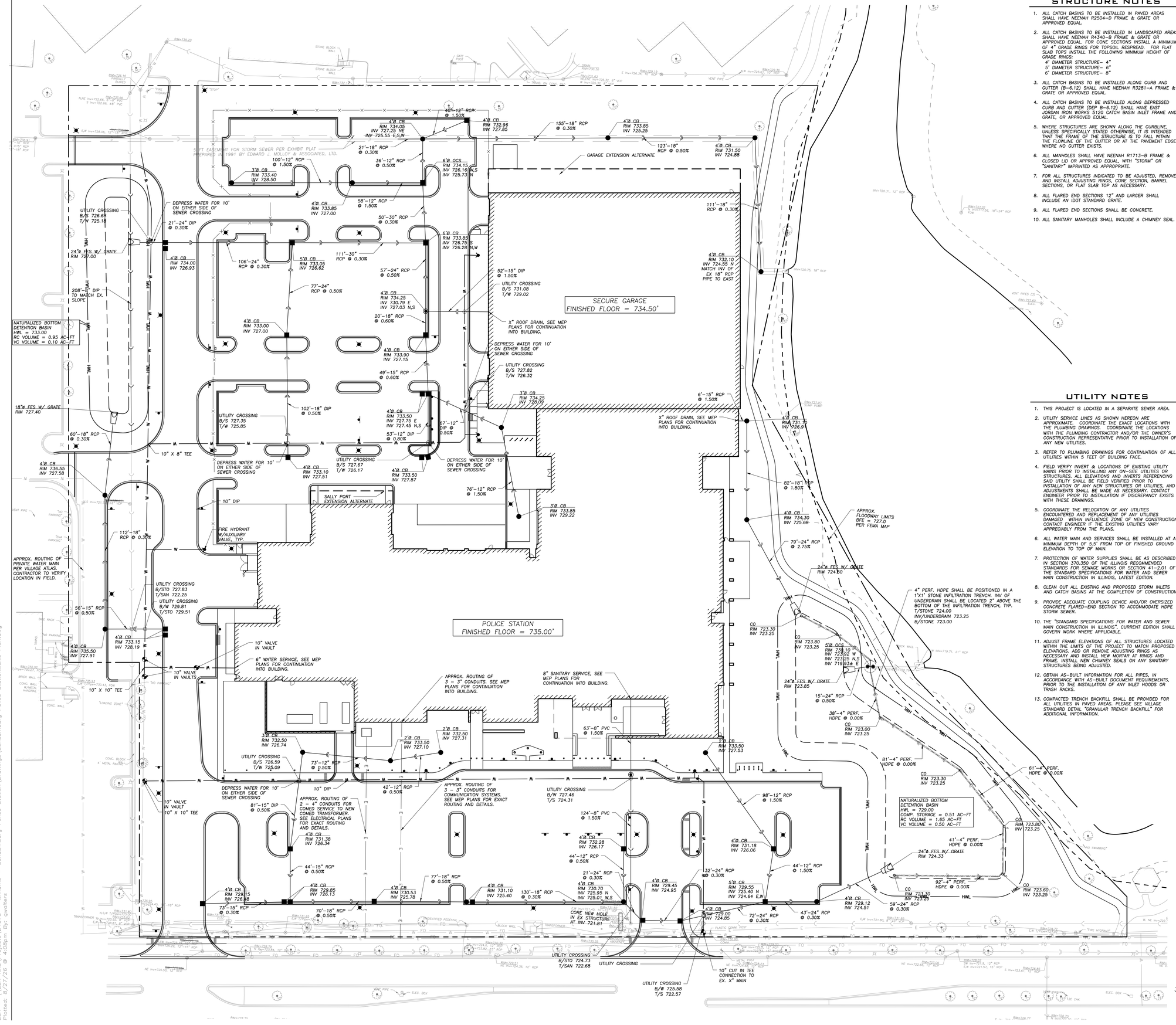
WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

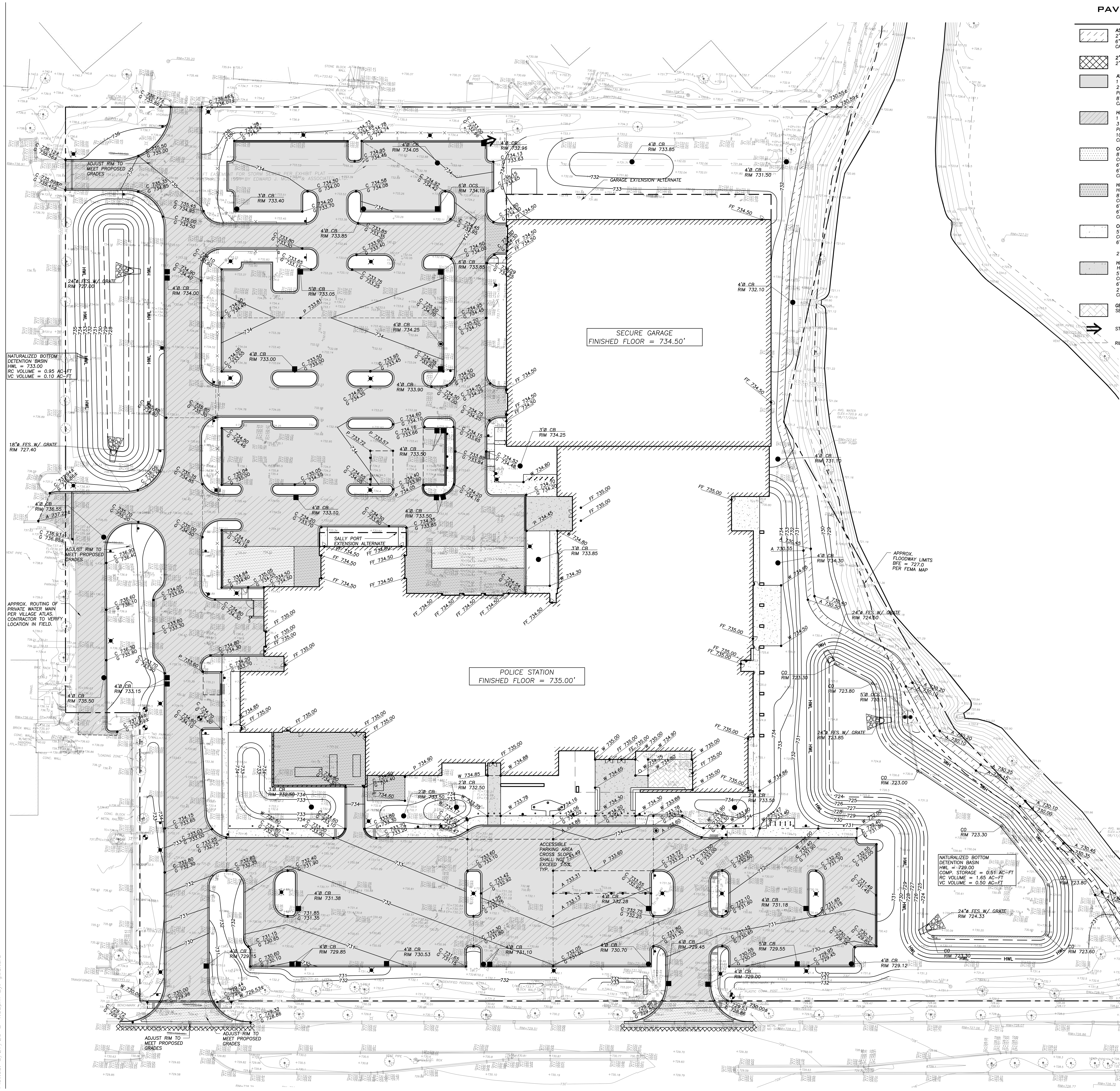
GRAPHIC NORTH

SITE STRIPING AND SIGNAGE PLAN

C2.2

EEA – \\EEA-NAS\Projects\24023 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:06pm By: gwalters


SECURE GARAGE
FINISHED FLOOR = 734.50'
POLICE STATION
FINISHED FLOOR = 735.00'
GARAGE EXTENSION ALTERNATE
SALLY PORT EXTENSION ALTERNATE
5'0" EASEMENT FOR STORM SEWER PER EXHIBIT PLAT PREPARED IN 1991 BY EDWARD J. MOLLOY & ASSOCIATES, LTD.
NATURALIZED BOTTOM DETENTION BASIN HWL = 733.00 RC VOLUME = 0.95 AC-FT VC VOLUME = 0.10 AC-FT
NATURALIZED BOTTOM DETENTION BASIN HWL = 729.00 COMP. STORAGE = 0.51 AC-FT RC VOLUME = 1.65 AC-FT VC VOLUME = 0.50 AC-FT
APPROX. FLOODWAY LIMITS BFE = 727.0 PER FEMA MAP
APPROX. ROUTING OF PRIVATE WATER MAIN PER VILLAGE ATLAS. CONTRACTOR TO VERIFY LOCATION IN FIELD.
APPROX. ROUTING OF 3 – 3" CONDUITS. SEE MEP PLANS FOR CONTINUATION INTO BUILDING.
APPROX. ROUTING OF 3 – 3" CONDUITS FOR COMMUNICATION SYSTEMS. SEE MEP PLANS FOR EXACT ROUTING AND DETAILS.
APPROX. ROUTING OF 2 – 4" CONDUITS FOR COMED SERVICE TO NEW COMED TRANSFORMER. SEE ELECTRICAL PLANS FOR EXACT ROUTING AND DETAILS.
8" SANITARY SERVICE, SEE MEP PLANS FOR CONTINUATION INTO BUILDING.
6" WATER SERVICE, SEE MEP PLANS FOR CONTINUATION INTO BUILDING.
X" ROOF DRAIN, SEE MEP PLANS FOR CONTINUATION INTO BUILDING.
4" PERF. HDPE SHALL BE POSITIONED IN A 1'x1' STONE INFILTRATION TRENCH. INV OF UNDERDRAIN SHALL BE LOCATED 2" ABOVE THE BOTTOM OF THE INFILTRATION TRENCH, TYP. T/STONE 724.00 INV/UNDERDRAIN 723.25 B/STONE 723.00
CORE NEW HOLE IN EX STRUCTURE AT INV 721.81
10" CUT IN TEE CONNECTION TO EX. X" MAIN
DEPRESS WATER FOR 10' ON EITHER SIDE OF SEWER CROSSING
UTILITY CROSSING B/S 727.83 T/SAN 722.25
UTILITY CROSSING B/W 729.81 T/STO 729.51
UTILITY CROSSING B/S 727.35 T/W 725.85
UTILITY CROSSING B/S 727.67 T/W 726.17
UTILITY CROSSING B/S 727.46 T/W 726.96
UTILITY CROSSING B/S 731.08 T/W 729.02
UTILITY CROSSING B/S 727.82 T/W 726.32
UTILITY CROSSING B/S 726.59 T/W 725.09
UTILITY CROSSING B/STO 724.73 T/SAN 722.68
UTILITY CROSSING B/W 725.58 T/S 722.57
UTILITY CROSSING T/S 724.31
UTILITY CROSSING B/W 723.85 T/STO 723.35
UTILITY CROSSING B/STO 723.30 T/SAN 722.80
UTILITY CROSSING B/STO 723.30 T/SAN 722.80
UTILITY CROSSING B/STO 723.30 T/SAN 722.80



PAVING & SURFACE LEGEND

ASPHALT BIKE PATH SECTION
2" HOT MIX ASPHALT, MIX D, IL–9.5, N50
6" AGGREGATE BASE COURSE, TYPE B, CRUSHED, CA–6

2" OVERLAY ASPHALT SECTION
2" HOT MIX ASPHALT. MIX D, IL–9.5, N50

ASPHALT PAVEMENT SECTION
1 1/2" HOT MIX ASPHALT,MIX D, IL–9.5, N50
2 1/2" HOT MIX ASPHALT, IL–19.0, N50
PRIME COAT (0.25 GAL/SQ YD)
8" AGGREGATE BASE COURSE, TYPE B, CRUSHED, CA–6

HEAVY–DUTY ASPHALT PAVEMENT SECTION
1 1/2" HOT MIX ASPHALT,MIX D, IL–9.5, N50
3 1/2" HOT MIX ASPHALT, IL–19.0, N50
PRIME COAT (0.25 GAL/SQ YD)
10" AGGREGATE BASE COURSE, TYPE B, CRUSHED, CA–6

CONCRETE SECTION
8" PORTLAND CEMENT CONCRETE
CURING AND SEALING COMPOUND
6"X6" W2.9XW2.9 WELDED WIRE FABRIC
6" AGGREGATE BASE COURSE, TYPE B, CRUSHED

HEATED CONCRETE SECTION
HEATING SYSTEM BY OTHERS
8" PORTLAND CEMENT CONCRETE
CURING AND SEALING COMPOUND
6"X6" W2.9XW2.9 WELDED WIRE FABRIC
6" AGGREGATE BASE COURSE, TYPE B, CRUSHED

CONCRETE SIDEWALK SECTION
5" PORTLAND CEMENT CONCRETE
CURING AND SEALING COMPOUND
6"X6" W1.4XW1.4 WELDED WIRE FABRIC
(OMIT WITHIN PUBLIC ROW)
2" AGGREGATE BASE COURSE, TYPE B, CRUSHED

HEATED CONCRETE SIDEWALK SECTION
HEATING SYSTEM BY OTHERS
5" PORTLAND CEMENT CONCRETE
CURING AND SEALING COMPOUND
6"X6" W1.4XW1.4 WELDED WIRE FABRIC
2" AGGREGATE BASE COURSE, TYPE B, CRUSHED

GEOCELL LANDSCAPE MAT/ TURF PAVER SECTION
SEE ARCHITECTURAL PLANS FOR DETAILS

STORMWATER OVERLAND FLOW PATH

RIDGE LINE/HIGH POINT

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.
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3. CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.
4. NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF SCHAUMBURG: UTILITY ALERT NETWORK A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
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GRADING NOTES

1. INSTALL AND MAINTAIN SILT FENCE AT THE PERIMETER OF THE CONSTRUCTION ZONE.
2. THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE DONE IN A MANNER WHICH WILL ALLOW FOR POSITIVE DRAINAGE, AND NOT CAUSE PONDING OF STORMWATER ON THE SURFACE OF PROPOSED IMPROVEMENTS.
3. ALL LANDSCAPED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESPREAD WITH 6 INCHES (MIN.) TO 12 INCHES (MAX.) TOPSOIL AND SEEDED UNLESS NOTED OTHERWISE ON THE LANDSCAPE DRAWINGS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND PATTERNS OF EXPANSION AND CONTROL JOINTS IN CONCRETE PAVEMENT AND SIDEWALKS.
5. ACCESSIBLE PARKING SPACES AND LOADING SPACES SHALL BE SLOPED AT MAXIMUM 2.0% IN ANY DIRECTION. MAXIMUM SIDEWALK CROSS SLOPES SHALL BE 2.0%. MAXIMUM LONGITUDINAL SIDEWALK SLOPE SHALL BE 4.9%. CONTACT ENGINEER IF CONFLICTS EXIST.
6. ADJUST FRAME ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THE LIMITS OF THE PROJECT TO MATCH PROPOSED ELEVATIONS. ADD OR REMOVE ADJUSTING RINGS AS NECESSARY AND INSTALL NEW MORTAR AT RINGS AND FRAME. INSTALL NEW CHIMNEY SEALS ON ANY SANITARY STRUCTURES BEING ADJUSTED.

N

30' 0' 30' 60' 90'

Scale: 1"=30'

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	DESCRIPTION

REVISIONS

WA No.	2024-029
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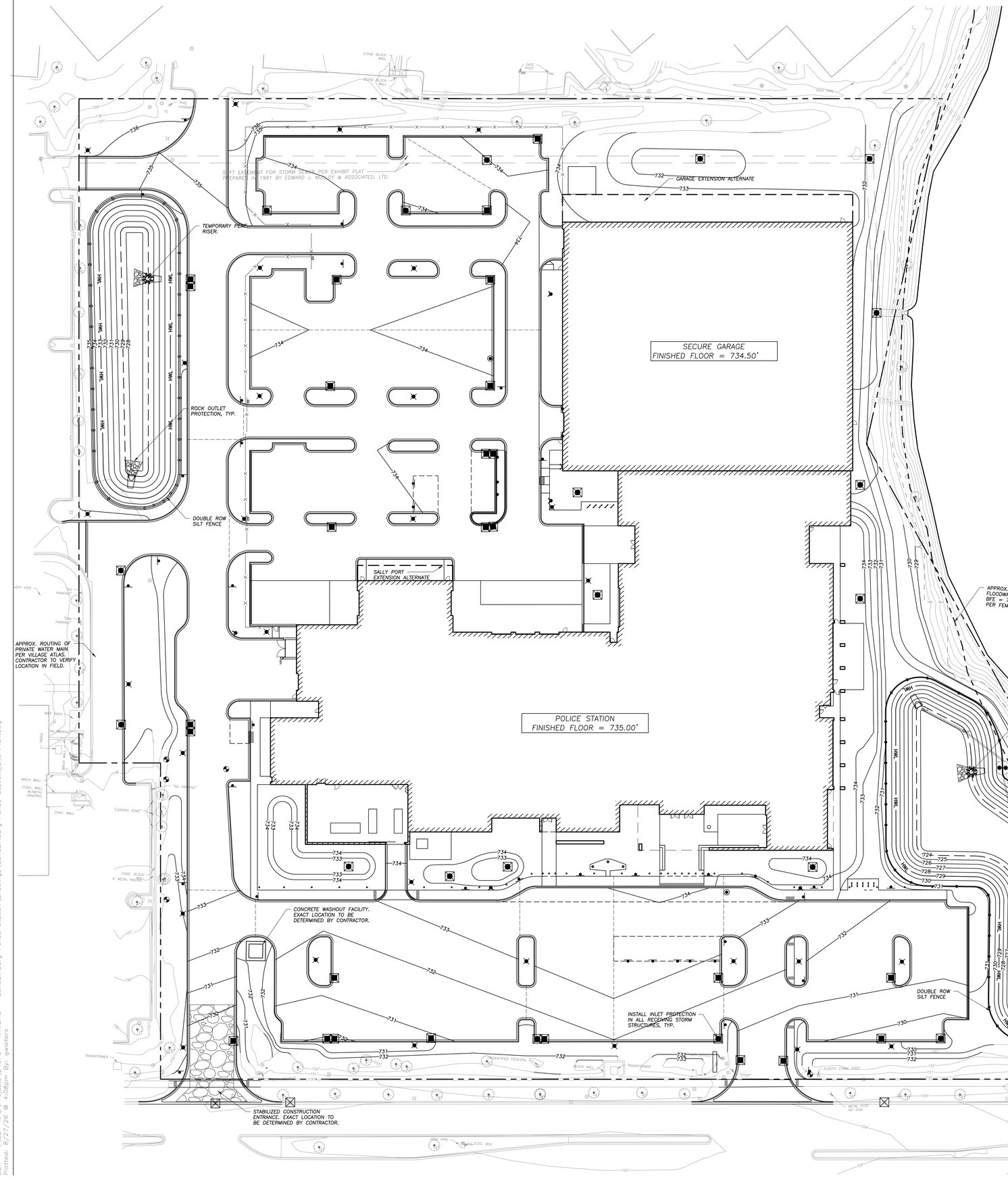
GRAPHIC NORTH

GRADING AND PAVING PLAN

C4.0

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:08pm By: gwalters



SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- SILT FENCE
- EROSION CONTROL BLANKET NORTH AMERICAN GREEN DS75 OR APPROVED EQUAL
- PERMANANT TURF REINFORCEMENT MAT NORTH AMERICAN GREEN C350 OR APPROVED EQUAL
- EROSION CONTROL DITCH CHECK
- CATCH-ALL, PORK CHOP SEDIGUARD (OR EQUAL) PAVED OR EXISTING STABILIZED AREAS
- FILTER WATTLE INLET PROTECTION WITH DANDY POP (OR EQUAL) LANDSCAPE AREAS
- EROSION EEL (TEMPORARY SILT BARRIER PAVED AREAS – LOCATION BY CONTRACTOR DEPENDENT ON CONSTRUCTION SEQUENCING/PHASING)

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
SS	Sanitary Sewer	SS
CS	Combined Sewer	CS
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
WB	Buffalo Box	WB
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 G 782.00
x G 782.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. ILLINOIS URBAN MANUAL SHALL GOVERN ALL SOIL EROSION AND SEDIMENT CONTROL, AND RELATED WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IEPA NPDES AND ILR10 PERMIT REQUIREMENTS FOR PROJECT.
3. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
4. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF UPLAND DISTURBANCE.
5. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO TOPSOIL STOCKPILES AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF MORE THAN 14 CALENDAR DAYS, TEMPORARY MEASURES SHALL BE APPLIED WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE. THE SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED AND ALL INSPECTIONS ARE COMPLETE. PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OF SOIL.
6. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS SHALL BE PERMANENTLY STABILIZED.
7. FINAL SITE STABILIZATION IS DEFINED BY THE EPA GENERAL PERMIT AS MEANING THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OF THE COVER FOR UNPAVED AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED.
8. ALL STORM SEWER STRUCTURES THAT ARE, OR WILL BE, FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED, FILTERED, OR OTHERWISE TREATED TO REMOVE SEDIMENT. THE GENERAL CONTRACTOR SHALL USE "CATCH-ALL" INLET PROTECTORS (OR EQUAL) AND FILTER WATTLES AROUND THE GRATE IN LANDSCAPED AREAS AND "CATCH-ALL" INLET PROTECTORS (OR EQUAL) IN PAVED AREAS TO PREVENT SILTATION.
9. ALL TEMPORARY AND PERMANENT SEDIMENT AND EROSION CONTROL MEASURES MUST BE MAINTAINED, REPAIRED, AND INSPECTED IN CONFORMANCE WITH ALL APPLICABLE IEPA-NPDES PHASE II AND COOK COUNTY REQUIREMENTS.
10. FOLLOWING THE TERMINATION OF CONSTRUCTION ACTIVITIES AND ISSUANCE OF THE REQUIRED "NOTICE OF TERMINATION", THE PERMITTEES MUST KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN, INSPECTION REPORTS, AND RECORDS OF ALL THE DATA USED TO COMPLETE THE NOTICE OF INTENT FOR A PERIOD OF AT LEAST THREE YEARS FOLLOWING FINAL STABILIZATION.
11. INSTALL AND MAINTAIN SILT FENCE AT THE PERIMETER OF THE CONSTRUCTION ZONE AND WETLAND AREAS AND AS SHOWN ON THE PLANS. MAINTAIN SILT FENCE THROUGHOUT CONSTRUCTION AND UNTIL VEGETATION HAS BEEN FULLY ESTABLISHED.
12. CONTRACTOR SHALL PROVIDE QUALIFIED SOIL EROSION AND SEDIMENT CONTROL INSPECTOR SERVICES IN ACCORDANCE WITH NPDES AND GOVERNMENTAL REQUIREMENTS. INSPECTIONS SHALL OCCUR AT EVERY SEVEN CALENDAR DAYS OR WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL EVENT. ENGINEER SHALL BE COPIED ON INSPECTION LOGS.
13. THE EROSION CONTROL MEASURES INDICATED ON THE DRAWINGS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE QUALIFIED SOIL AND EROSION SEDIMENT AND CONTROL INSPECTOR OR GOVERNING AGENCY.
14. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, STABILIZE ALL DISTURBED GROUND AREAS WHERE SLOPES EXCEED 6:1 OR WITHIN SWALES WITH NORTH AMERICAN GREEN BIONET SC150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
15. REPORT RELEASES OF REPORTABLE QUANTITIES OF OIL OR HAZARDOUS MATERIALS IF THEY OCCUR IN ACCORDANCE WITH IEPA NPDES REQUIREMENTS.
16. ALL CONCRETE WASHOUT SHALL CONFORM TO THE "TEMPORARY CONCRETE WASHOUT FACILITY" STANDARDS (CODE 954) OF THE ILLINOIS URBAN MANUAL, LATEST EDITION.
17. IF NECESSARY, THE SWPPP SHALL BE MODIFIED TO REFLECT CHANGES REQUIRED DURING THE EFFECTIVE PERIOD OF THE IEPA NPDES GENERAL PERMIT NO ILR10 AND LOCAL AND COUNTY PERMITS.
18. DEWATERING OF EXCAVATIONS SHALL BE PERFORMED IN A MANNER SUCH AS THROUGH THE USE OF FILTER BAGS OR POLYMER TREATED DEWATERING SWALES, SO AS TO NOT DISCHARGE SEDIMENT LADEN WATER INTO STORM SEWERS TRIBUTARY TO OPEN WATER.

GENERAL NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.
2. NOTIFY THE ENGINEER WITHOUT DELAY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS.
3. CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.
4. NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF SCHAUMBURG; UTILITY ALERT NETWORK A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
5. ALL AREAS, ON OR OFF SITE, DISTURBED DURING CONSTRUCTION OPERATIONS AND NOT PART OF THE WORK AS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. IT IS INCUMBENT UPON CONTRACTOR TO SHOW THAT DAMAGED AREAS WERE NOT DISTURBED BY CONSTRUCTION OPERATIONS.
6. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE (DWG) TO STAKE ALL SITE IMPROVEMENTS ACCORDINGLY. CONTRACTOR SHALL RE-ESTABLISH HORIZONTAL CONTROL. HORIZONTAL CONTROL POINTS NOT PROVIDED.
7. NO PERSON MAY UTILIZE THE INFORMATION CONTAINED WITHIN THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM ERIKSSON ENGINEERING ASSOCIATES, LTD.
8. THE ENGINEER IS FURNISHING THESE DRAWINGS FOR CONSTRUCTION PURPOSES AS A CONVENIENCE TO THE OWNER, ARCHITECT, SURVEYOR, OR CONTRACTOR. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER OF THIS MEDIA SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN, AND COORDINATE ALL DIMENSIONS AND LOCATIONS OF ALL SITE ITEMS. IF CONFLICTS EXIST THE USER OF THIS INFORMATION SHALL CONTACT THE ENGINEER IMMEDIATELY.
9. PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION WHICH SHALL INCLUDE AS A MINIMUM ALL DETENTION BASINS AND BEST MANAGEMENT PRACTICES, INCLUDE ALL STORM AND SANITARY SEWER STRUCTURE LOCATIONS, SIZES, RIM AND INVERT ELEVATIONS, FINAL DETENTION VOLUME CALCULATIONS FOR THE BASIN(S), WATERMAIN AND VALVE AND APPURTENANCE LOCATIONS. PROVIDE PHOTOGRAPH OF RESTRICTOR PLATE(S) INCLUDING RULER ACROSS OPENING FOR VERIFICATION OF RESTRICTOR DIAMETER.
10. THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND ALL ADDENDA THERETO, SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL ALL DOWNSLOPE AND SIDESLOPE PERIMETER CONTROLS BEFORE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
3. DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
4. COVER AND STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
5. WHEN PRACTICAL, TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT FROM SEASONAL CLIMATIC CHANGES OR WEATHER EVENTS.
6. CONSTRUCT SEDIMENTATION BASINS AND STRUCTURES.
7. PERFORM GRADING OPERATIONS AND INSTALLATION OF SITE INFRASTRUCTURE AND PAVEMENT.
8. INSTALL PERMANENT SEEDING AND PLANTINGS.
9. REMOVE ACCUMULATED SEDIMENT FROM BASINS AND ALONG SILT FENCE.
10. CONSTRUCTION OF INFILTRATION MEASURES SHALL TAKE PLACE FOLLOWING STABILIZATION OF UPSTREAM DRAINAGE AREAS.
11. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOLLOWING FINAL STABILIZATION OF ALL DISTURBED AREAS.

N

30' 0' 30' 60' 90'

Scale: 1"= 30'

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	REVISIONS DESCRIPTION

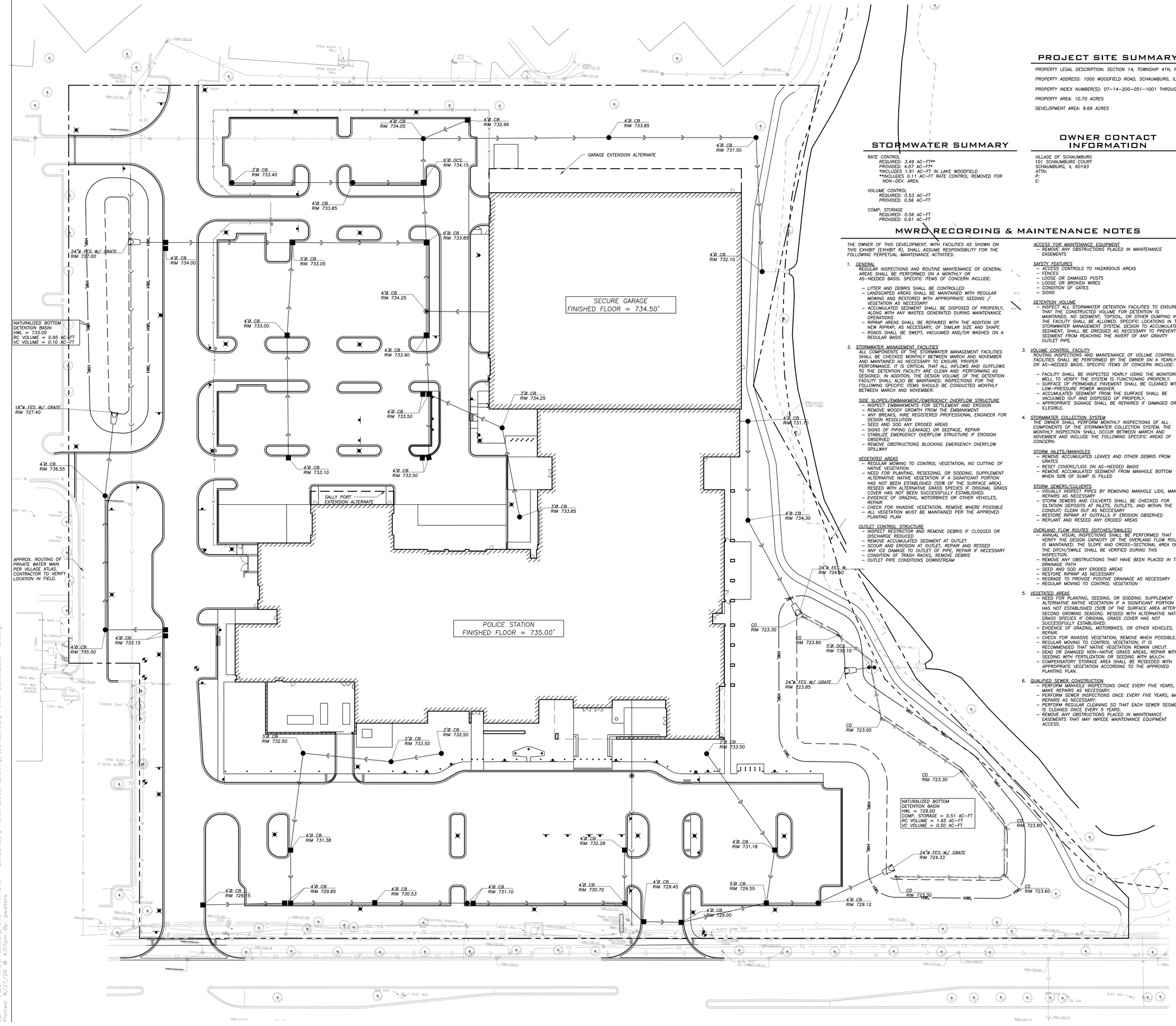
WA No.	2024-029
Date	28 AUG 2026
Issue	COMM DEV REVIEW
DWR	GW
CHK	CF

GRAPHIC NORTH

EROSION AND SEDIMENT CONTROL PLAN

C5.0

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:08pm By: gwalters



PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION: SECTION 14, TOWNSHIP 41N, RANGE 10E

PROPERTY ADDRESS: 1000 WOODFIELD ROAD, SCHAUMBURG, IL 60173

PROPERTY INDEX NUMBER(S): 07-14-200-051-1001 THROUGH 1010

PROPERTY AREA: 10.70 ACRES

DEVELOPMENT AREA: 9.69 ACRES

STORMWATER SUMMARY

RATE CONTROL
REQUIRED: 3.49 AC-FT**
PROVIDED: 4.07 AC-FT*
*INCLUDES 1.91 AC-FT IN LAKE WOODFIELD
**INCLUDES 0.11 AC-FT RATE CONTROL REMOVED FOR NON-DEV. AREA.

VOLUME CONTROL
REQUIRED: 0.53 AC-FT
PROVIDED: 0.56 AC-FT

COMP. STORAGE
REQUIRED: 0.56 AC-FT
PROVIDED: 0.61 AC-FT

OWNER CONTACT INFORMATION

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193
ATTN:
P:
E:

MWRD RECORDING & MAINTENANCE NOTES

THE OWNER OF THIS DEVELOPMENT, WITH FACILITIES AS SHOWN ON THIS EXHIBIT (EXHIBIT R), SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. GENERAL
REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- LITTER AND DEBRIS SHALL BE CONTROLLED
- LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING / VEGETATION AS NECESSARY
- ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS
- RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY, OF SIMILAR SIZE AND SHAPE
- ROADS SHALL BE SWEPT, VACUUMED AND/OR WASHED ON A REGULAR BASIS

2. STORMWATER MANAGEMENT FACILITIES
ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOWS AND OUTFLOWS TO THE DETENTION FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE DETENTION FACILITY SHALL ALSO BE MAINTAINED. INSPECTIONS FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

SIDE SLOPES/EMBANKMENT/EMERGENCY OVERFLOW STRUCTURE
- INSPECT EMBANKMENTS FOR SETTLEMENT AND EROSION
- REMOVE WOODY GROWTH FROM THE EMBANKMENT
- ANY BREAKS, HIRE REGISTERED PROFESSIONAL ENGINEER FOR DESIGN RESOLUTION
- SEED AND SOD ANY ERODED AREAS
- SIGNS OF LEAKAGE (LEAKAGE) OR SEEPAGE, REPAIR
- STABILIZE EMERGENCY OVERFLOW STRUCTURE IF EROSION OBSERVED
- REMOVE OBSTRUCTIONS BLOCKING EMERGENCY OVERFLOW SPILLWAY

VEGETATED AREAS
- REGULAR MOWING TO CONTROL VEGETATION, NO CUTTING OF NATIVE VEGETATION
- NEED FOR PLANTING, RESEEDING, OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT BEEN ESTABLISHED (50% OF THE SURFACE AREA). RESEED WITH ALTERNATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED.
- EVIDENCE OF GRAZING, MOTORBIKES OR OTHER VEHICLES, REPAIR
- CHECK FOR INVASIVE VEGETATION, REMOVE WHERE POSSIBLE
- ALL VEGETATION MUST BE MAINTAINED PER THE APPROVED PLANTING PLAN

OUTLET CONTROL STRUCTURE
- INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE REDUCED
- REMOVE ACCUMULATED SEDIMENT AT OUTLET
- SCOUR AND EROSION AT OUTLET, REPAIR AND RESSED
- ANY ICE DAMAGE TO OUTLET OF PIPE, REPAIR IF NECESSARY
- CONDITION OF TRASH RACKS, REMOVE DEBRIS
- OUTLET PIPE CONDITIONS DOWNSTREAM

ACCESS FOR MAINTENANCE EQUIPMENT
- REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS

SAFETY FEATURES
- ACCESS CONTROLS TO HAZARDOUS AREAS
- FENCES
- LOOSE OR DAMAGED POSTS
- LOOSE OR BROKEN WIRES
- CONDITION OF GATES
- SIGNS

DETENTION VOLUME
- INSPECT ALL STORMWATER DETENTION FACILITIES TO ENSURE THAT THE CONSTRUCTED VOLUME FOR DETENTION IS MAINTAINED. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED. SPECIFIC LOCATIONS IN THE STORMWATER MANAGEMENT SYSTEM, DESIGN TO ACCUMULATE SEDIMENT, SHALL BE DREDGED AS NECESSARY TO PREVENT SEDIMENT FROM REACHING THE INVERT OF ANY GRAVITY OUTLET PIPE.

3. VOLUME CONTROL FACILITY
ROUTING INSPECTIONS AND MAINTENANCE OF VOLUME CONTROL FACILITIES SHALL BE PERFORMED BY THE OWNER ON A YEARLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- FACILITY SHALL BE INSPECTED YEARLY USING THE MONITORING WELL TO VERIFY THE SYSTEM IS FUNCTIONING PROPERLY.
- SURFACE OF PERMEABLE PAVEMENT SHALL BE CLEANED WITH LOW-PRESSURE POWER WASHER.
- ACCUMULATED SEDIMENT FROM THE SURFACE SHALL BE VACUUMED OUT AND DISPOSED OF PROPERLY.
- APPROPRIATE SIGNAGE SHALL BE REPAIRED IF DAMAGED OR ILLEGIBLE.

4. STORMWATER COLLECTION SYSTEM
THE OWNER SHALL PERFORM MONTHLY INSPECTIONS OF ALL COMPONENTS OF THE STORMWATER COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES
- REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES
- RESET COVERS/LIDS ON AS-NEEDED BASIS
- REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED

STORM SEWERS/CULVERTS
- VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY
- STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT; CLEAN OUT AS NECCESARY
- RESTORE RIPRAP AT OUTFALLS IF EROSION OBSERVED
- REPLANT AND RESEED ANY ERODED AREAS

OVERLAND FLOW ROUTES (DITCHES/SWALES)
- ANNUAL VISUAL INSPECTIONS SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED. THE SLOPE AND CROSS-SECTIONAL AREA OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION.
- REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH
- SEED AND SOD ANY ERODED AREAS
- RESTORE RIPRAP AS NECESSARY
- REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY
- REGULAR MOVING TO CONTROL VEGETATION

5. VEGETATED AREAS
- NEED FOR PLANTING, SEEDING, OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF THE SURFACE AREA AFTER SECOND GROWING SEASON). RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
- EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES, REPAIR.
- CHECK FOR INVASIVE VEGETATION, REMOVE WHEN POSSIBLE.
- REGULAR MOWING TO CONTROL VEGETATION; IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNCUT.
- DEAD OR DAMAGED NON-NATIVE GRASS AREAS, REPAIR WITH SEEDING WITH FERTILIZATION OR SEEDING WITH MULCH.
- COMPENSATORY STORAGE AREA SHALL BE RESEEDED WITH APPROPRIATE VEGETATION ACCORDING TO THE APPROVED PLANTING PLAN.

6. QUALIFIED SEWER CONSTRUCTION
- PERFORM MANHOLE INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY.
- PERFORM SEWER INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY.
- PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS.
- REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.

LEGEND

EXISTING	PROPOSED
Manhole	
Drainage Structure	
Drainage Structure	
Area Drain	
Clean Out	
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	W
Gas Line	G
Overhead Wires	OH
Electrical Cable (Buried)	E
Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	DS
Bollard	BOL
Gas Valve	
Gas Meter	
Electric Meter	
Electric Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
Curb Elevation	C 782.50
Gutter Elevation	G 782.00
Pavement Elevation	P 783.25
Sidewalk Elevation	W 782.10
Ground Elevation	+ 784.0
Top of Retaining Wall Elevation	T/W 785.20
Swale	
Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.
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3. CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.
4. NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF SCHAUMBURG; UTILITY ALERT NETWORK A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DESCRIPTION	DATE
REVISIONS		

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

SITE OPERATIONS AND MAINTENANCE PLAN

C6.0

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:07pm By: gwalters

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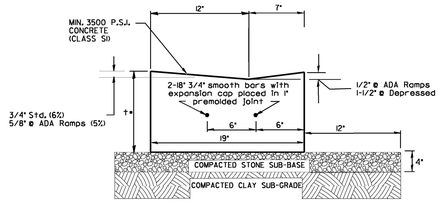
Note: Use two #5 re-bars for 10' on either side of all utility trenches. Install ½" expansion joint at points of curvature (not closer than 10') at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.

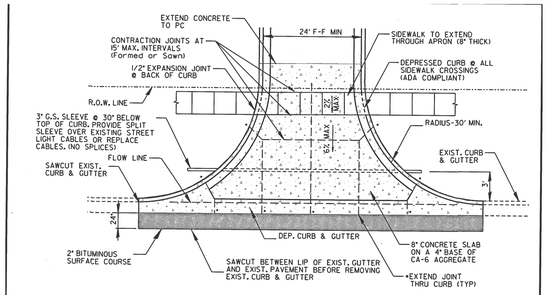


†* = THICKNESS OF PAVEMENT OR 10" MIN

6.12 DEPRESSED CURB

NOT TO SCALE

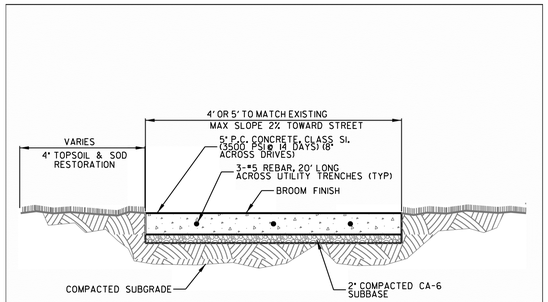
Revised April/2018



COMMERCIAL/INDUSTRIAL APRONS

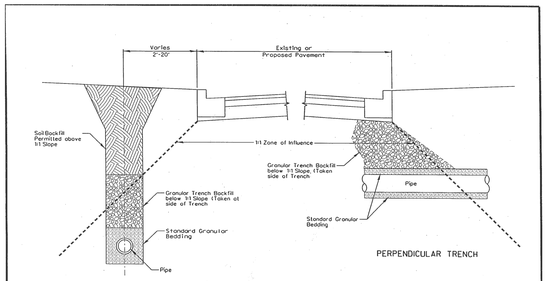
NOT TO SCALE

April/2018



TYPICAL COMMERCIAL SIDEWALK

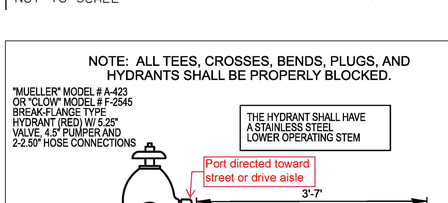
Revised Aug/21



GRANULAR TRENCH BACKFILL

1/3/08

Note: Use two #5 re-bars for 10' on either side of all utility trenches. Install ½" expansion joint at points of curvature (not closer than 10') at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.

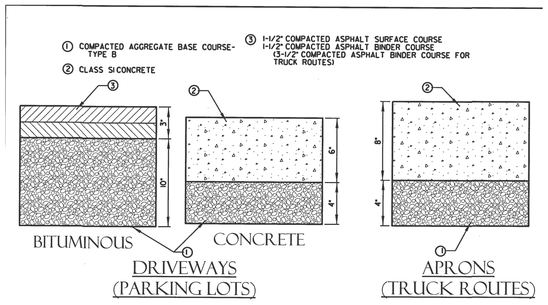


†* = THICKNESS OF PAVEMENT OR 10" MIN

COMBINATION CURB & GUTTER TYPE B-6.12

NOT TO SCALE

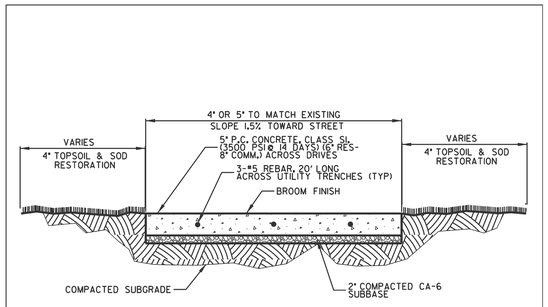
Revised April/2018



COMMERCIAL/INDUSTRIAL DRIVEWAYS & APRONS

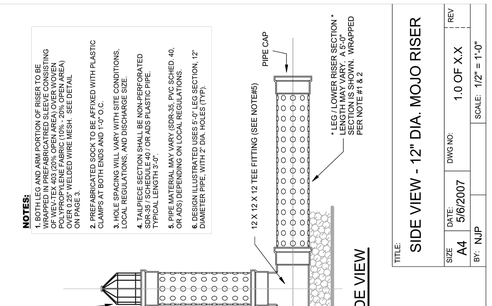
NOT TO SCALE

January/2019



TYPICAL SIDEWALK (PUBLIC/VOS)

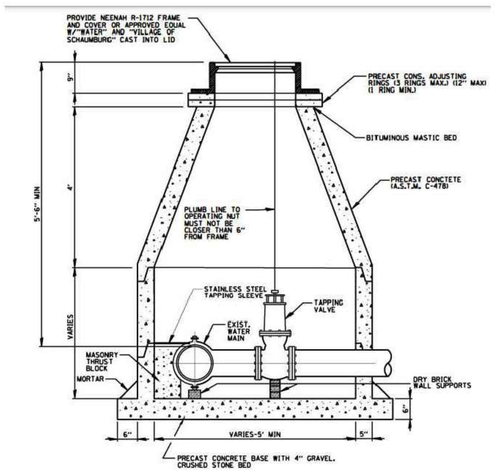
Revised May/2023



NOTE: ALL TEES, CROSSES, BENDS, PLUGS, AND HYDRANTS SHALL BE PROPERLY BLOCKED.

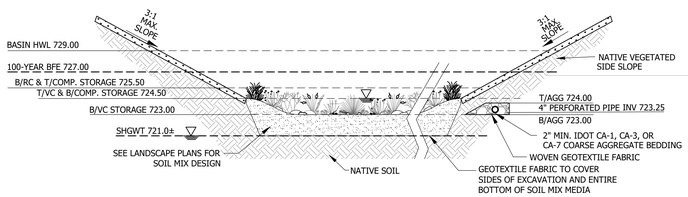
FIRE HYDRANT

Revised Jan/2022



1. PIPE OPENINGS TO BE CAST INTO WALL.
2. PRECAST CONCRETE BASE TO BE CAST INTEGRAL WITH LOWEST WALL SECTION.
3. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
4. MASONRY THRUST BLOCK TO BE FULL WIDTH OF SLEEVE.

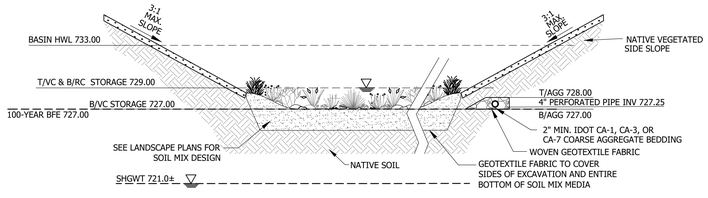
PRESSURE CONNECTION IN VAULT



SOUTHEAST BASIN SECTION

DESCRIPTION	PROVIDED
RATE CONTROL VOLUME (ACRE-FT)	1.65*
COMP. STORAGE (ACRE-FT)	0.51
VOLUME CONTROL (ACRE-FT)	0.50

* 1.91 ACRE-FT PROVIDED IN LAKE WOODFIELD



NORTHWEST BASIN SECTION

DESCRIPTION	PROVIDED
RATE CONTROL VOLUME (ACRE-FT)	0.95*
COMP. STORAGE (ACRE-FT)	–
VOLUME CONTROL (ACRE-FT)	0.10

* 1.91 ACRE-FT PROVIDED IN LAKE WOODFIELD

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION

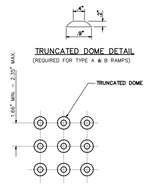
WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

SITE WORK DETAILS

C7.0

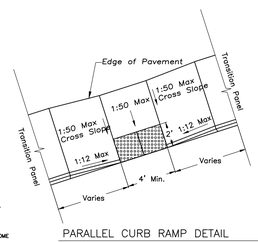
EEA – \\EEA-NAS\Projects\24023 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 2:28pm By: gwalters



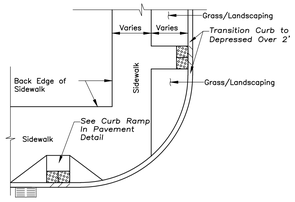
TRUNCATED DOME DETAIL
(REQUIRED FOR TYPE A & B RAMPS)

SQUARE PATTERN
(PARALLEL ALIGNMENT)

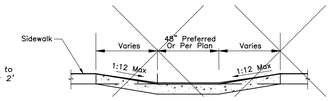
DETECTABLE WARNINGS DETAIL



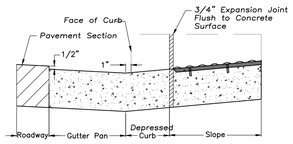
PARALLEL CURB RAMP DETAIL
N.T.S



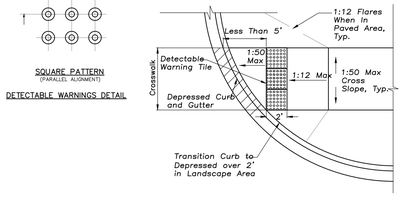
PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



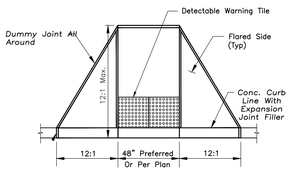
CURB RAMP SECTION VIEW



DEPRESSED CURB AND GUTTER AT CURB RAMP



CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S



CURB RAMP IN PAVEMENT
N.T.S

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG). The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.

2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.

3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.

4. Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having Jurisdiction.

DETECTABLE WARNING SURFACE TILES

Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

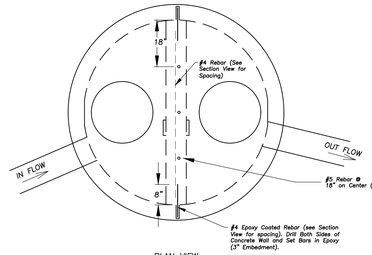
Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface in Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

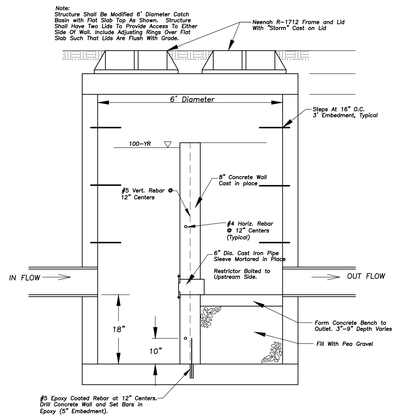
Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.

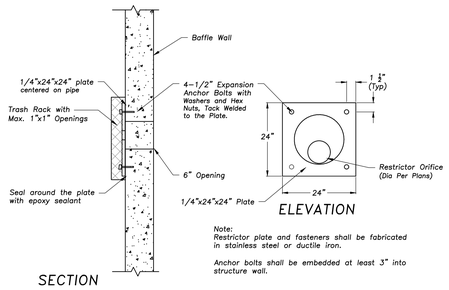
ACCESSIBLE RAMPS FOR SIDEWALKS



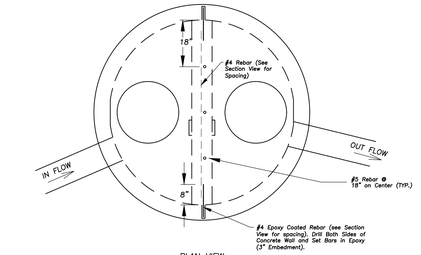
PLAN VIEW
NOT TO SCALE



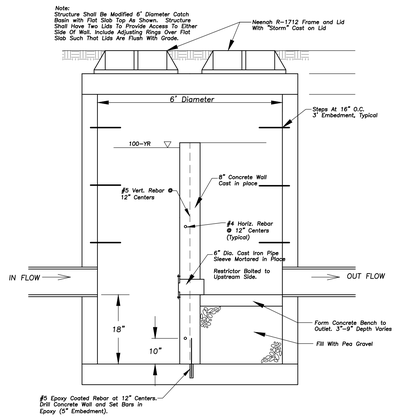
OUTLET CONTROL STRUCTURE S



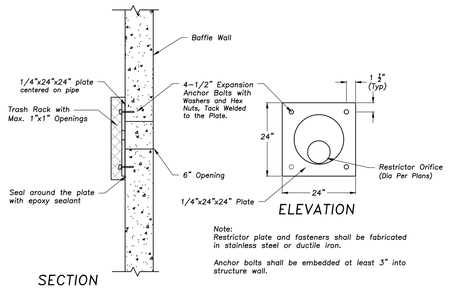
RESTRICTOR PLATE DETAIL S
(BAFFLE WALL)



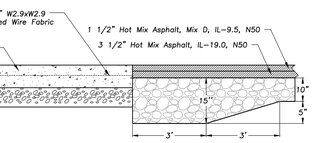
PLAN VIEW
NOT TO SCALE



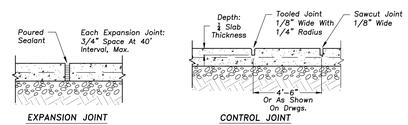
OUTLET CONTROL STRUCTURE N

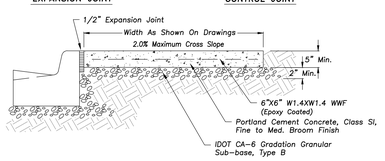


RESTRICTOR PLATE DETAIL N
(BAFFLE WALL)

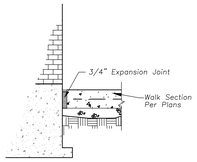


CONCRETE TO ASPHALT CHANGE OF PAVEMENT SECTION

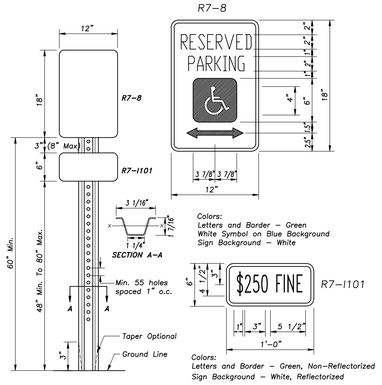




PORTLAND CEMENT CONC. SIDEWALK



WALK ADJACENT TO BUILDING



Notes: Dimensions Shown For Cross Sections Are Minimum.

All Holes Are 3/8"ø. Minimum Section Modulus About The X-X Axis Of The Post Shall Be 0.223 In.

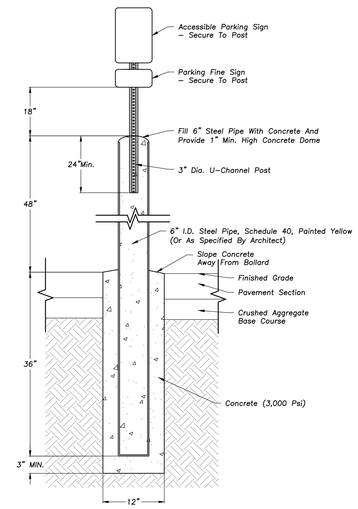
For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.

3'-6" Post Bury Depth.

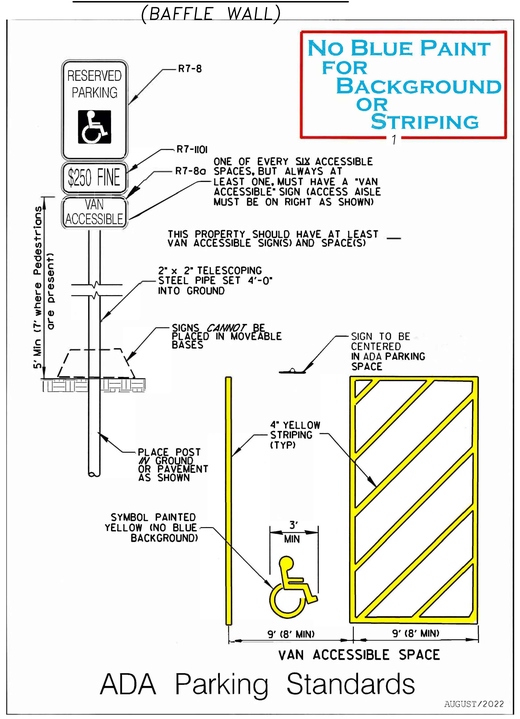
Post Shall Weigh 2.00 Lb/ft Length.

One In 8 Accessible Parking Spaces Must Be Van Accessible, Minimum Of One. Van Accessible Spaces Have The Same Requirement Except They Must Also Have 96" Of Clear Vertical Space.

ACCESSIBLE PARKING SIGN



ACCESSIBLE PARKING SIGN IN BOLLARD



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EEA — \\EEA-NAS\Projects\24073 — Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 2:29pm By: gwalters

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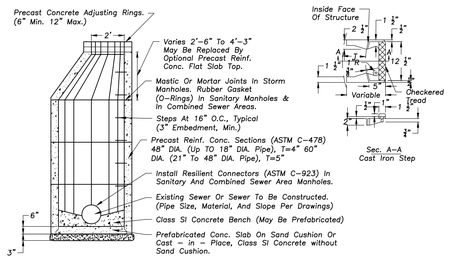
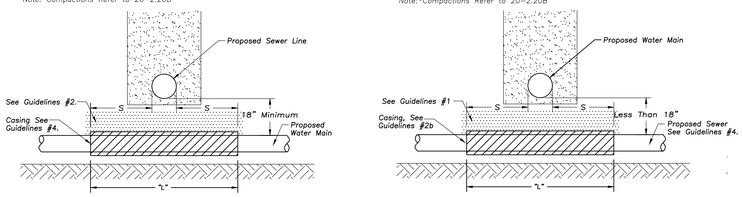


MANHOLE – 48"–60" DIA.



Proposed Water Main Below Existing Sewer Line With 18" Minimum Vertical Separation.

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact the length of "L".
2. If select granular backfill exists, remove within width of existing sewer line trench and replace with select excavated material (Class IV) and compact.
3. Provide adequate support for existing sewer line to prevent damage due to settlement.
4. Use "L" feet of water main material for casing of proposed water main and seal ends of casing.

Proposed Sewer Line Below Existing Water Main With Less Than 18" Vertical Separation

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

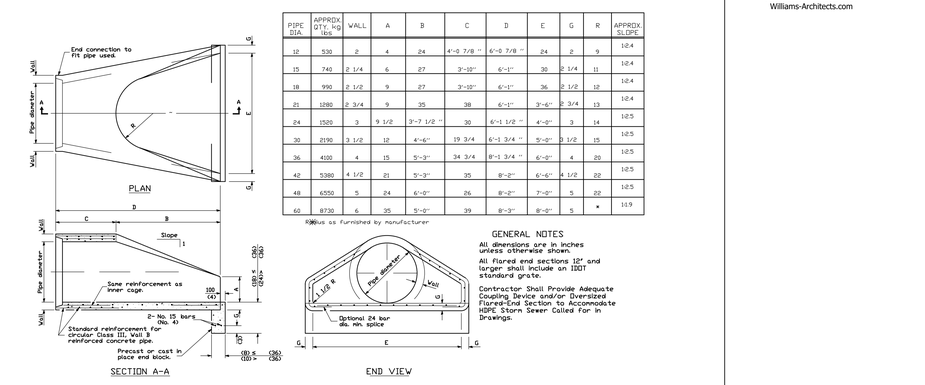
1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact for "S" feet on each side of water main.

2a. Construct "L" feet of proposed sewer or water main material and pressure test, or;

2b. Use "L" feet of water main material for casing of proposed sewer and seal ends of casing.

3. Provide adequate support for existing water main to prevent damage due to settlement of sewer trench.

WATER AND SEWER SEPARATION REQUIREMENTS



PIPE DIA.	APPROX QTY. kg lbs	WALL	A	B	C	D	E	G	R	APPROX SLOPE
12	530	2	4	24	4'-0 7/8"	6'-0 7/8"	24	2	9	1:2.4
15	740	2 1/4	6	27	3'-10"	6'-1"	30	2 1/4	11	1:2.4
18	990	2 1/2	9	27	3'-10"	6'-1"	36	2 1/2	12	1:2.4
21	1280	2 3/4	9	35	38	6'-1"	3'-6"	2 3/4	13	1:2.4
24	1520	3	9 1/2	3'-7 1/2"	30	6'-1 1/2"	4'-0"	3	14	1:2.5
30	2190	3 1/2	12	4'-6"	19 3/4	6'-1 3/4"	5'-0"	3 1/2	15	1:2.5
36	4100	4	15	5'-3"	34 3/4	8'-1 3/4"	6'-0"	4	20	1:2.5
42	5380	4 1/2	21	5'-3"	35	8'-2"	6'-6"	4 1/2	22	1:2.5
48	6550	5	24	6'-0"	26	8'-2"	7'-0"	5	22	1:2.5
60	8730	6	35	5'-0"	39	8'-3"	8'-0"	5	*	1:1.9

*Radius as Furnished by manufacturer

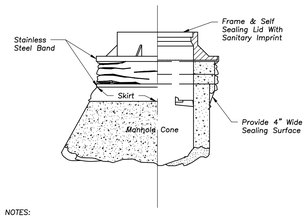
GENERAL NOTES

All dimensions are in inches unless otherwise shown.

All flared end sections 12" and larger shall include an IDOT standard grate.

Contractor Shall Provide Adequate Coupling Device and/or Oversized Flared-End Section to Accommodate HDPE Storm Sewer Called For in Drawings.

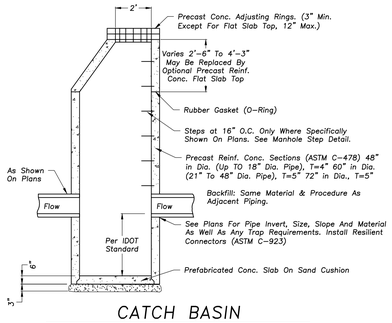
PRECAST REINFORCED CONCRETE FLARED END SECTION



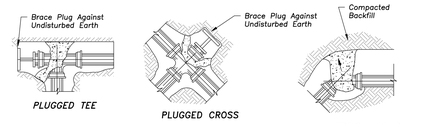
NOTES:

1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.

SANITARY MANHOLE CHIMNEY SEAL



CATCH BASIN



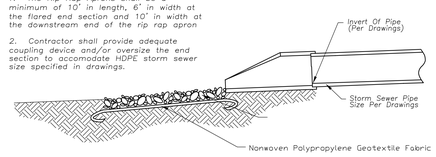
Note:
1.All blocks bear against undisturbed earth.
2.Arrows indicate direction of thrust.
3.All blocks shall be 3000psi concrete.
4.All fittings shown in plan except vertical bend.

THRUST BLOCKING

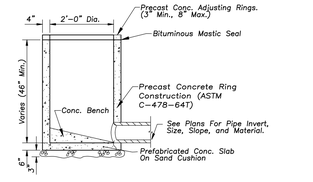
RIP–RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE d" (IN)	IDOT RIPRAP GRADATION (RR)	LENGTH OF APRON La (FT)	MEDIAN RIPRAP SIZE C (IN)	WIDTH OF APRON U/S FACE Sd (FT)	WIDTH OF APRON D/S FACE Sd+La (FT)	DEPTH OF RIP RAP T (IN)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)	ECCENTRIC GRADATION NUMBER
ALL	12	RR-3	10	6	3.00	13.00	12	8.89	3.7	-
ALL	15	RR-3	10	6	3.75	13.75	15	9.72	4.1	-
ALL	18	RR-3	15	9	4.50	19.50	20	20.00	11.1	1 or CA-3
ALL	21	RR-4	15	9	5.25	20.25	20	21.25	11.8	1 or CA-3
ALL	24	RR-4	18	9	6.00	24.00	20	30.00	16.7	1 or CA-3
ALL	27	RR-4	18	9	6.75	24.75	20	31.50	17.5	1 or CA-3
ALL	36	RR-5	24	12	9.00	33.00	28	56.00	43.6	1 or CA-3

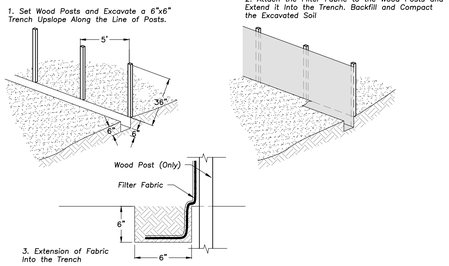
Notes:
1. The Rip Rap Aprons shall be a minimum of 10' in length, 6' in width at the flared end section and 10' in width at the downstream end of the rip rap apron
2. Contractor shall provide adequate coupling device and/or oversize the end section to accomodate HDPE storm sewer size specified in drawings.



RIP RAP AT FLARED END SECTION



INLET– 2' DIA.



SILT FENCE CONSTRUCTION (AASHTO 288–00)

GENERAL NOTES

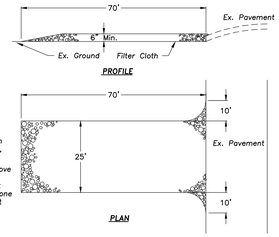
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean–out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights–of–way must be removed immediately.

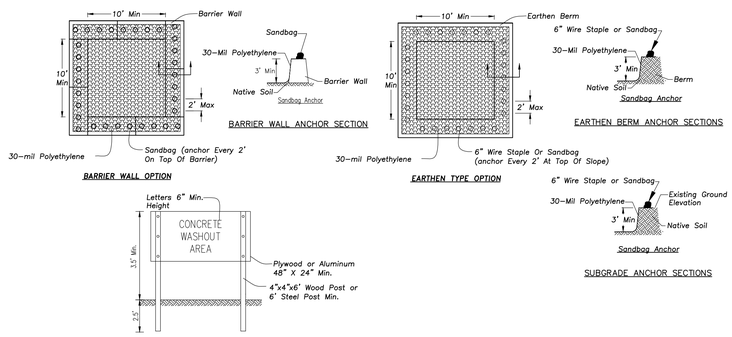
FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



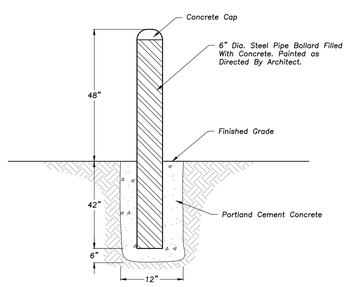
STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



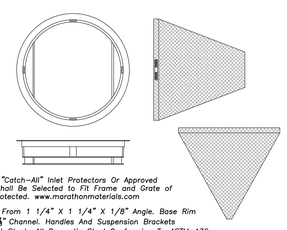
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.
3. The concrete washout facility is intended for concrete, masonry, and slurry.

CONCRETE WASHOUT FACILITY



BOLLARD DETAIL



General Notes:

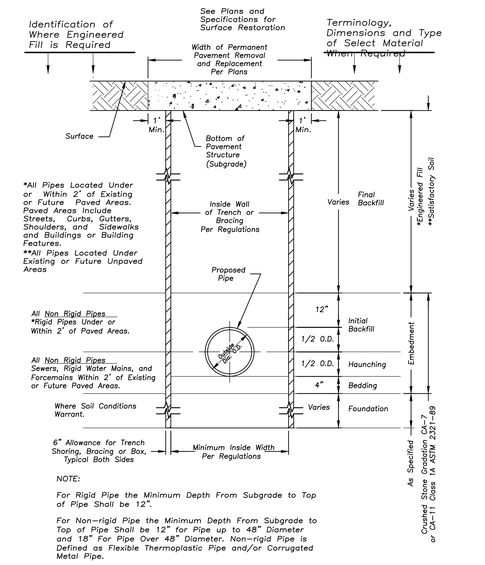
Use Marathon Materials, Inc., "Catch–All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1/8" Angle. Base Rim Fabricated From 1 $\frac{5}{8}$" x $\frac{5}{8}$" Channel. Handles And Suspension Brackets Fabricated From 1 $\frac{1}{2}$" x $\frac{1}{2}$" Flat Stock. All Domestic Steel Conforming To ASTM–A36

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non–woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS – SEDIMENT BAG



NOTE:

For Rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12".

For Non–rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12" for Pipe up to 48" Diameter and 18" For Pipe Over 48" Diameter. Non–rigid Pipe is Defined as Flexible Thermoplastic Pipe and/or Corrugated Metal Pipe.

STANDARD SEWER AND WATER TRENCH SECTION

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS
NO. DATE DESCRIPTION

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

SITE WORK DETAILS

C7.2

EEA – \\EEA-NAS\Projects\24023 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 2:29pm By: gwalters

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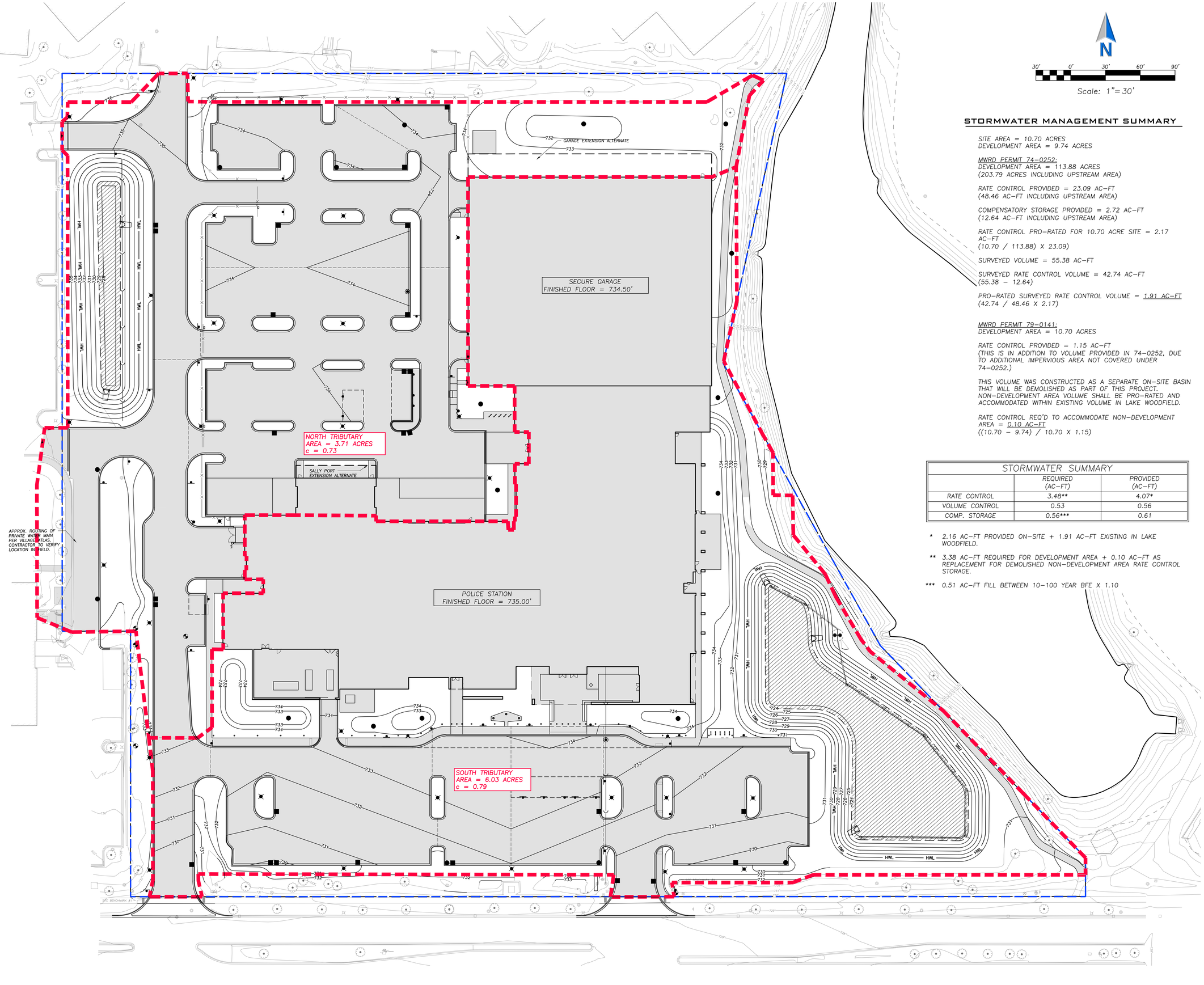

30' 0' 30' 60' 90'

Scale: 1"= 30'

STORMWATER MANAGEMENT SUMMARY

SITE AREA = 10.70 ACRES
DEVELOPMENT AREA = 9.74 ACRES

MWRD PERMIT 74-0252:
DEVELOPMENT AREA = 113.88 ACRES
(203.79 ACRES INCLUDING UPSTREAM AREA)

RATE CONTROL PROVIDED = 23.09 AC-FT
(48.46 AC-FT INCLUDING UPSTREAM AREA)

COMPENSATORY STORAGE PROVIDED = 2.72 AC-FT
(12.64 AC-FT INCLUDING UPSTREAM AREA)

RATE CONTROL PRO-RATED FOR 10.70 ACRE SITE = 2.17 AC-FT
(10.70 / 113.88) X 23.09)

SURVEYED VOLUME = 55.38 AC-FT

SURVEYED RATE CONTROL VOLUME = 42.74 AC-FT
(55.38 - 12.64)

PRO-RATED SURVEYED RATE CONTROL VOLUME = 1.91 AC-FT
(42.74 / 48.46 X 2.17)

MWRD PERMIT 79-0141:
DEVELOPMENT AREA = 10.70 ACRES

RATE CONTROL PROVIDED = 1.15 AC-FT
(THIS IS IN ADDITION TO VOLUME PROVIDED IN 74-0252, DUE TO ADDITIONAL IMPERVIOUS AREA NOT COVERED UNDER 74-0252.)

THIS VOLUME WAS CONSTRUCTED AS A SEPARATE ON-SITE BASIN THAT WILL BE DEMOLISHED AS PART OF THIS PROJECT. NON-DEVELOPMENT AREA VOLUME SHALL BE PRO-RATED AND ACCOMMODATED WITHIN EXISTING VOLUME IN LAKE WOODFIELD.

RATE CONTROL REQ'D TO ACCOMMODATE NON-DEVELOPMENT AREA = 0.10 AC-FT
((10.70 - 9.74) / 10.70 X 1.15)

STORMWATER SUMMARY		
	REQUIRED (AC-FT)	PROVIDED (AC-FT)
RATE CONTROL	3.48**	4.07*
VOLUME CONTROL	0.53	0.56
COMP. STORAGE	0.56***	0.61

* 2.16 AC-FT PROVIDED ON-SITE + 1.91 AC-FT EXISTING IN LAKE WOODFIELD.

** 3.38 AC-FT REQUIRED FOR DEVELOPMENT AREA + 0.10 AC-FT AS REPLACEMENT FOR DEMOLISHED NON-DEVELOPMENT AREA RATE CONTROL STORAGE.

*** 0.51 AC-FT FILL BETWEEN 10-100 YEAR BFE X 1.10

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS

NO.	DESCRIPTION	DATE

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

PROPOSED
DRAINAGE EXHIBIT

DEX-1

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:03pm By: gwalters



DEX-2

CATCHMENT AREA EXHIBIT

GRAPHIC NORTH

WA No.	2024.029
Date	28 AUG 2026
Issue	COMM DEV REVIEW
DWR	GW
CHK	CE

REVISIONS

NO.	DATE	DESCRIPTION

WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

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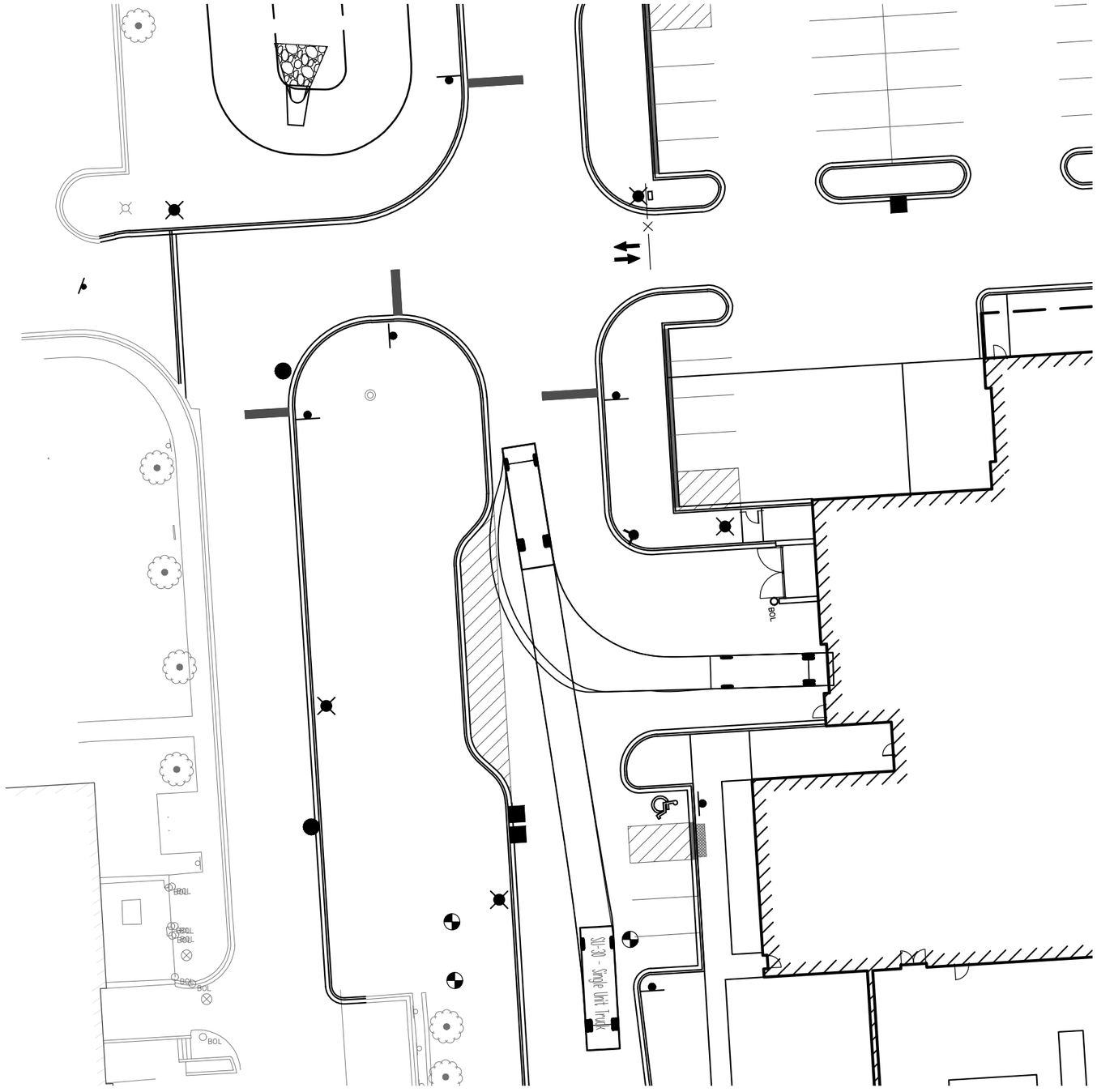
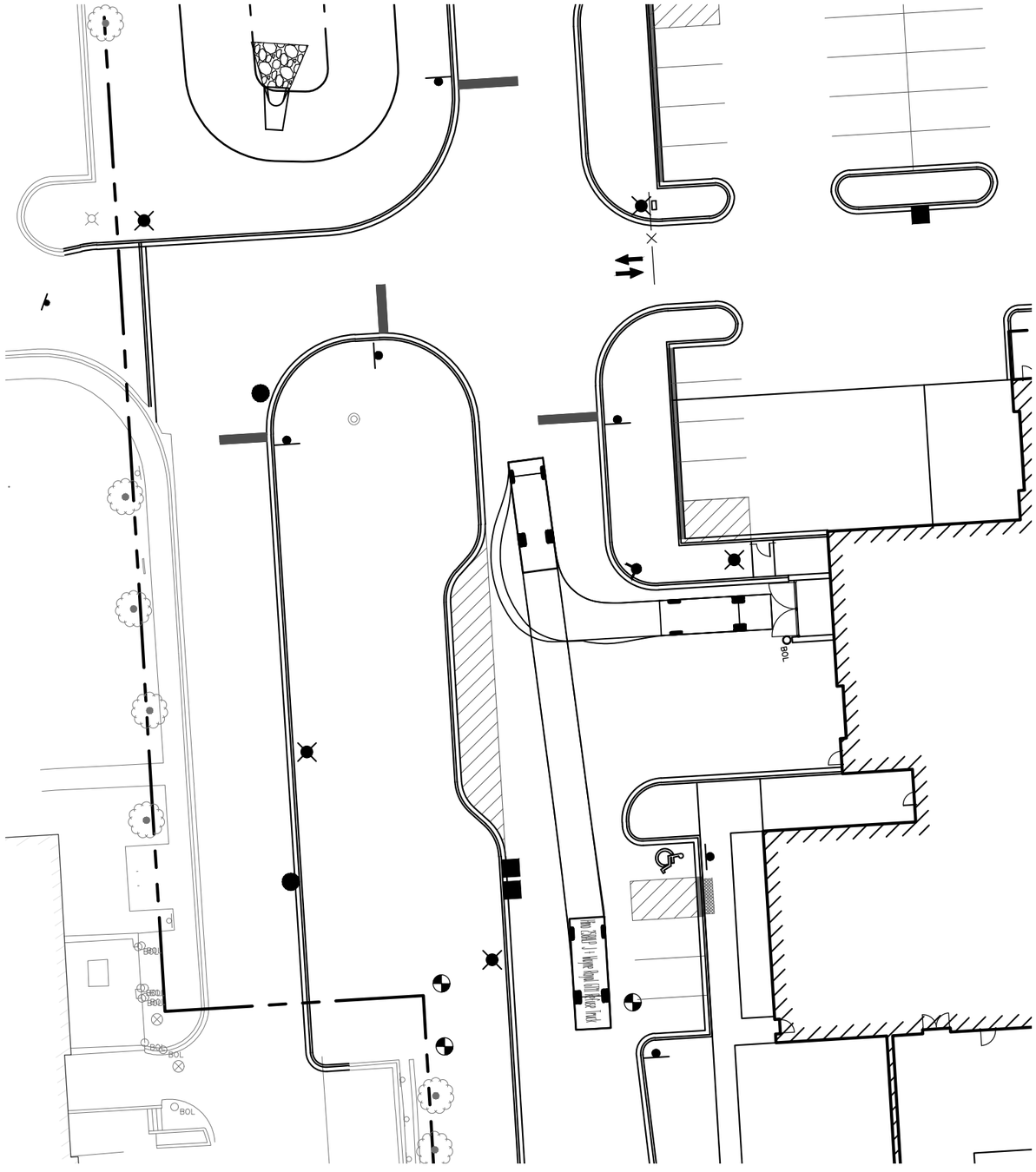

BOL
BOL
BOL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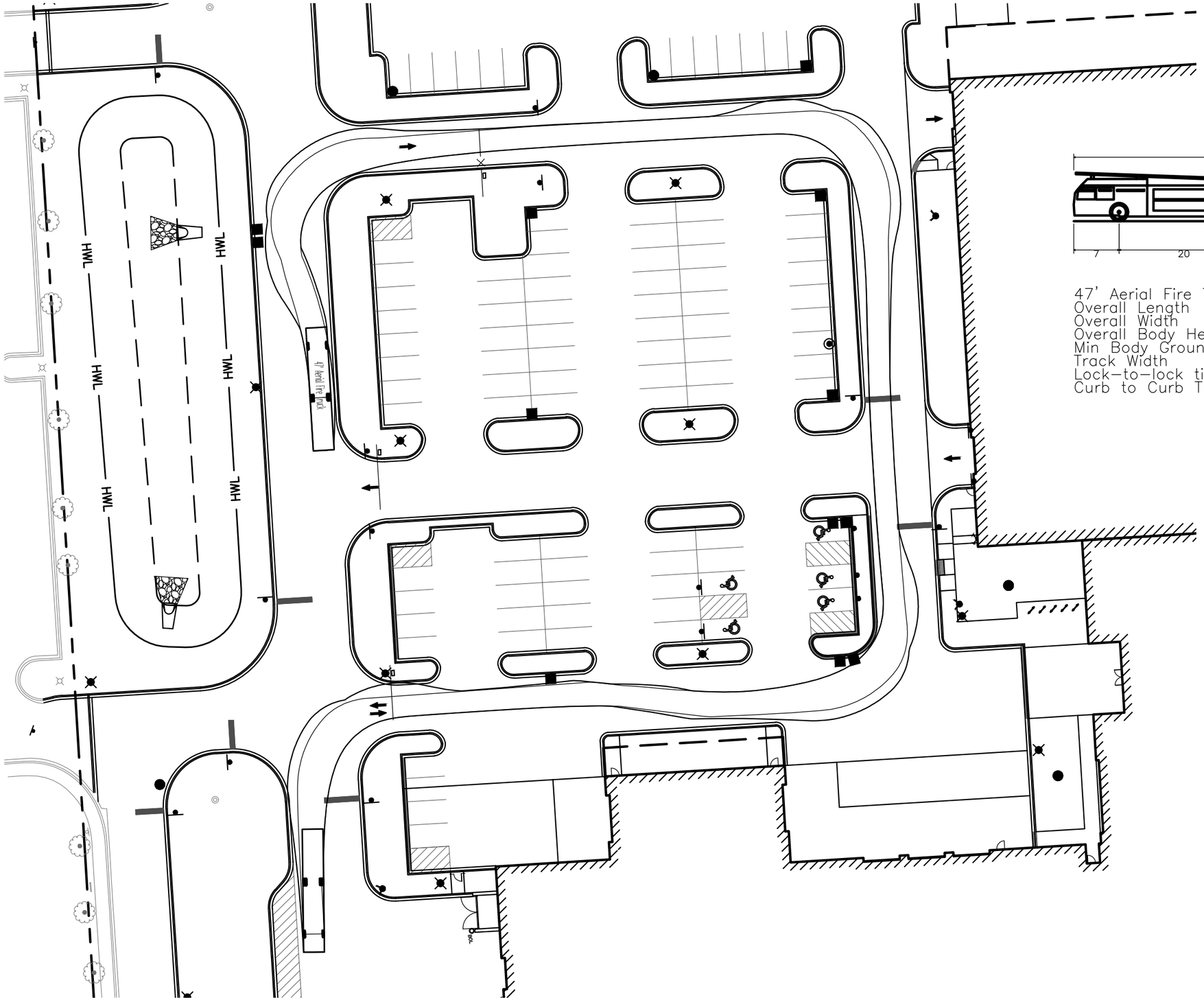

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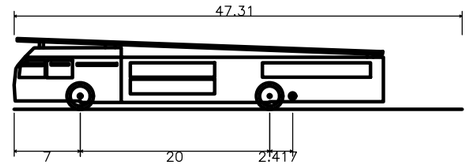

47' Aerial Fire Truck	
Overall Length	47.310ft
Overall Width	8.000ft
Overall Body Height	7.471ft
Min Body Ground Clearance	0.721ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	40.083ft

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FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY

1000 WOODFIELD ROAD
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GW	CF	07/17/26

Sheet Title:

FIRE TRUCK TURNING SECURE

Sheet No:

CSK-03

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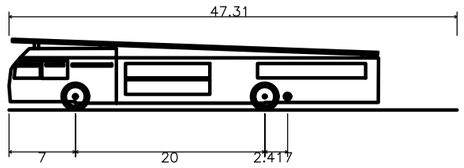

47' Aerial Fire Truck

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PUBLIC SAFETY FACILITY
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GW	CF	07/17/26

Sheet Title:

FIRE TRUCK TURNING PUBLIC

Sheet No:

CSK-04

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
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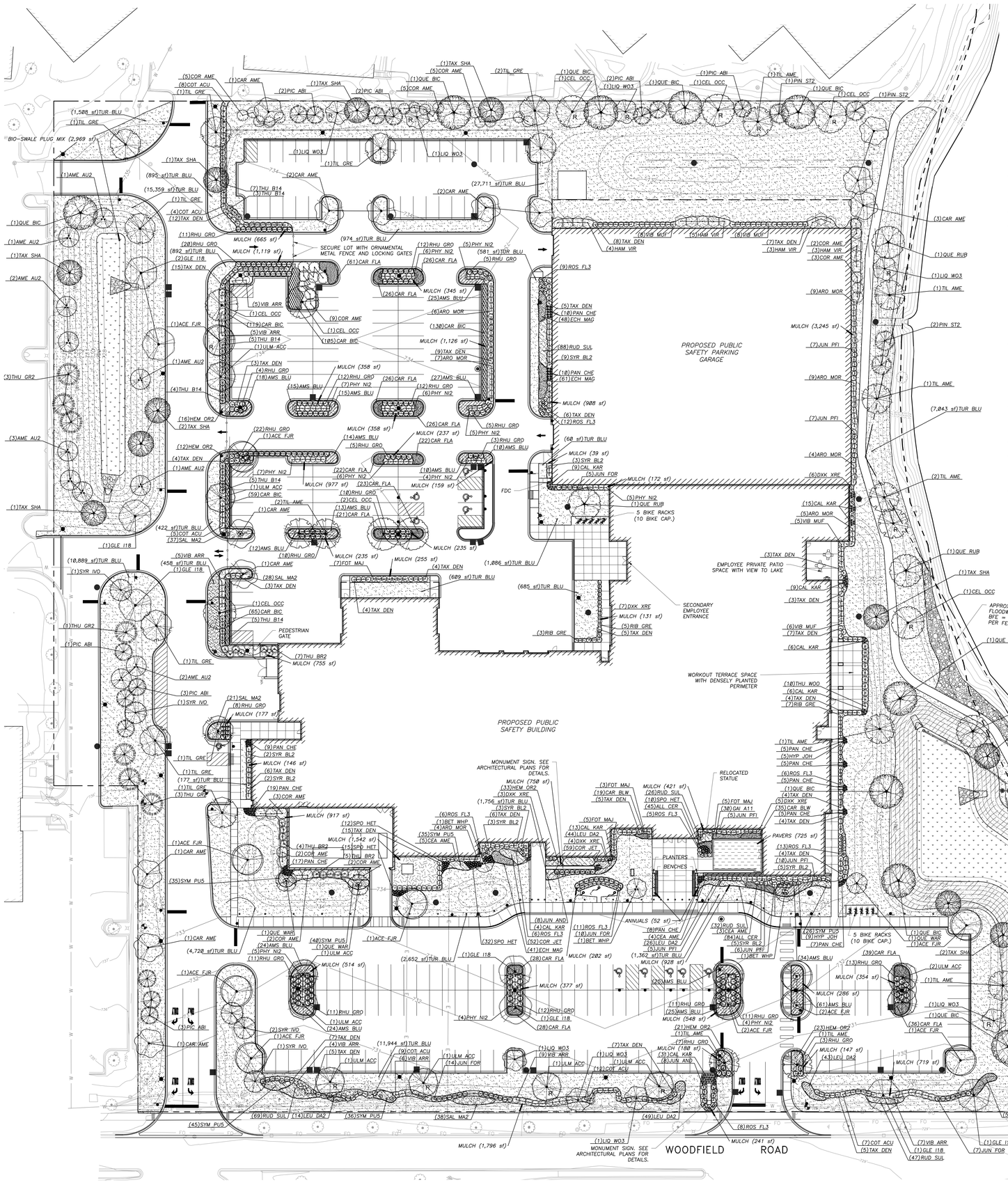
PROPOSED PUBLIC SAFETY PARKING GARAGE
PROPOSED PUBLIC SAFETY BUILDING
WOODFIELD ROAD
SECURE LOT WITH ORNAMENTAL METAL FENCE AND LOCKING GATES
PEDESTRIAN GATE
FDC
5 BIKE RACKS (10 BIKE CAP.)
EMPLOYEE PRIVATE PATIO SPACE WITH VIEW TO LAKE
SECONDARY EMPLOYEE ENTRANCE
WORKOUT TERRACE SPACE WITH DENSELY PLANTED PERIMETER
MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
RELOCATED STATUE
PLANTERS
BENCHES
APPROX. FLOODWAY LIMITS BFE = 727.0 PER FEMA MAP
DECORATIVE STONE COBBLES (2,758 sf)
NOTE: DECORATIVE STONE COBBLES TO MATCH EXISTING STONE IN MATERIAL, COLOR, SIZE, AND SHAPE ON BASIN SIDE SLOPES. SALVAGE AND REUSE EXISTING TO THE GREATEST EXTENT POSSIBLE.
LOW-PROFILE PRAIRIE SEED MIX (14,152 sf)
BIO-SWALE PLUG MIX (14,833 sf)
PAVERS (725 sf)
ANNUALS (52 sf)
MULCH (3,245 sf)
MULCH (1,126 sf)
MULCH (988 sf)
MULCH (68 sf)
MULCH (39 sf)
MULCH (172 sf)
MULCH (159 sf)
MULCH (235 sf)
MULCH (255 sf)
MULCH (609 sf)
MULCH (685 sf)
MULCH (131 sf)
MULCH (1,886 sf)
MULCH (974 sf)
MULCH (665 sf)
MULCH (1,119 sf)
MULCH (345 sf)
MULCH (358 sf)
MULCH (237 sf)
MULCH (977 sf)
MULCH (917 sf)
MULCH (1,542 sf)
MULCH (514 sf)
MULCH (377 sf)
MULCH (282 sf)
MULCH (928 sf)
MULCH (188 sf)
MULCH (548 sf)
MULCH (286 sf)
MULCH (354 sf)
MULCH (147 sf)
MULCH (719 sf)
MULCH (1,796 sf)
MULCH (241 sf)
MULCH (177 sf)
MULCH (146 sf)
MULCH (758 sf)
MULCH (421 sf)
MULCH (1,362 sf)
MULCH (3,245 sf)
(1,508 sf)TUR BLU
(895 sf)TUR BLU
(15,359 sf)TUR BLU
(892 sf)TUR BLU
(27,711 sf)TUR BLU
(974 sf)TUR BLU
(581 sf)TOR BLU
(422 sf)TUR BLU
(18,889 sf)TUR BLU
(458 sf)TUR BLU
(1,886 sf)TUR BLU
(609 sf)TUR BLU
(685 sf)TUR BLU
(4,720 sf)TUR BLU
(2,652 sf)TUR BLU
(68 sf)TUR BLU
(7,843 sf)TUR BLU
(24,335 sf)TUR BLU
(1,152 sf)TUR BLU
(177 sf)TUR BLU
(1,756 sf)TUR BLU
(1,362 sf)TUR BLU
(1)TIL GRE
(1)CAR AME
(2)CAR AME
(1)TAX SHA
(2)PIC ABI
(1)QUE BIC
(1)CEL OCC
(1)LIQ WO3
(1)PIN ST2
(1)TIL AME
(1)QUE RUB
(1)AME AU2
(1)ACE FJR
(1)SYR IVO
(1)GLE I18
(1)THU GR2
(1)PIC ABI
(1)SYM PU5
(1)ULM ACC
(1)CEL OCC
(1)THU B14
(1)QUE WAR
(1)ULM ACC
(1)TAX SHA
(1)QUE RUB
(1)TIL AME
(1)LIQ WO3
(1)QUE BIC
(1)CEL OCC
(1)TAX SHA
(1)QUE BIC
(1)TAX SHA
(1)AME AU2
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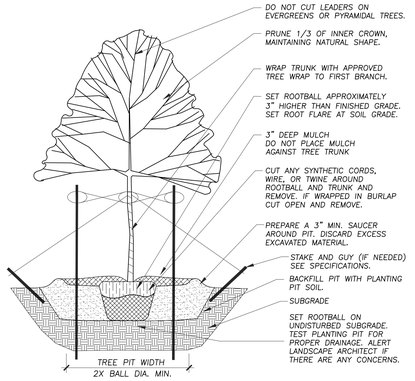
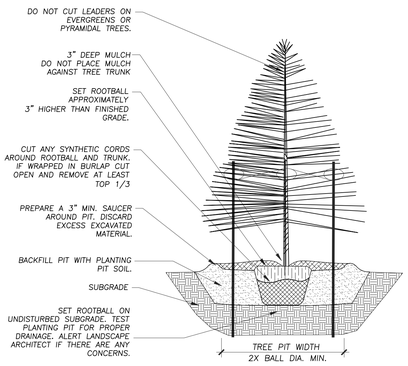


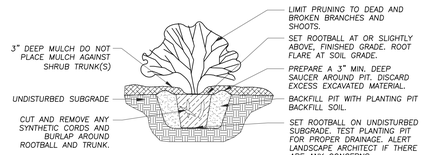
1 TREE PLANTING DETAIL

Not To Scale 329343-01



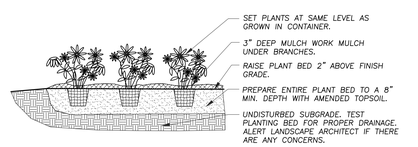
2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE 329343-02



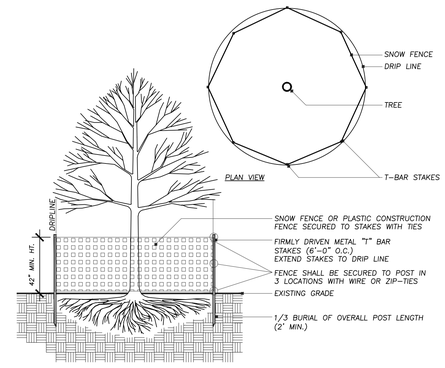
3 SHRUB PLANTING DETAIL

Not To Scale 329333-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

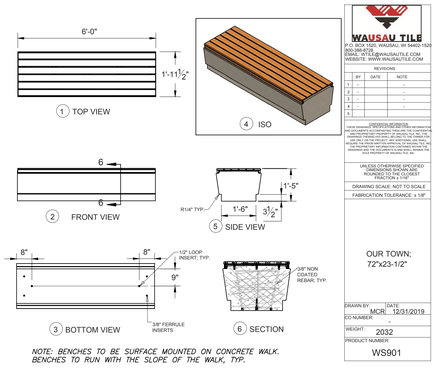
Not To Scale 329301-03



SECTION VIEW

5 TREE PROTECTION DETAIL

Not To Scale 329383-01



NOTE: BENCHES TO BE SURFACE MOUNTED ON CONCRETE WALK. BENCHES TO RUN WITH THE SLOPE OF THE WALK, TYP.

WAUSAU TILE
P.O. BOX 1520, WAUSAU, WI 54402-1520
(800) 388-8456
EMAIL: CS@WAUSAUTILE.COM
WEBSITE: WWW.WAUSAUTILE.COM

REVISIONS

	BY	DATE	NOTE
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-

UNLESS OTHERWISE SPECIFIED DIMENSIONS SHOWN ARE NOMINAL. TOLERANCE: FRACTION ± 1/32"

DRAWING SCALE: NOT TO SCALE

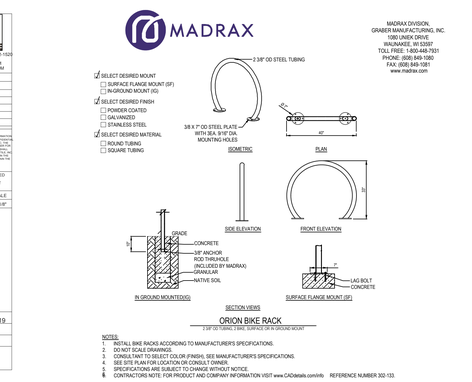
FABRICATION TOLERANCE: ± 1/8"

OUR TOWN;
72"x23-1/2"

	DATE
DRAWN BY:	MCR 12/31/2019
CO NUMBER:	-
WEIGHT:	2032
PRODUCT NUMBER:	WS901

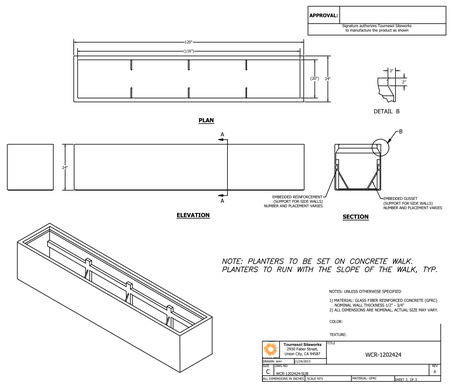
6 6' PRECAST BENCH WITH WOOD SEAT

Not To Scale 129343.13-73



7 ORION BIKE RACK

Not To Scale 12913.01-23



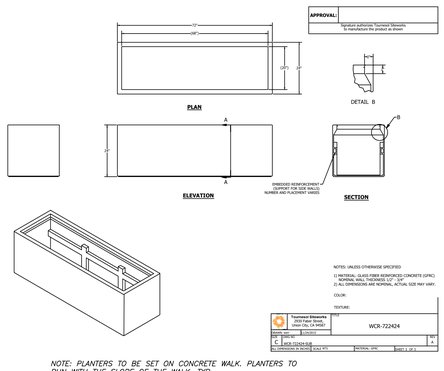
NOTE: PLANTERS TO BE SET ON CONCRETE WALK. PLANTERS TO RUN WITH THE SLOPE OF THE WALK, TYP.

NOTES: UNLESS OTHERWISE SPECIFIED
1) MATERIAL: GLASS FIBER REINFORCED CONCRETE (GFRC)
2) ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY.
COLOR:
TEXTURE:

Tourneur Sitework 1000 Woodfield Rd Union City, CA 94587
WCR-1202424
DWG. NO. WCR-1202424-SHEET1
SCALE: NONE
SHEET 1 OF 2
DIMENSIONS IN INCHES [MM] NTS
MATERIAL: GFRC
SHEET 1 OF 2

8 120" X 24" X 24" GFRC RECTANGULAR PLANTER

Not To Scale 329414-23



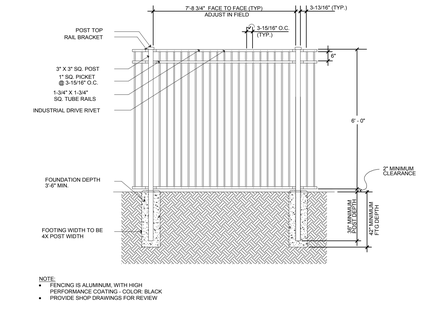
NOTE: PLANTERS TO BE SET ON CONCRETE WALK. PLANTERS TO RUN WITH THE SLOPE OF THE WALK, TYP.

NOTES: UNLESS OTHERWISE SPECIFIED
1) MATERIAL: GLASS FIBER REINFORCED CONCRETE (GFRC)
2) ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY.
COLOR:
TEXTURE:

Tourneur Sitework 1000 Woodfield Rd Union City, CA 94587
WCR-722424
DWG. NO. WCR-722424-SHEET1
SCALE: NONE
SHEET 1 OF 2
DIMENSIONS IN INCHES [MM] NTS
MATERIAL: GFRC
SHEET 1 OF 2

9 72" X 24" X 24" GFRC RECTANGULAR PLANTER

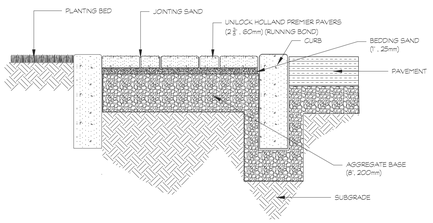
Not To Scale 329414-24



NOTE:
- FENCING IS ALUMINUM, WITH HIGH PERFORMANCE COATING - COLOR: BLACK
- PROVIDE SHOP DRAWINGS FOR REVIEW

10 6` ALUMINUM METAL FENCE

Not To Scale 323119-73



COMMERCIAL PAVING
PAVER DETAIL
CREATED:
REVISED: August, 2026
FILE NAME:

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK
DESIGNED TO CONNECT.

NOTE:
PAVER DETAILS ARE SHOWN TO PROVIDE A BASIS FOR DESIGN. OWNER APPROVED EQUAL PRODUCTS WILL BE CONSIDERED.

11 SIDEWALK PAVER DETAIL

NOT TO SCALE 32 1413-31

LOW-PROFILE PRAIRIE SEED MIX:

Scientific Name	Common Name	PLS Ounces/Acre
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Permanent Grasses/Sedges:		
Bouteloua curtipendula	Side Oats Grama	16.00
Carex cristatella	Crested Oval Sedge	1.50
Carex Vulpinoidea.	Brown Fox sedge	2.00
Carex scoparia	Pointed Broom Sedge	1.50
Elymus virginicus	Virginia Wild Rye	32.00
Koeleria cristata	June Grass	2.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
	Total	**92.00**
Forbs:		
Amorpha canescens	Lead Plant	0.50
Anemone cylindrica	ThimbleWeed	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly MilkWeed	2.00
Aster ericoides	Heath Aster	0.25
Aster laevis	Smooth Blue Aster	1.00
Aster novae-angliae	New England Aster	0.50
Baptisia lactea	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	12.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	7.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Lespedeza capitata	Round-Head Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Monarda fistulosa	Wild Bergamot	1.50
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	0.50
Solidago rigida	Stiff Goldenrod	1.00
Solidago speciosa	Showy Goldenrod	0.50
Tradescantia ohiensis	Common Spiderwort	0.75
Verbena stricta	Hoary Vervain	1.00
Vernonia spp.	Ironweed (Various Mix)	1.75
Veronicastrum virginianum	Culvers Root	0.25
Zizia aurea	Golden Alexanders	0.75
	Total	**66.25**

BIO-SWALE NATIVE PLUG MIX:

Botanical Name	Common Name	Quantity	Size	Spacing
FORBS 60%				
Allium cernuum	Nodding Onion	350	Plug	15" o.c.
Asclepias incarnata	Marsh Milkweed	350	Plug	15" o.c.
Aster novae-angliae	New England Aster	460	Plug	15" o.c.
Aster puniceus	Swamp Aster	350	Plug	15" o.c.
Echinacea pallida	Pale Purple Coneflower	350	Plug	15" o.c.
Echinacea purpurea	Purple Coneflower	350	Plug	15" o.c.
Eurybia macrophylla	Big-Leafed Aster	690	Plug	15" o.c.
Liatris pycnostachya	Prairie Blazing Star	350	Plug	15" o.c.
Liatris spicata	Marsh Blazing Star	350	Plug	15" o.c.
Monarda fistulosa	Wild Bergamot	350	Plug	15" o.c.
Penstemon digitalis	Foxglove Beardtongue	230	Plug	15" o.c.
Physostegia virginiana	Obedient Plant	230	Plug	15" o.c.
Pycnanthemum virginianum	Mountain Mint	350	Plug	15" o.c.
Rudbeckia hirta	Black-eyed Susan	690	Plug	15" o.c.
Rudbeckia subtomentosa	Sweet Black-eyed Susan	230	Plug	15" o.c.
Symphyotrichum novae-angliae	New England Aster	230	Plug	15" o.c.
Thalictrum dasycarpum	Purple Meadow Rue	230	Plug	15" o.c.
Tradescantia ohiensis	Spiderwort	350	Plug	15" o.c.
Verbena hastata	Blue Vervain	230	Plug	15" o.c.
Zizea aurea	Golden Alexanders	230	Plug	15" o.c.
	SUBTOTAL	**6,950**		
GRASSES or GRASS-LIKE PERENNIALS 40%				
Andropogon gerardii	Big Bluestem	350	Plug	15" o.c.
Carex bebbii	Bebb's Oval Sedge	230	Plug	15" o.c.
Carex brevior	Plains Oval Sedge	230	Plug	15" o.c.
Carex cristatella	Crested Oval Sedge	460	Plug	15" o.c.
Carex hystericina	Porcupine Sedge	230	Plug	15" o.c.
Carex molesta	Field Oval Sedge	230	Plug	15" o.c.
Carex scoparia	Lance-fruited Oval Sedge	230	Plug	15" o.c.
Carex vulpinoidea	Brown Fox Sedge	350	Plug	15" o.c.
Eleocharis palustris	Great Spike Rush	460	Plug	15" o.c.
Elymus virginicus	Virginia Wild Rye	350	Plug	15" o.c.
Juncus dudleyi	Dudley's Rush	350	Plug	15" o.c.
Panicum virgatum	Switchgrass	460	Plug	15" o.c.
Schizachyrium scoparium	Little Bluestem	230	Plug	15" o.c.
Scirpus atrovirens	Dark-green Bulrush	120	Plug	15" o.c.
Scirpus cyperinus	Wool Grass	120	Plug	15" o.c.
Sorghastrum nutans	Indian Grass	230	Plug	15" o.c.
	SUBTOTAL	**4,630**		
	TOTAL PLANTS	**11,580**		

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	DESCRIPTION
REVISIONS		

WA No. 2024-029
Date 28 AUG 2026
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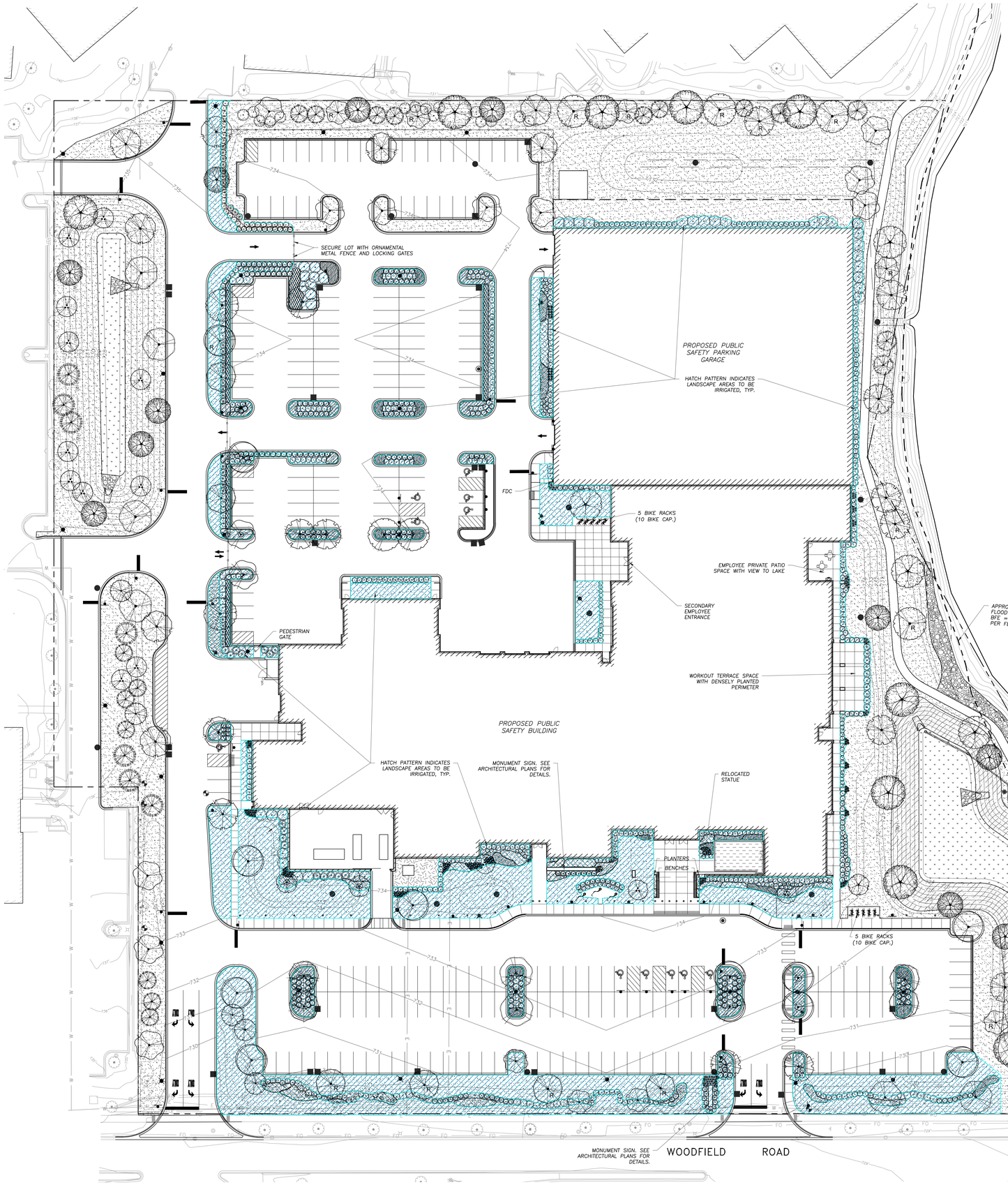
DWR SSG
CHK SSG

GRAPHIC NORTH

LANDSCAPE DETAILS

L2.0

EEA – P:\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Landscape Plan.dwg
Plotted: 8/27/26 @ 4:37pm By: sgregory



N

30' 0' 30' 60' 90'

Scale: 1"= 30'

LANDSCAPE NOTES AND GENERAL IRRIGATION BASIS OF DESIGN NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST BE APPROVED BY THE VILLAGE OF SCHAUMBURG IN WRITING PRIOR TO INSTALLATION.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.
25. THE VILLAGE OF SCHAUMBURG SHALL INSPECT AND APPROVE THE LANDSCAPE INSTALLATION PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
26. NATIVE AREAS OF THIS LANDSCAPE SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED LANDSCAPE CONTRACTOR SPECIALIZING IN NATIVE LANDSCAPE PLANTING AND MAINTENANCE. AT A MINIMUM QUALIFIED NATIVE LANDSCAPE CONTRACTOR SHALL HAVE 3 TO 5 YEARS EXPERIENCE WITH PROJECT OF SIMILAR SIZE AND SCOPE. CONTRACTOR TO PROVIDE PROOF OF SATISFACTORY COMPLETION OF SUCH PROJECTS.
27. IRRIGATION/LANDSCAPE CONTRACTOR SHALL DESIGN AND BUILD A IRRIGATION SYSTEM FOR LANDSCAPE BEDS AS INDICATED ON THE LANDSCAPE PLANS, INCLUDING FOUNDATION PLANTINGS AND PLANTING BEDS. THE FOUNDATION PLANTINGS AND PLANTER BEDS SHALL BE DESIGNED WITH LOW EMITTING POP-UP SPRAY HEADS. THE BALANCE OF THE SITE, ALL TURF GRASS AREAS SHALL BE DESIGNED WITH LOW EMITTING POP-UP SPRAY HEADS AND ROTORS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SHOP DRAWING. THESE PLANS SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO ORDER/INSTALLATION.
28. THE NEW LANDSCAPE AREAS ARE TO BE ON SEPARATE ZONES. ZONES TO BE BASED ON PLANT WATERING REQUIREMENTS OF THE PLANT MATERIALS. ALL TURF GRASS AREAS ARE TO BE ON SEPARATE ZONES FROM ALL PLANTING BEDS AND FOUNDATION PLANTINGS.
29. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO BIDDING IN THE EVENT OF CONFLICTS BETWEEN THE MANUFACTURER'S RECOMMENDATIONS AND THE PLANS, DETAILS, SPECIFICATIONS, NOTES, OR SITE FEATURES.
30. ALL ELECTRICAL MATERIALS SHALL BE UL LISTED, ALL MATERIALS AND METHODS SHALL CONFORM WITH ALL APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE AND NATIONAL ELECTRICAL CODE.
31. LOW VOLTAGE CONTROL WIRES SHALL BE #L4-L AWG/UF WHITE FOR COMMON WIRE AND #L4-L AWG/UF RED FOR LEAD WIRES. A SEPARATE #L4-L AWG/UF YELLOW 'SPARE' WIRE SHALL BE INSTALLED FOR EACH CONTROLLER AND SHALL LOOP INTO THE VALVE BOX OF EACH VALVE OPERATED BY THAT CONTROLLER. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT COMMON WIRE.
32. ALL ABOVE-GROUND PARTS OF THIS WORK SHALL BE INSTALLED SO THAT THEY STAND NO LESS THAN 30 INCHES ABOVE THE FINISH GRADE AND WILL NOT BE A TRIP HAZARD. ALL TUBES AND PIPES SHALL BE INSTALLED BELOW FINISH GRADE. ALL SPRINKLERS & BUBBLERS SHALL BE POP-UP STYLE WITH SPRING RETRACTION AND INSTALLED FLUSH WITH FINISH SOIL GRADE (NOT TOP OF MULCH).
33. CONTRACTOR SHALL CHECK THE STATIC WATER PRESSURE BEFORE DESIGNING THE SYSTEM. REFER TO PROJECT MECHANICAL CONSULTANTS FOR SPECIFIC CONTACT.
34. CONTRACTOR SHALL FILL AND COMPACT EXCAVATIONS SO THAT THEY ARE FLUSH WITH SURROUNDING GRADES AND WILL NOT SETTLE.
35. NO WATER SHALL DRAIN ONTO OR ACROSS WALKS, CURBS, OR PAVED AREAS. INSTALL ANTI-DRAIN CHECK VALVES AT ALL HEADS WHERE DRAINAGE OCCURS AS PART OF THIS WORK.
36. ADJUST HEADS TO MINIMIZE SPRAY OUTSIDE OF PLANTERS. ABSOLUTELY NO WATER SHALL SPRAY OR DRAIN ONTO, OR ACROSS; SIDEWALKS, STAIRS OR STEPS. PROGRAM CONTROLLERS FOR MULTIPLE STARTS TO PREVENT RUN-OFF.
37. PIPE MAY BE SHOWN IN PAVED AREAS FOR CLARITY ON PLANS. ALL PIPE SHALL BE INSTALLED IN PLANTERS OR SLEEVED. NO TEES OR ELLS SHALL BE INSTALLED UNDER PAVED AREAS. NO PVC PIPE SHALL BE INSTALLED ABOVE THE FINISH GRADE UNLESS OTHERWISE NOTED.
38. CONTROLLERS SHALL NOT BE INSTALLED WITHIN 5'0" OF ANY ELECTRICAL EQUIPMENT WITH MAGNETIC RELAYS OR MOTORS.
39. IF A LANDSCAPE MAINTENANCE PERIOD IS SPECIFIED AS PART OF THIS WORK THE IRRIGATION SYSTEM SHALL BE CHECKED WEEKLY AND THE CONTROLLER RUN TIMES ADJUSTED WEEKLY DURING THE MAINTENANCE PERIOD. DO NOT OVER-WATER NEW PLANTINGS.
40. INSTALL RAINBIRD WIRELESS RAIN SENSOR ON INSIDE OF ROOF PARAPET WALL, OR APPROVED EQUAL.
41. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WATER APPLICATION RATES AND TIMER CYCLING.
42. THE LANDSCAPE CONTRACTOR / IRRIGATION CONTRACTOR SHALL PROVIDE COMPLETE AS BUILT DRAWINGS OF IRRIGATION SYSTEM AS INSTALLED. CONTRACTOR SHALL PROVIDE HARD AND DIGITAL COPIES, PREFERABLY IN AUTOCAD DWG FORMAT, TO THE OWNER UPON COMPLETION OF WORK.
43. LANDSCAPE CONTRACTOR / IRRIGATION CONTRACTOR SHALL PROVIDE OWNER WITH COMPLETE OPERATIONS MANUAL AND ALL SET-UP, OPERATION AND CARE INSTRUCTIONS FOR THE INSTALLED IRRIGATION SYSTEM.

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
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WILLIAMS ARCHITECTS

NO.	DESCRIPTION	DATE
REVISIONS		

WA No.	2024-029
Date	28 AUG 2026
Issue	COMM DEV REVIEW
DWR	SSG
CHK	SSG

GRAPHIC NORTH

IRRIGATION LAYOUT PLAN

L3.0

EEA – P:\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Landscape Plan.dwg
Plotted: 8/27/26 @ 4:15pm By: sgregory

30\ PLAN SITE PLAN
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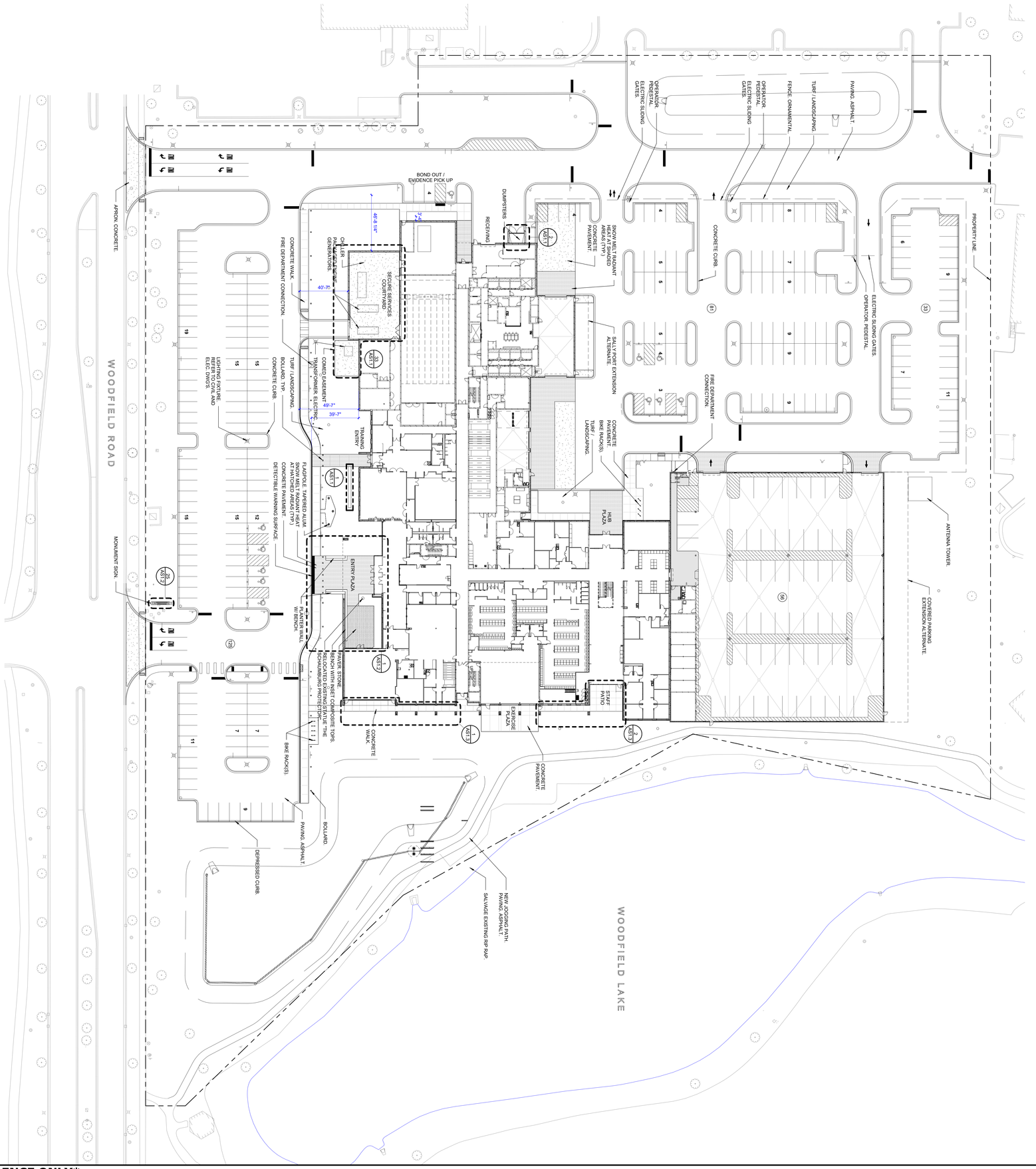

0' 15' 30' 60'

FOR REFERENCE ONLY

AS0.1
SITE PLAN

GRAPHIC NORTH

WA No. 3324.023
Date 28 AUG 2026
Issue/Status DESIGN DEVELOPMENT
DWN Author
CHK SAM

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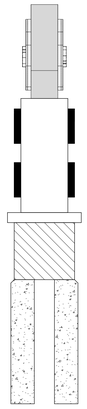

31 \ SECTION MONUMENT SIGN
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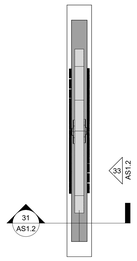
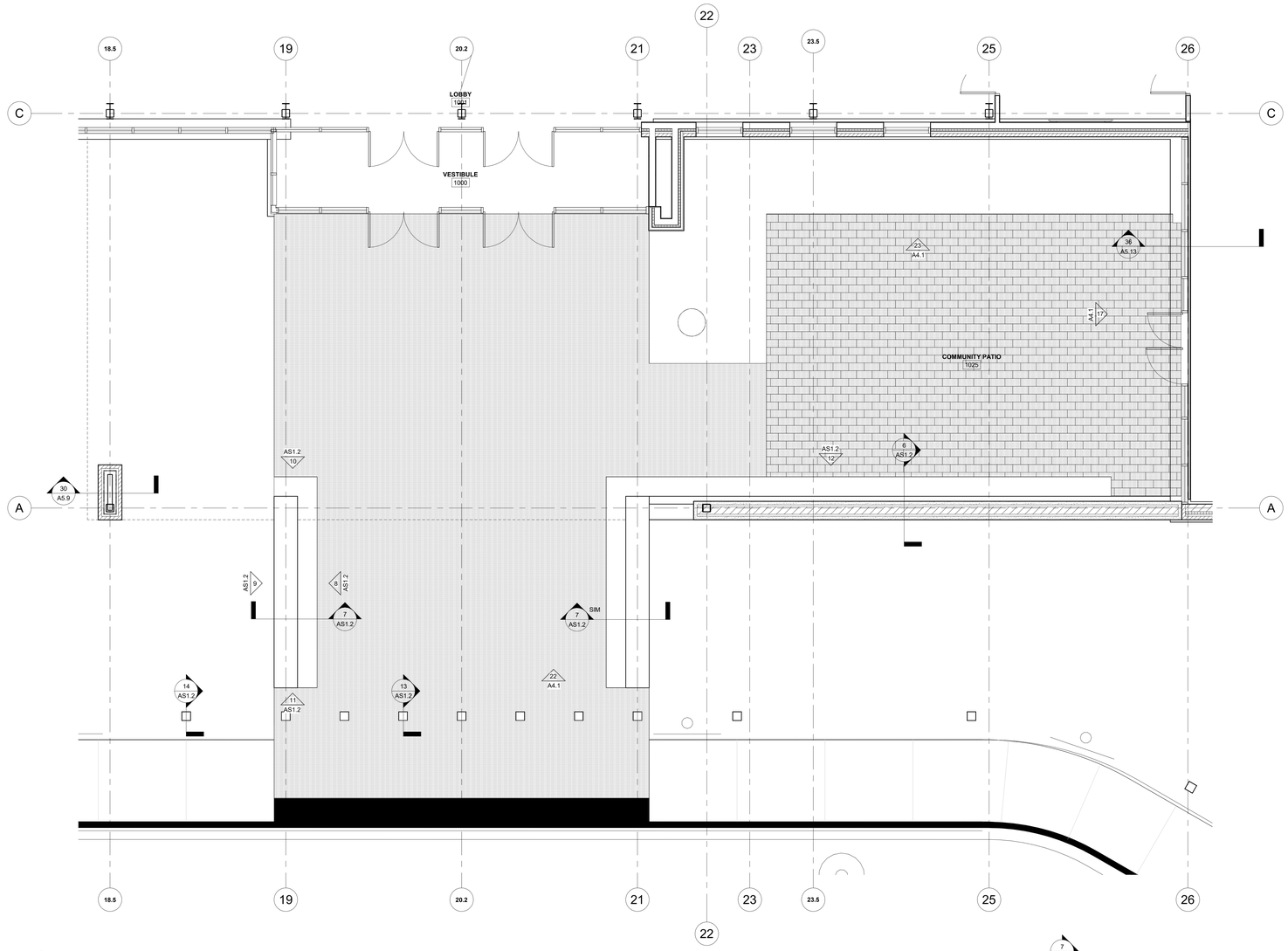


25 \ PLAN MONUMENT SIGN
SCALE: 1/4" = 1'-0"



33 \ ELEVATION MONUMENT SIGN FRONT AND BACK
SCALE: 1/2" = 1'-0"



1 \ ENL PLAN SITE PLAN - Callout 2
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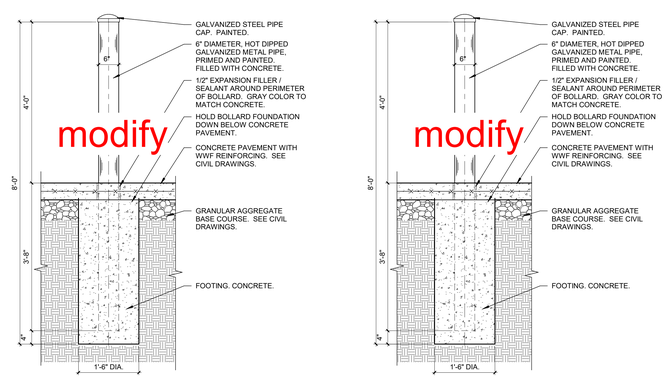

14 \ DETAIL BOLLARD SECTION (LIGHT FIXTURE)
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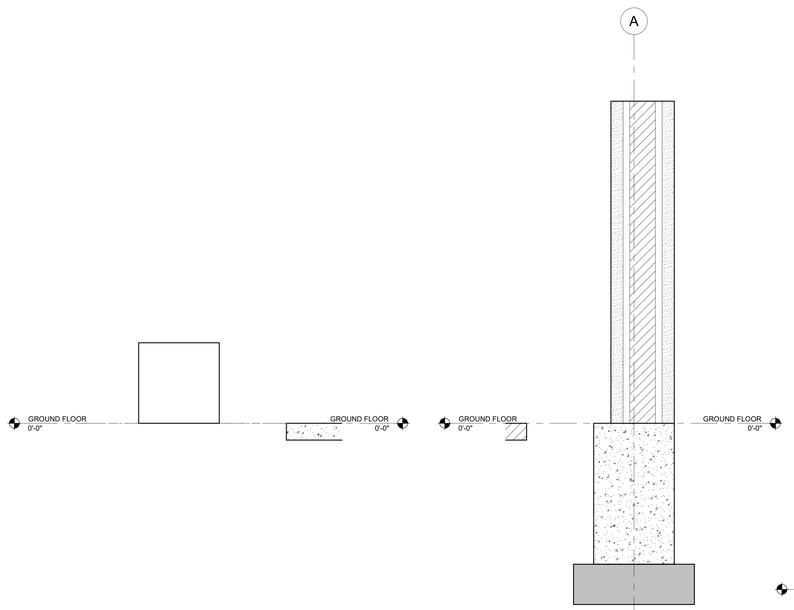
13 \ DETAIL BOLLARD SECTION (5000LB RATED)
SCALE: 3/4" = 1'-0"



7 \ SECTION Section 76
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6 \ SECTION LOBBY 1001/ COMM PATIO 10## - Callout 1
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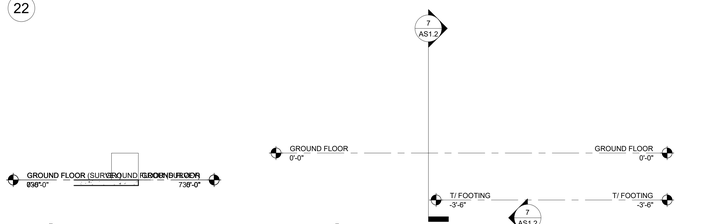
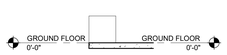


10 \ ELEVATION Elevation 24 - a2
SCALE: 1/4" = 1'-0"

8 \ ELEVATION Elevation 24 - a
SCALE: 1/4" = 1'-0"



11 \ ELEVATION Elevation 24 - a3
SCALE: 1/4" = 1'-0"



9 \ ELEVATION Elevation 24 - a1
SCALE: 1/4" = 1'-0"



12 \ ELEVATION Elevation 25 - a
SCALE: 1/4" = 1'-0"

VILLAGE OF SCHAUMBURG
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1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

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CHK	SAM

GRAPHIC NORTH

ENLARGED SITE VIEWS

AS1.2

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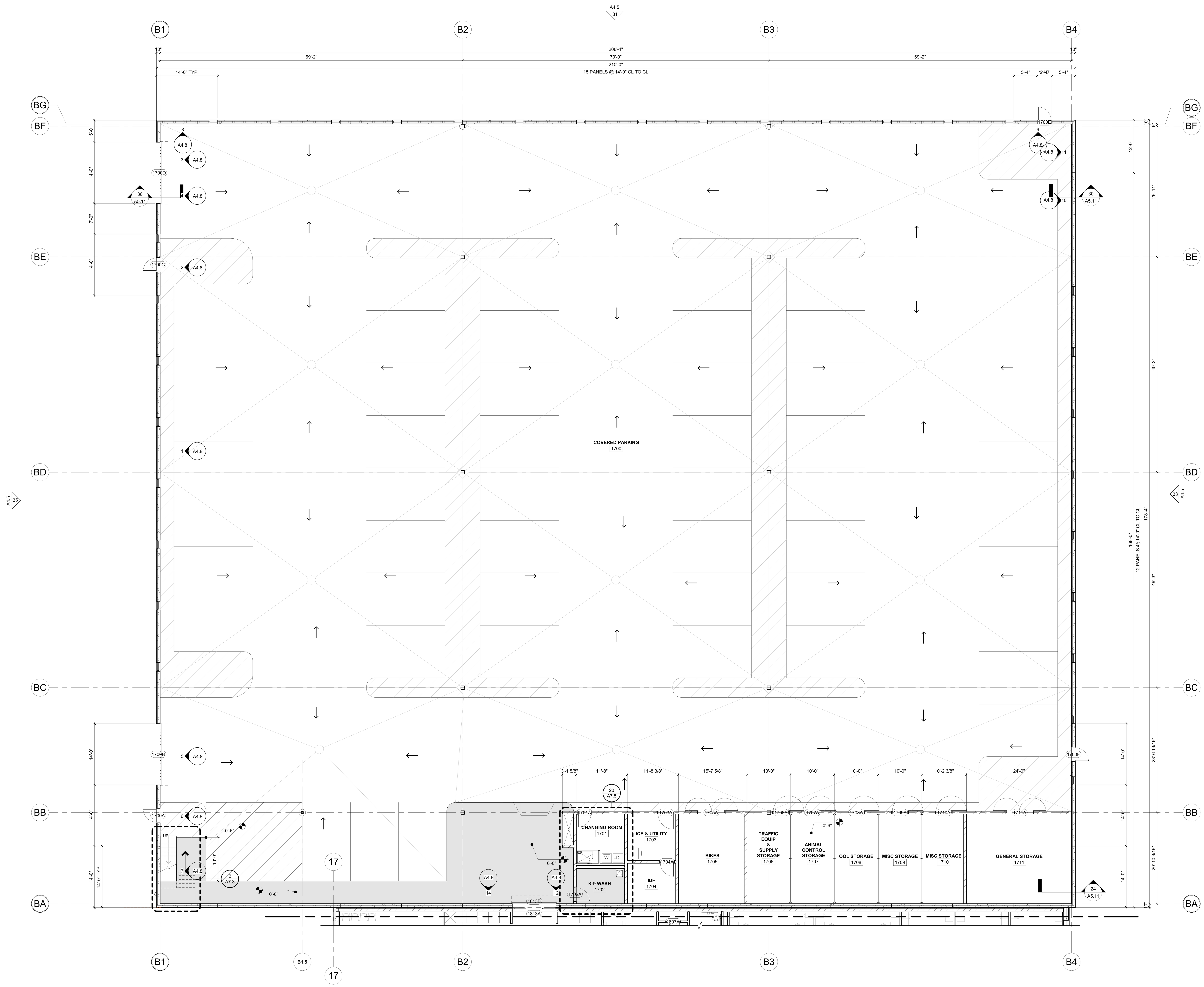

36 PLAN GROUND FLOOR - B1
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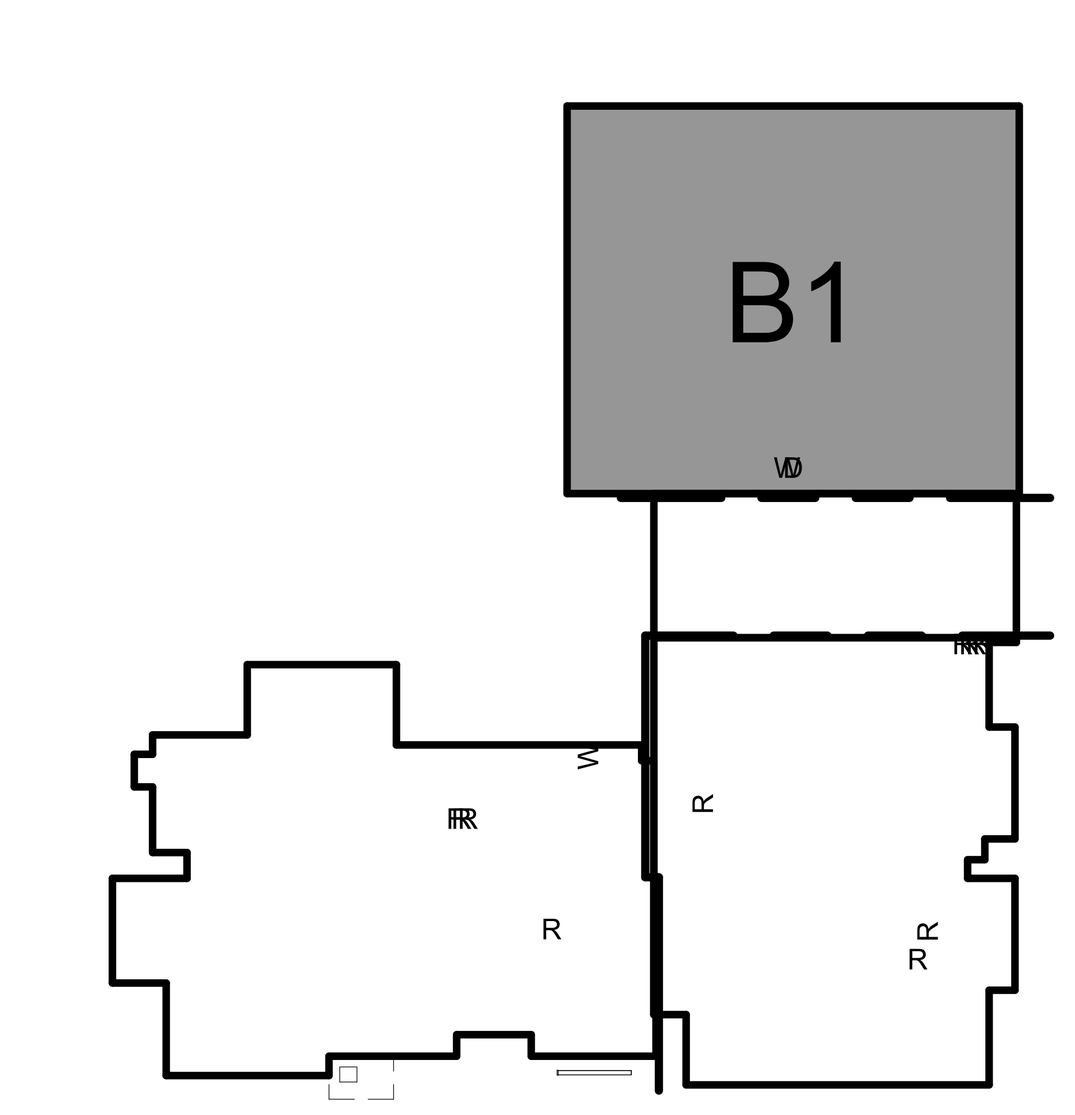
8/28/2026 1:42:13 PM



6 GROUND FLOOR - KEY PLAN - B1

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GRAPHIC NORTH

GROUND FLOOR PLAN - B1

A1.1d

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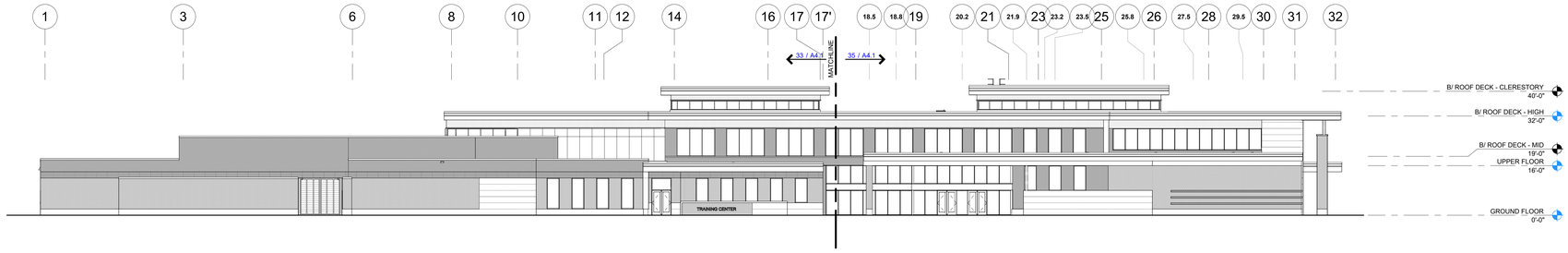

31 \ ELEVATION SOUTH ELEVATION - OVERALL

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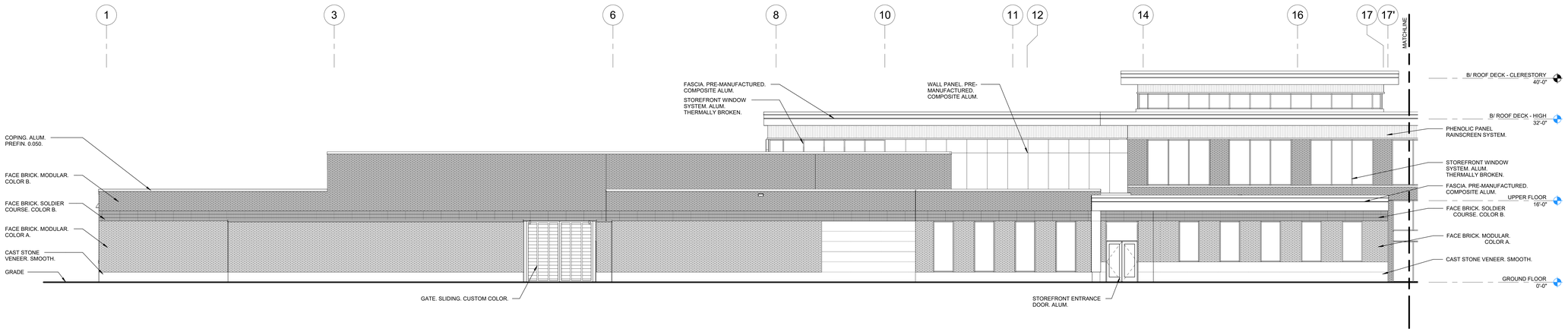
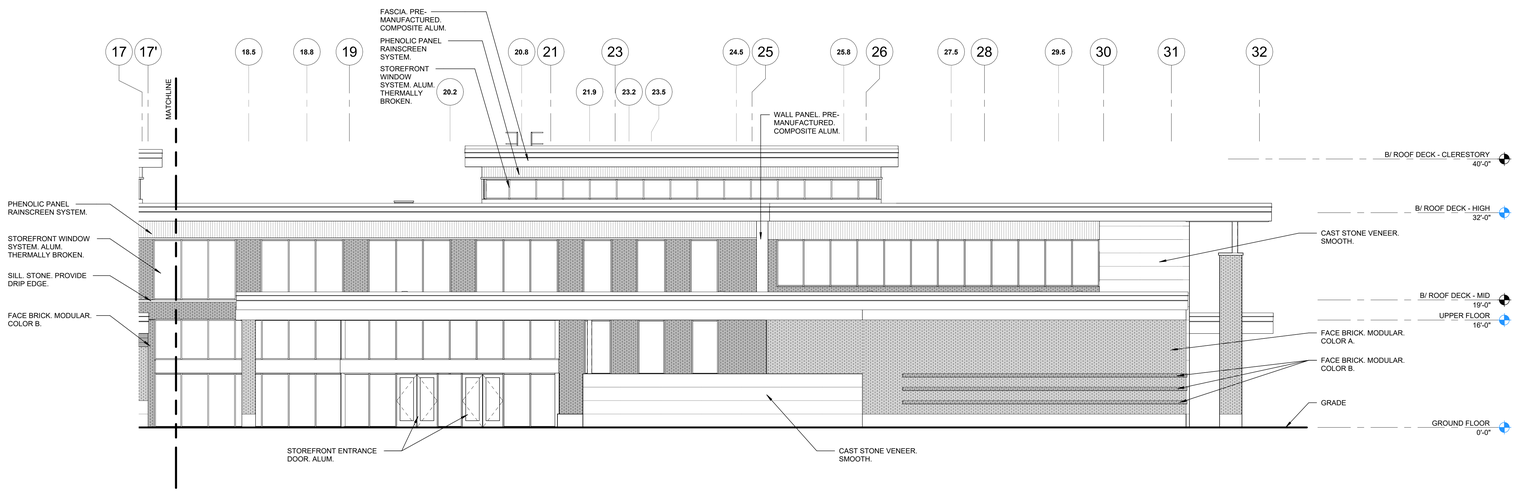


33 \ ELEVATION SOUTH ELEVATION - WEST

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



35 \ ELEVATION SOUTH ELEVATION - EAST

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

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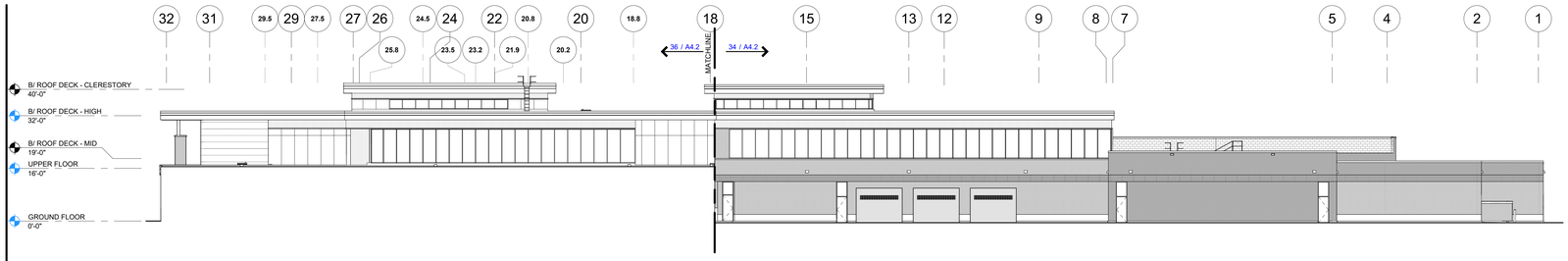
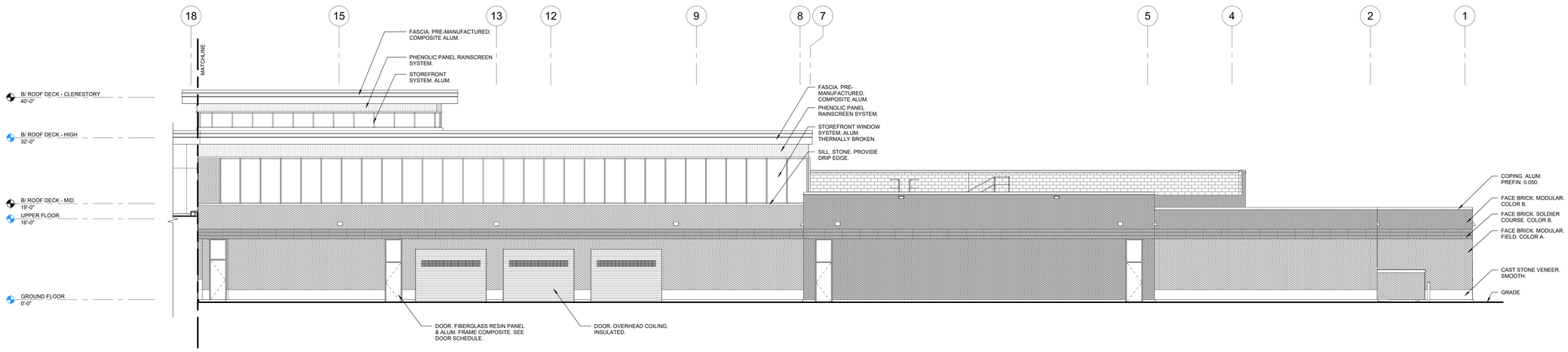
BUILDING ELEVATIONS

A4.1



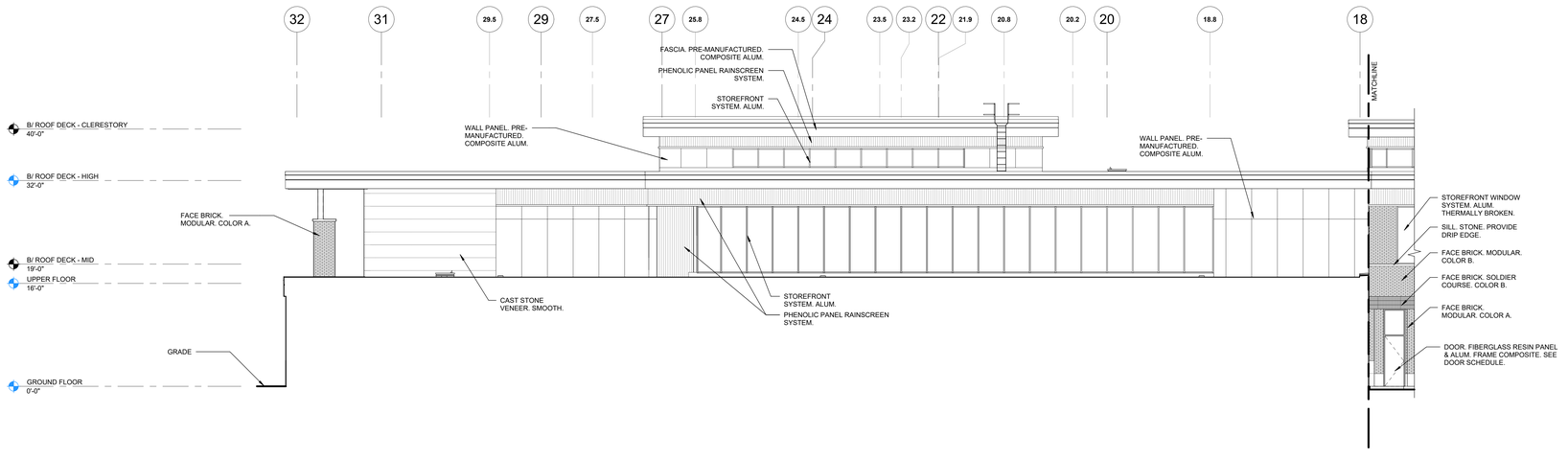
31\ ELEVATION NORTH ELEVATION - OVERALL

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



34\ ELEVATION NORTH ELEVATION - WEST

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



36\ ELEVATION NORTH ELEVATION - EAST

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

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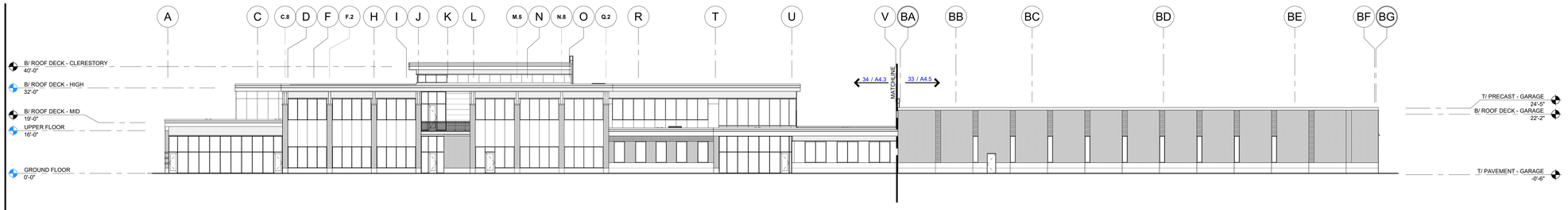
BUILDING ELEVATIONS

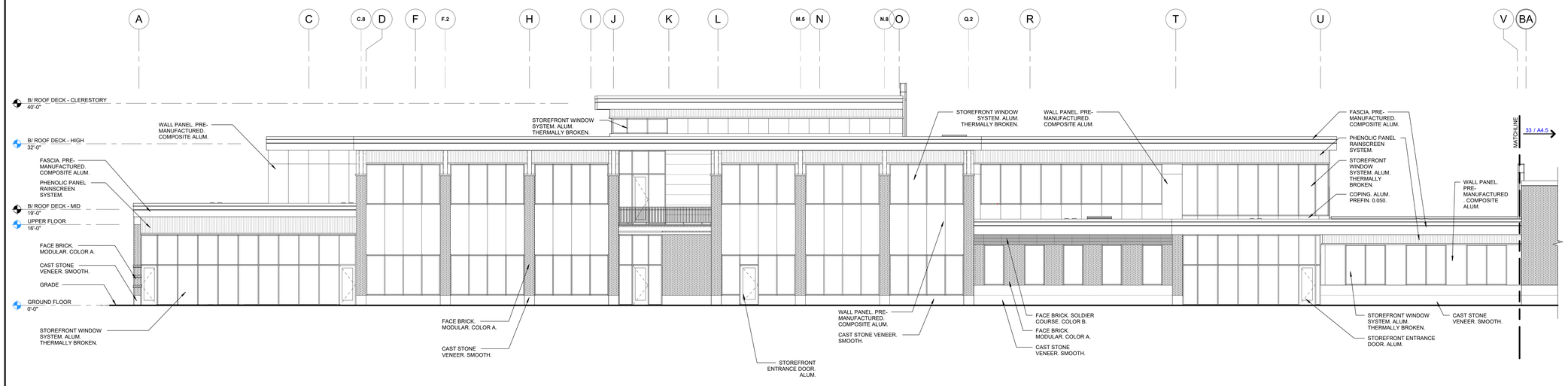
A4.2



31\ ELEVATION

EAST ELEVATION - OVERALL

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



34\ ELEVATION

EAST ELEVATION Copy 1

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

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POLICE STATION
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WILLIAMS ARCHITECTS

REVISIONS

NO.	DESCRIPTION	DATE

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR RAN/MCG
CHK SAM

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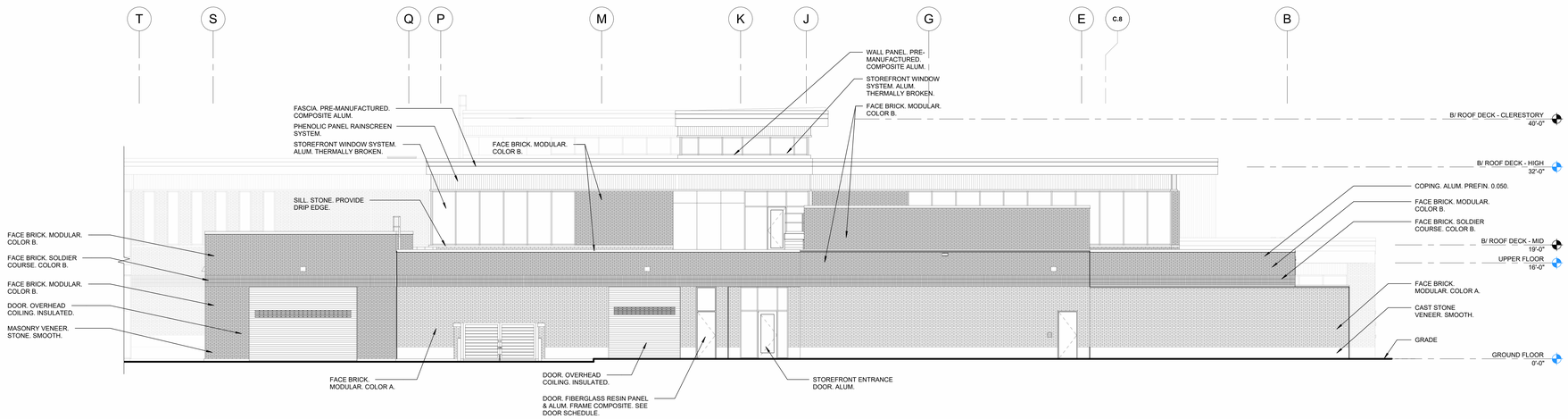
BUILDING ELEVATIONS

A4.3



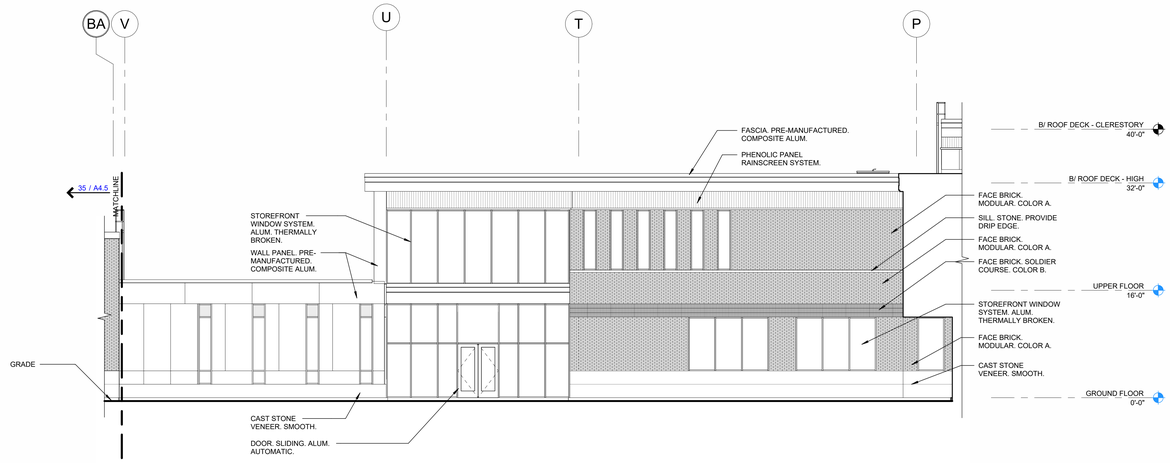
31\ ELEVATION WEST ELEVATION - OVERALL

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



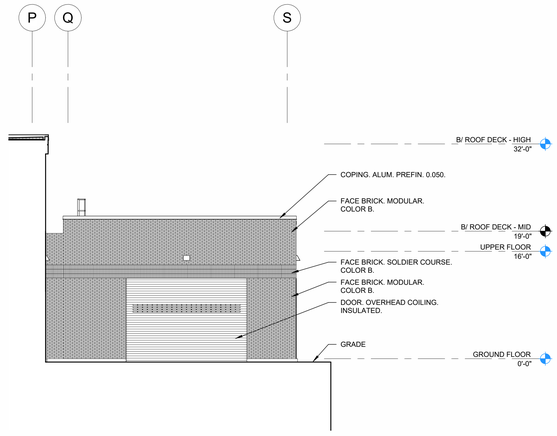
27\ ELEVATION WEST ELEVATION Copy 1 Copy 1

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



35\ ELEVATION STAFF ENTRY WEST ELEVATION

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



11\ ELEVATION SALLY PORT EAST ELEVATION

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

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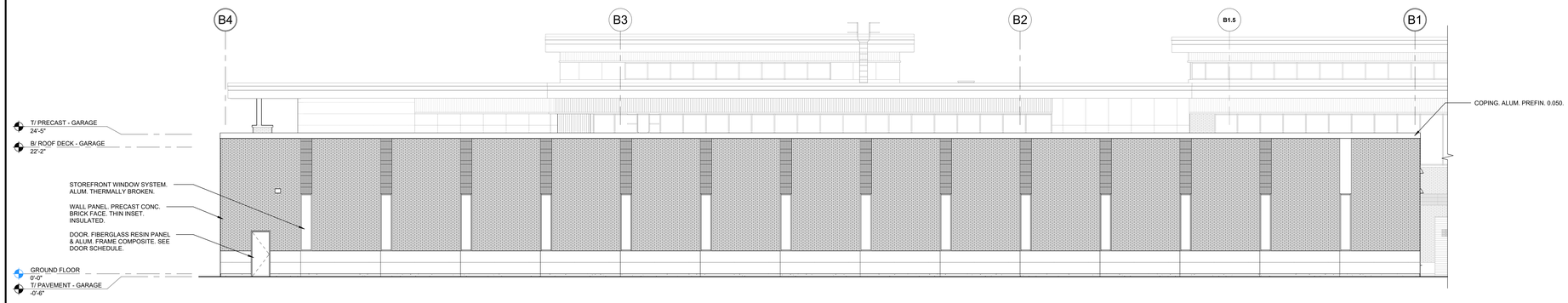
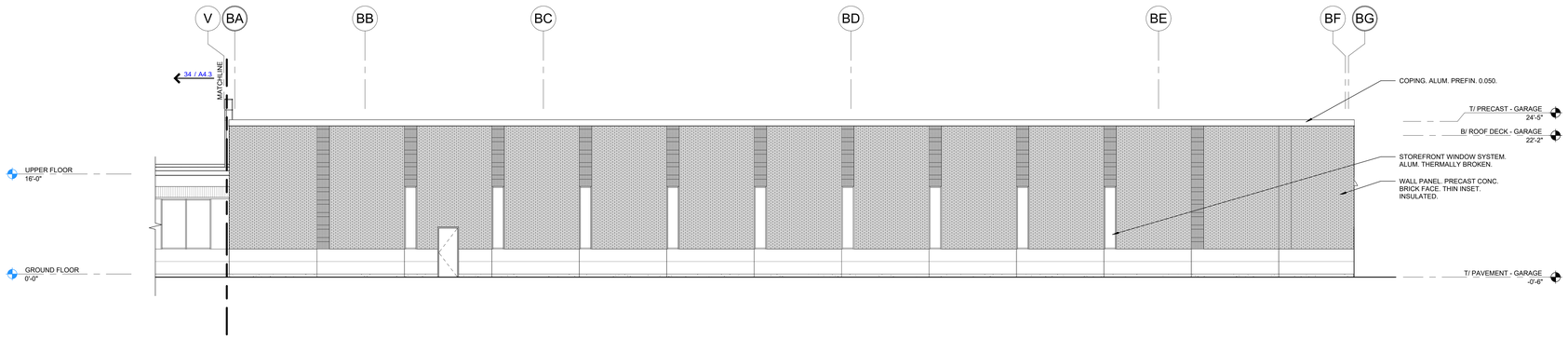


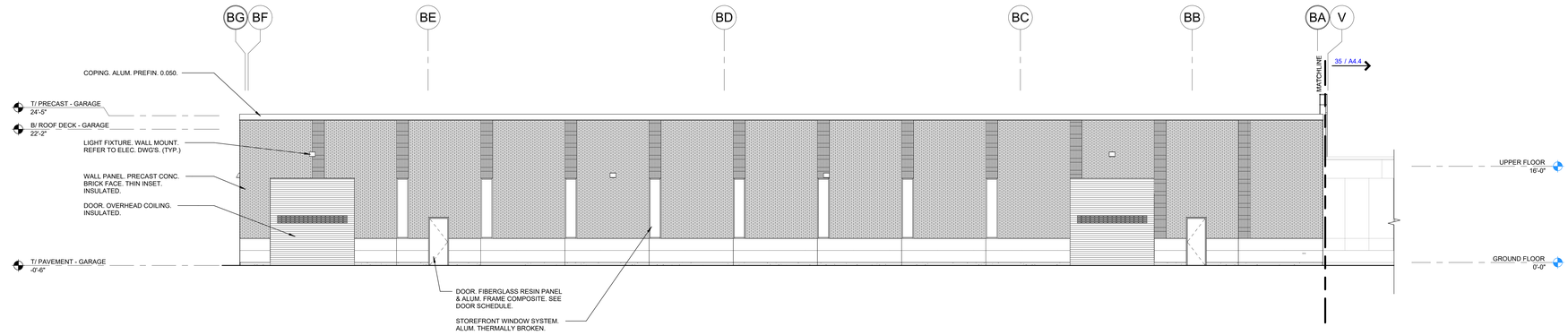
31 ELEVATION NORTH ELEVATION - BUILDING B

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



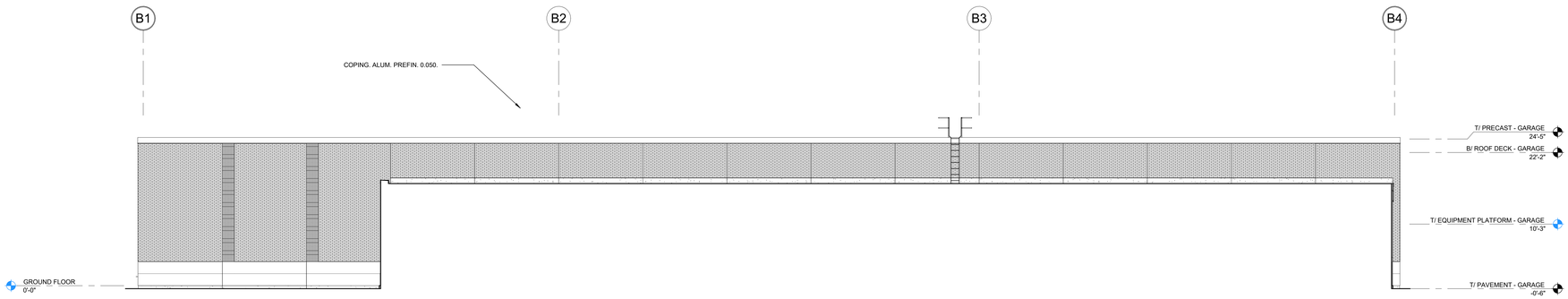
33 ELEVATION EAST ELEVATION - BUILDING B

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



35 ELEVATION WEST ELEVATION - BUILDING B

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



36 ELEVATION SOUTH ELEVATION - BUILDING B

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

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BUILDING ELEVATIONS

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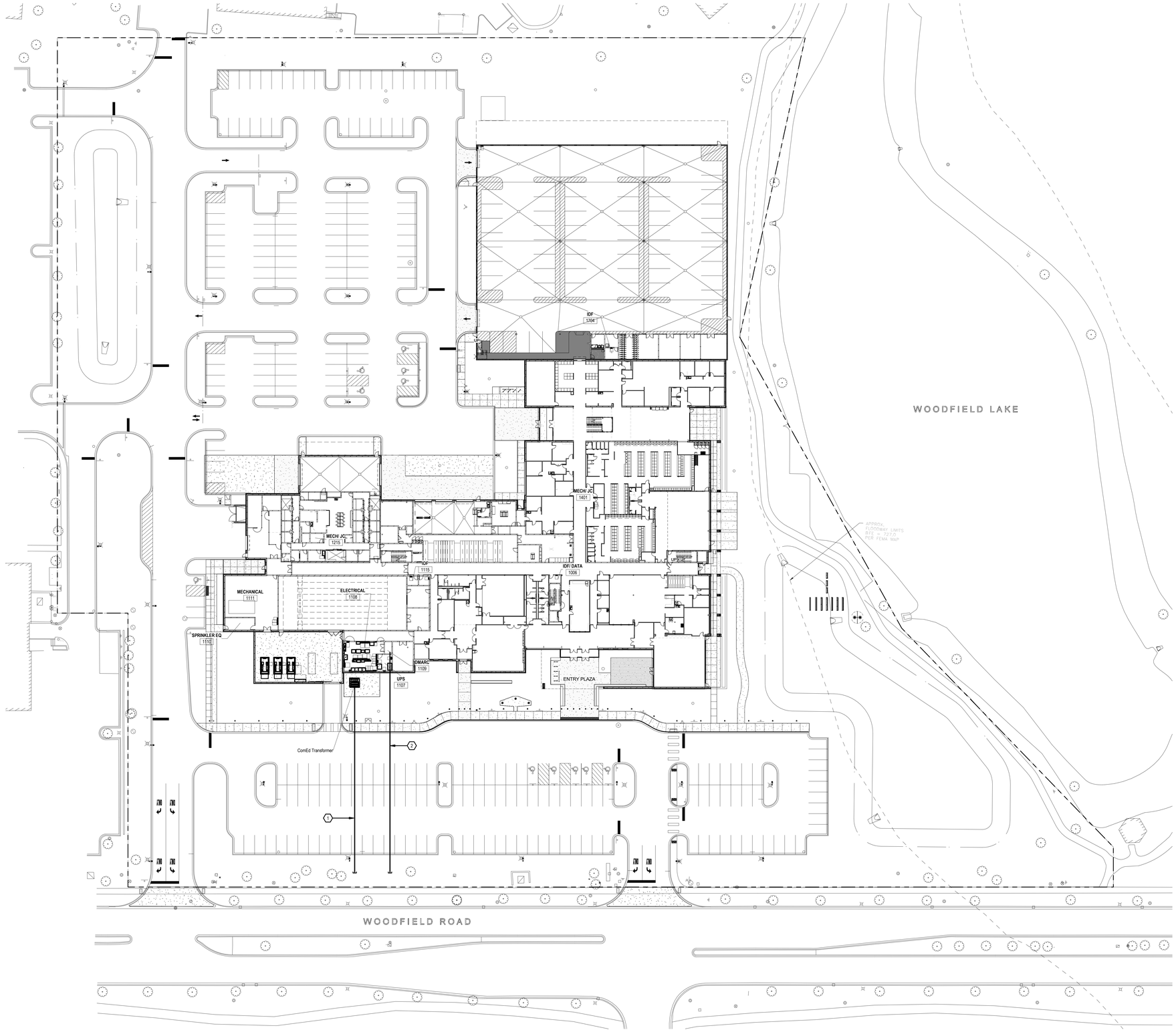
SITE PLAN GENERAL NOTES

A	VERIFY EXACT LOCATIONS OF ALL OUTDOOR LIGHTING STANDARDS WITH GENERAL CONTRACTOR.
B	COORDINATE EXACT ROUTING OF OUTDOOR LIGHTING BRANCH CIRCUITS AND POWER BRANCH CIRCUITS WITH GENERAL CONTRACTOR.
C	COORDINATE SITE WORK OF OTHER TRADES AND REVIEW CIVIL UTILITY PLANS FOR LOCATIONS OF EXISTING UTILITIES.
D	CUTTING AND/OR DAMAGE TO EXISTING UTILITIES CAUSED BY THE INSTALLATION OF THE WORK SHALL BE REPAIRED BY THIS CONTRACTOR AT NO ADDITIONAL EXPENSE.
E	INCLUDE WORK TO LOCATE AND MARK EXISTING UNDERGROUND UTILITIES WHERE UNDERGROUND WORK IS INDICATED, PRIOR TO ANY CONSTRUCTION. CALL J.U.L.I.E. AT 1-800-892-0123 FOR LOCATING PUBLIC UTILITIES.
F	COORDINATE THE EXACT ROUTING OF COMED PRIMARY AND LOCATION OF COMED TRANSFORMERS WITH COMED REPRESENTATIVE AND GENERAL CONTRACTOR.
G	COORDINATE EXACT ROUTING OF SECONDARY SERVICE WITH GENERAL CONTRACTOR.
H	COORDINATE THE EXACT ROUTING OF COMMUNICATION CONDUITS WITH TELEPHONE SERVICE PROVIDER AND GENERAL CONTRACTOR.
I	INCLUDE WORK TO LOCATE AND MARK EXISTING UNDERGROUND ELECTRICAL, BRANCH CIRCUITS, COMMUNICATION SYSTEMS, AND SITE UTILITIES WHERE UNDERGROUND WORK IS INDICATED, PRIOR TO ANY CONSTRUCTION.
J	CUTTING AND/OR DAMAGE TO EXISTING BRANCH CIRCUITS, ELECTRICAL, COMMUNICATION SYSTEMS, WATER, SEWER, GAS UTILITIES, AND LOW VOLTAGE SYSTEMS CAUSED BY THE TRENCHING, CUTTING, AND INSTALLATION OF THE WORK SHALL BE REPAIRED BY THIS CONTRACTOR AT NO ADDITIONAL EXPENSE.

KEYNOTES

Keynote Number	Keynote Description
1	TWO 4" CONDUITS FOR COMED SERVICE TO NEW COMED TRANSFORMER.
2	THREE 3" CONDUITS FOR COMMUNICATIONS SYSTEMS. ROUTE FROM DEMARC ROOM TO PROPERTY LINE.



1 \ PLAN ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

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GRAPHIC NORTH

ELECTRICAL SITE PLAN

ES0.1

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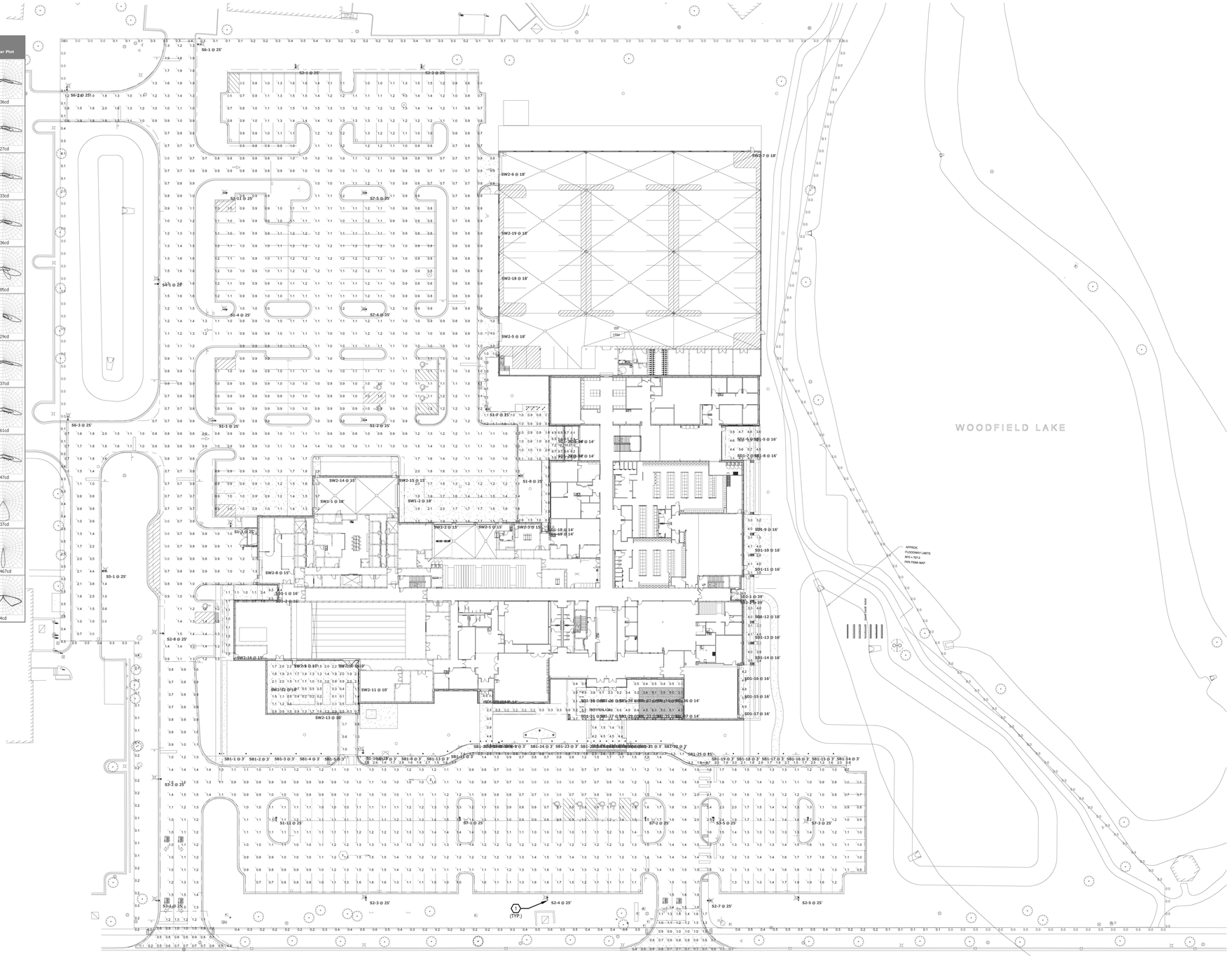
Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	S1		9	DSX1 LED P2 40K 70CRI T5W	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	10360	0.9	67.79	Max: 6836cd
	S2		7	DSX1 LED P2 40K 70CRI T4M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 4 Medium	LED	1	9909	0.9	67.79	Max: 7927cd
	S3		3	DSX1 LED P2 40K 70CRI T4M HS	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 4 Medium Houseside Shield	LED	1	8524	0.9	67.7927	Max: 7233cd
	S4		1	DSX1 LED P1 40K 70CRI T2M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 2 Medium	LED	1	7507	0.9	50.9	Max: 6836cd
	S5		1	DSX1 LED P1 40K 70CRI T1S	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 1 Short	LED	1	8104	0.9	50.9	Max: 6085cd
	S6		3	DSX1 LED P1 40K 70CRI RCCO	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	LED	1	5573	0.9	50.9	Max: 8629cd
	S7		5	DSX1 LED P3 40K 70CRI T5W	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	14605	0.9	102.17	Max: 9637cd
	SW1		2	WDGE2 LED P3 40K 70CRI T3M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	LED	1	3629	0.9	32.1375	Max: 2661cd
	SW2		17	WDGE2 LED WITH P1 - 40K 70CRI T3M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	LED	1	1427	0.9	11.1658	Max: 1047cd
	SD1		35		24291 K4	LED	1	1179	0.9	14	Max: 1237cd
	SD2		2		24277 K4	LED	1	1808	0.9	20	Max: 1046.7cd
	SB1		33		84691K3	LED	1	709	0.9	30	Max: 184cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bail Out Canopy	+	6.4 fc	6.5 fc	6.2 fc	1.0:1	1.0:1
Bond Out Sidewalk	+	1.2 fc	2.4 fc	0.6 fc	4.0:1	2.0:1
East - South Canopy	+	4.6 fc	5.0 fc	4.1 fc	1.2:1	1.1:1
East Canopy	+	3.5 fc	4.2 fc	2.2 fc	1.9:1	1.6:1
East High Canopy	+	9.8 fc	10.2 fc	9.3 fc	1.1:1	1.1:1
East Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Entry Plaza Canopy	+	4.3 fc	6.6 fc	0.3 fc	22.0:1	14.3:1
Exercise Canopt	+	3.4 fc	4.1 fc	1.9 fc	2.2:1	1.8:1
Hub and Surrondng Sidewalks	+	1.2 fc	6.5 fc	0.7 fc	9.3:1	1.7:1
Hub Outdoor Canopy	+	7.4 fc	10.3 fc	4.4 fc	2.3:1	1.7:1
North Lab Canopy	+	10.9 fc	11.0 fc	10.6 fc	1.0:1	1.0:1
North Property Line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Parking Lot North	+	1.1 fc	4.4 fc	0.6 fc	7.3:1	1.8:1
Parking Lot South	+	1.2 fc	2.5 fc	0.6 fc	4.2:1	2.0:1
Patio Canopy	+	4.6 fc	5.8 fc	3.4 fc	1.7:1	1.4:1
Secure Courtyard drive	+	0.9 fc	1.1 fc	0.7 fc	1.6:1	1.3:1
Secure Services Courtyard	+	1.2 fc	2.2 fc	0.0 fc	N/A	N/A
South Entrance East	+	0.9 fc	1.7 fc	0.3 fc	5.7:1	3.0:1
South Entrance West	+	0.8 fc	1.3 fc	0.1 fc	13.0:1	8.0:1
South Property Line	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A
South Sidewalks and Entries	+	2.4 fc	11.8 fc	0.2 fc	59.0:1	12.0:1
Training Entry Canop	+	8.8 fc	8.9 fc	8.6 fc	1.0:1	1.0:1
West Property Line	+	0.2 fc	0.5 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 30ft

Keynote Number	Keynote Description
1	TOP OF FOUNDATION 4" ABOVE FINISHED GRADE, TYPICAL FOR ALL POLE MOUNTED LIGHT FIXTURES.

GENERAL PHOTOMETRIC NOTES

A	CALCULATION POINTS ARE AT GROUND LEVEL.
B	ALL LIGHT POLES SHALL BE LOCATED 3 FEET BACK FROM CURB, TYPICAL.
C	LIGHT POLES ADJACENT TO PARKING STALLS SHALL BE LOCATED TO LINE UP WITH PARKING STALL LINES.
D	THE TOP OF ALL POLE FOUNDATIONS SHALL BE A MAXIMUM OF 4 INCHES ABOVE FINISHED GRADE.

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VILLAGE OF SCHAUMBURG
POLICE STATION
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WILLIAMS ARCHITECTS

REVISIONS

NO.	DESCRIPTION	DATE

WA No. 2024-029
Date AUGUST 14, 2026
Issue 8/14/2026 Photometric Review
DWR CGV
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GRAPHIC NORTH

PHOTOMETRIC SITE PLAN

EP.1

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S1, S2, S3, S4, S5, S6



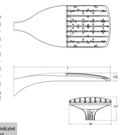
D-Series Size 1
LED Area Luminaire

d*series

Catalog Number
Notes
Type: S1,S2,S3,S4,S5,S6

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** (this section 70CRI only) P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10* P12* P11* P13*	30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare* T4M Type IV medium T4LG Type IV low glare* TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control* BLC4 Type IV backlight control* LCCO Left corner cutoff* RCCO Right corner cutoff*	MVOLT (120-277V)[1,2] HVOLT (347V-480V)[1,2] XVOLT (277V - 480V)[1,2] 120[1,2,3] 208[1,2,3] 240[1,2,3] 277[1,2,3] 347[1,2,3] 480[1,2,3]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA3 Square pole mounting #3 drilling* RPA3 Round pole mounting #3 drilling* SPA4IN Square narrow pole mounting #8 drilling WBA Wall bracket* MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

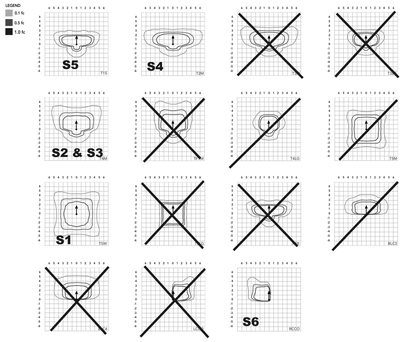
Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 5fc[4,5,6,7] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 5fc[4,5,6,7] PER NEMA twist-lock receptacle only (controls ordered separate)[4,5,7] PER5 Five-pin receptacle only (controls ordered separate)[4,5,7]	PE7 Seven-pin receptacle only (controls ordered separate)[4,5,7] FAO Field adjustable output[4,5,6,7,8] BL30 Bi-level switched dimming, 30%[4,5,6] BL50 Bi-level switched dimming, 50%[4,5,6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[4,5,7] DS Dual switching[4,5,6,7]	**Shipped installed** SPD20KV 20kV surge protection HS Houseside shield (black finish standard)[4,7] L90 Left-rotated optics[1] R90 Right-rotated optics[1] CCE Coastal Construction[4] HA 50°C ambient operation[4] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

S1, S2, S3, S4, S5, S6

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND
6.1 fc
4.6 fc
1.0 fc



SW1, SW2



WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Catalog Number
Notes
Type: SW1 AND SW2

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 4,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000				
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000		
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1* P120W P2* P230W P3* P330W P4* P430W P5*	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K* 5000K	80CRI 90CRI	WF Visual comfort forward throw VW Visual comfort wide Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	MVOLT 347* 480*	**Shipped included** SRM Surface mounting bracket ICW Indoor Canopy/Ceiling Washer bracket (ship/factory location only)* **Shipped separately** AWS 3/8inch Architectural wall spacer* PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available*

Options			Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE Photocell, Button Type* DS Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)* DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)* BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. DSLE Dual Switching (2 Drivers, 2 Light Engines) CCE Coastal Construction*	**Standalone Sensors/Controls** (only available with P1/2W, P2/4W & P3/8W) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/10%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/10%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. **Networked Sensors/Controls** (only available with P1/2W,P3/4W & P3/8W) NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIR2EM2 PIR Embedded wireless controls by nLight with (0.5)(4 h)bird emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting height* NLTAIR2EM2 PIRH Embedded wireless controls by nLight with (0.5)(4 h)bird emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting height* See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Downlight · Very wide beam

SD1

BEGA

Application
Recessed downlight with a symmetric very wide beam distribution. These luminaires are designed for down lighting atriums, canopies, passages, and other interior and exterior locations.

Materials
Clear safety glass
316 grade stainless steel
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Silicone applied robotically to casting, plasma treated for increased adhesion
Stainless steel screw clamps
Aluminum ceiling mounted driver box
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
BEGA Hybrid Optics®

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 1.8 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20°C
LED module wattage	12.3W
System wattage	14.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	1185 lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
Stainless steel finish. Custom colors not available.

Type:
BEGA Product:
Project:
Modified:

Available options
☐ DALI-2 Enabled for DALI control system
☐ ELV/TRIAC Electronic low voltage/TRIAC dimming
☐ FRO Frosted lens
☐ FSC Fusing





Downlight · Very wide beam

	LED	β	A	B	C
B24291	12.3 W	60°	4 9/16	0 1/16	2 5/16

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 04/10/08

Downlight · Narrow beam

SD2

BEGA

Application
Recessed downlight with a symmetric narrow beam distribution. These luminaires are designed for down lighting atriums, canopies, passages, and other interior and exterior locations.

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
316 grade stainless steel
High temperature silicone gasket
Stainless steel screw clamps
Silicone applied robotically to casting, plasma treated for increased adhesion
Galvanized steel rough in ceiling pan with through wiring junction box
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
BEGA Hybrid Optics®

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 4.8 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20°C
LED module wattage	16.8W
System wattage	20.0W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 90
Luminaire lumens	1819 lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
Stainless steel finish. Custom colors not available.

Type:
BEGA Product:
Project:
Modified:

Available options
☐ DALI-2 Enabled for DALI control system
☐ ELV/TRIAC Electronic low voltage/TRIAC dimming
☐ FRO Frosted lens
☐ FSC Fusing

Included (available for pre-shipment)
☐ CP24237 Ceiling pan





Downlight · Narrow beam

	LED	β	A	B	C	D
B24277	16.8 W	20°	6 1/16	0 1/16	4 1/16	18

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Updated 04/10/08

System bollard head · Shielded · 360°

SB1

BEGA

Application
BEGA system bollard heads with shielded 360° light distribution. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation.

Materials
Borosilicate glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Interlocking stainless steel mounting mechanism for attachment of head and tube

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 13.0 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	25.2W
System wattage	25.2W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	709 lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Type: SB1
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL Classic, matte finish





System bollard head · Shielded · 360°

	LED	A	B
B04691	25.2 W	8 5/16	7 1/2

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 04/08/09

System bollard tube · Drive-through protection

SB1 - BOLLARD

BEGA

Application
BEGA system bollard luminaire impact tube for vehicular drive-through protection. BEGA system bollard tubes are designed for easy attachment to system bollard heads using an interlocking mechanism. An accompanying bollard head must be selected for proper installation. The bollard tube and anchorage are designed for two different impact ratings depending on the corresponding foundation detail: Up to 1.5 metric tons at 6 mph, or up to 1.5 metric tons at 30 mph. Full scale concrete and rebar structural construction documents provided. Statics calculation and design based on PAS68: 2013 British Standard and Europe IWA 14-1: 2013.

Materials
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Stainless steel hardware
Galvanized steel anchorage

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 115.0 lbs.

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL Classic, matte finish

Included (available for pre-shipment)
☐ B990386 Direct burial anchorage





System bollard tube · Drive-through protection

	A	B
B84016	8 5/16	94 1/2

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VILLAGE OF SCHAUMBURG
POLICE STATION
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION

WA No. 2024-029
Date AUGUST 14, 2026
8/14/2026 Photometric Review
Issue
DWR CGV
CHK CAE

GRAPHIC NORTH

PHOTOMETRIC FIXTURE CUT SHEETS

EP.2

berg engineering consultants, ltd.
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electrical 847-332-4500 Tel
plumbing 847-332-4815 Fax
fire protection www.berg-eng.com

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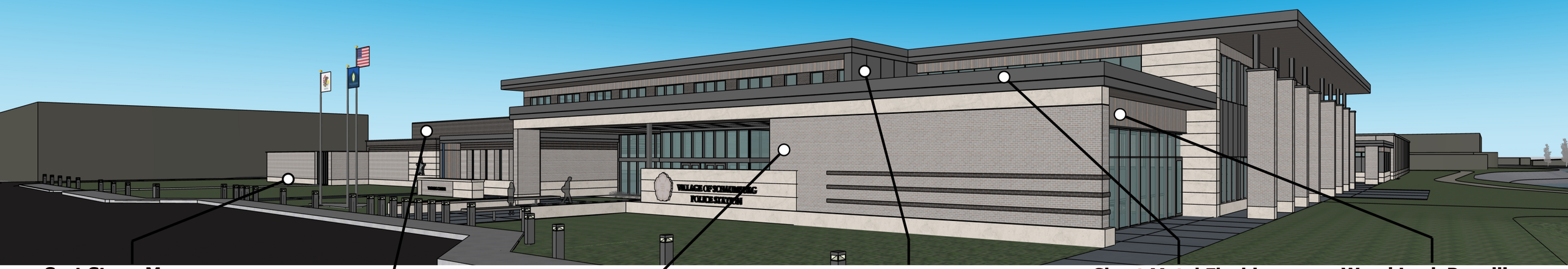
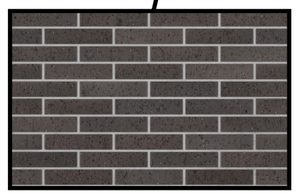


Cast Stone Masonry

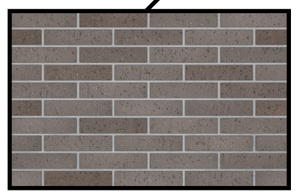


Mnft.: Indiana Cast Stone
Color: TBD
Texture: Smooth Veneer & Trim

Face Brick



Mnft.: Sioux City Brick
Color: Ironspot
Finish: Hearthside Velour
Type: Modular



Mnft.: Sioux City Brick
Color: Stonington Gray
Finish: Velour
Type: Modular

Insulated Metal Panel



Mnft.: Sieccoline
Product: MCM Panel System
Color: Custom Color Match
Width: 48" Horz
Orientation

Sheet Metal Flashing



Mnft.: PAC
Product: CLAD
Color: Custom Color Match

Wood Look Panelling



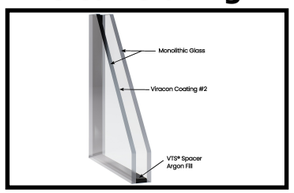
Mnft.: Trespa
Product: Pura
Color: Mystic Cedar

Entrances & Storefront Systems



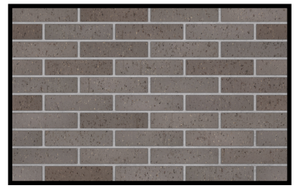
Mnft.: Kawneer
Product: 601 UT
Color: Night Hawk Gray

Clear Glazing



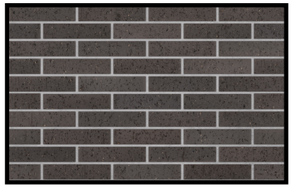
Mnft.: Viracon VRE-46
Tint: Clear
Coating: Low-E Viracon
51767 Bird Friendly
Thickness: 1"
VLT: 64%
SHGC: .27

Thin Brick



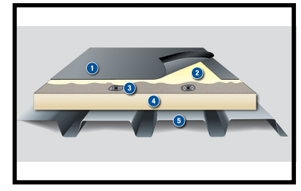
Mnft.: Endicott
Color: Light Grey Blend
Finish: Velour Modular
Type: Modular

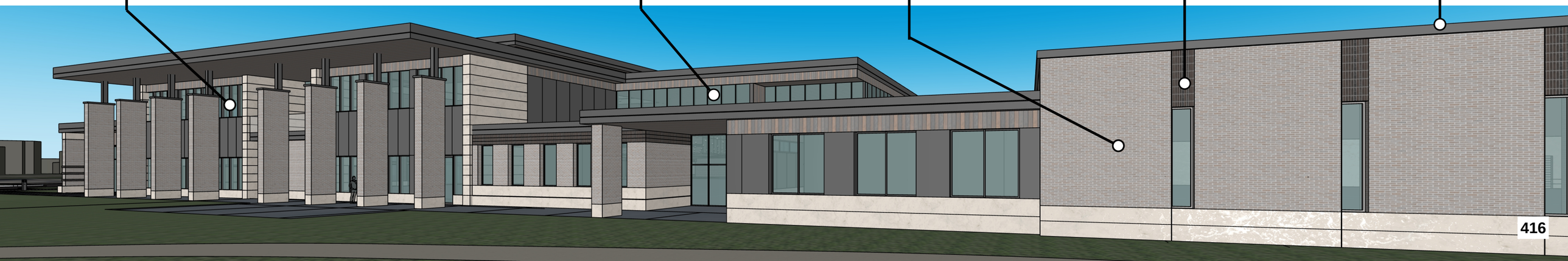
Thin Brick

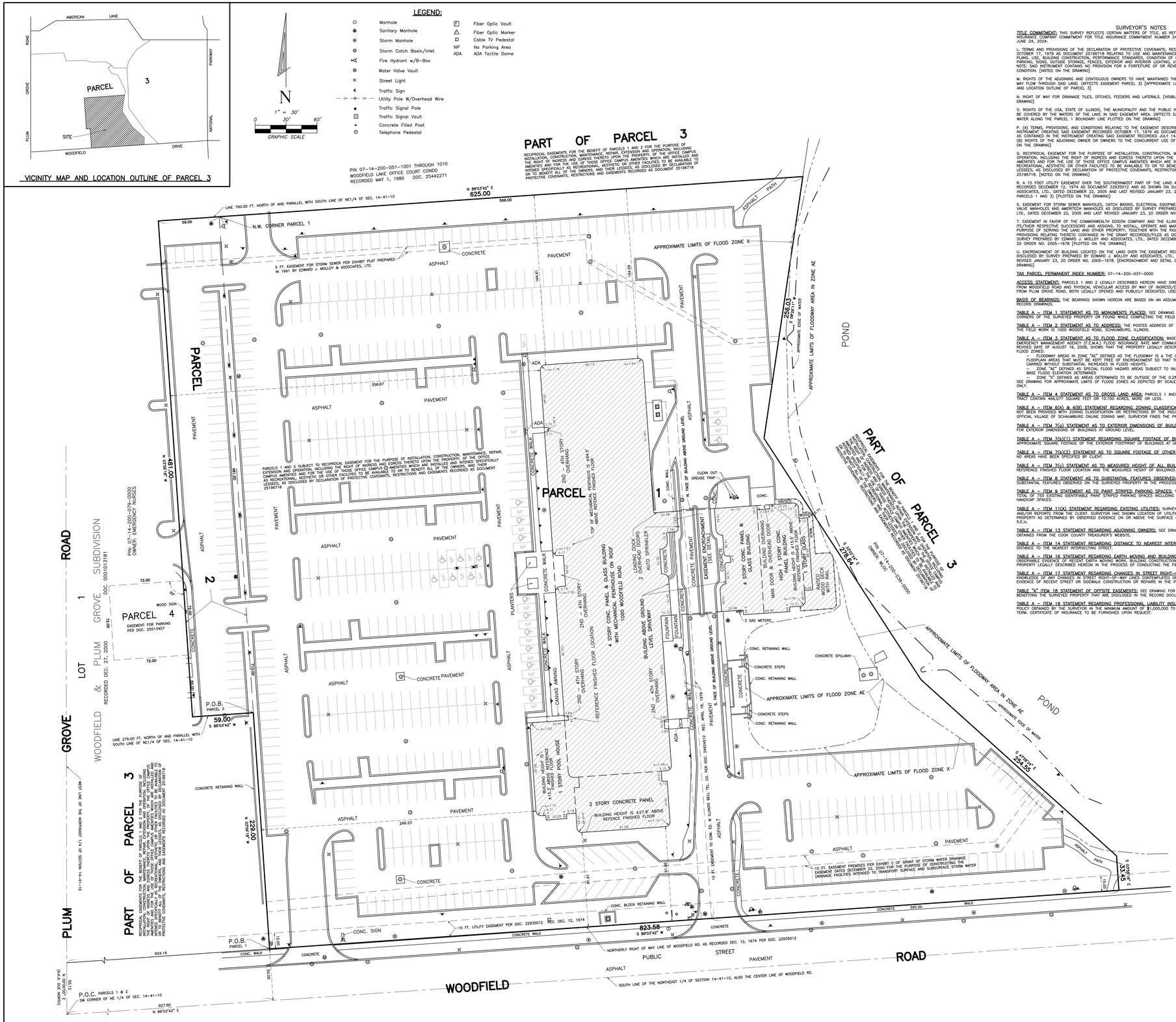


Mnft.: Endicott
Color: Sienna Ironspot
Finish: Velour Modular
Type: Modular

Roofing System - EPDM







SURVEYOR'S NOTES

TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 24QST4200159RM WITH A COMMITMENT DATE OF JUNE 24, 2024:

L. TERMS AND PROVISIONS OF THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 17, 1979 AS DOCUMENT 25196718 RELATING TO USE AND MAINTENANCE OF THE COMMON AREA; APPROVAL OF PLANS; USE; BUILDING CONSTRUCTION; PERFORMANCE STANDARDS; CONDITION OF PREMISES; LANDSCAPING; OFF-STREET PARKING; SIGNS; OUTSIDE STORAGE; FENCES; EXTERIOR AND INTERIOR LIGHTING; UTILITIES; DRAINAGE SYSTEM AND EASEMENTS. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION. [NOTED ON THE DRAWING]

M. RIGHTS OF THE ADJOINING AND CONTIGUOUS OWNERS TO HAVE MAINTAINED THE FLOW OF WATERS OF ANY STREAM WHICH MAY FLOW THROUGH SAID LAND. (AFFECTS EASEMENT PARCEL 3) [APPROXIMATE LIMITS OF PARCEL 3 SHOWN ON VICINITY MAP AND LOCATION OUTLINE OF PARCEL 3]

N. RIGHT OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS. [VISIBLE SITE IMPROVEMENTS PLOTTED ON THE DRAWING]

O. RIGHTS OF THE USA, STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO SO MUCH OF THE LAND AS MAY BE COVERED BY THE WATERS OF THE LAKE IN NORTHWEST CORNER. (AFFECTS EASEMENT PARCEL 3) [APPROXIMATE EDGE OF WATER ALONG THE PARCEL 1 BOUNDARY LINE PLOTTED ON THE DRAWING]

P. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 AS CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT RECORDED OCTOBER 17, 1979 AS DOCUMENT 25196718 AND DESCRIBED AS PARCEL 4 AS CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT RECORDED JULY 14, 1980 AS DOCUMENT NUMBER 25513407. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. [PARCELS 3 AND 4 NOTED ON THE DRAWING]

Q. RECIPROCAL EASEMENT FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, EXTENSION AND OPERATION, INCLUDING THE RIGHT OF INGRESS AND EGRESS THERETO UPON THE PROPERTY, OF THE OFFICE CAMPUS AMENITIES AND FOR THE USE OF THOSE OFFICE CAMPUS AMENITIES WHICH ARE INSTALLED AND INTENDED SPECIFICALLY AS RECREATIONAL, AESTHETIC OR OTHER FACILITIES TO BE AVAILABLE TO OR TO BENEFIT ALL OF THE OWNERS, AND THEIR LESSEES, AS DISCLOSED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 25196718. [NOTED ON THE DRAWING]

R. A 15 FOOT UTILITY EASEMENT OVER THE SOUTHERNMOST PART OF THE LAND AS SHOWN ON PLAT OF DEDICATION RECORDED DECEMBER 12, 1974 AS DOCUMENT 22935012 AND AS SHOWN ON SURVEY PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD., DATED DECEMBER 22, 2005 AND LAST REVISED JANUARY 23, 2006, ORDER NO. 2005-1678. (AFFECTS PARCELS 1 AND 3) [PLOTTED ON THE DRAWING]

S. EASEMENT FOR STORM SEWER MANHOLES, CATCH BASINS, ELECTRICAL EQUIPMENT, SANITARY SEWER MANHOLES, WATER VALVE MANHOLES AND AMERITECH MANHOLES AS DISCLOSED BY SURVEY PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD., DATED DECEMBER 22, 2005 AND LAST REVISED JANUARY 23, 20 ORDER NO. 2005-1678 [VISIBLE SITE IMPROVEMENTS]

T. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 24424512 AND AS SHOWN ON SURVEY PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD., DATED DECEMBER 22, 2005 AND LAST REVISED JANUARY 23, 20 ORDER NO. 2005-1678. [ENCROACHMENT AND DETAIL OF ENCROACHMENT PLOTTED ON THE DRAWING]

U. ENCROACHMENT OF BUILDING LOCATED ON THE LAND OVER THE EASEMENT RECORDED AS DOCUMENT 24924512 AS DISCLOSED BY SURVEY PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD., DATED DECEMBER 22, 2005 AND LAST REVISED JANUARY 23, 20 ORDER NO. 2005-1678. [ENCROACHMENT AND DETAIL OF ENCROACHMENT PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 07-14-200-037-0000

ACCESS STATEMENT: PARCELS 1 AND 2 LEGALLY DESCRIBED HEREON HAVE DIRECT PHYSICAL VEHICULAR ACCESS TO AND FROM WOODFIELD ROAD THROUGH A PERPETUAL RECIPROCAL EASEMENT OVER PARCEL 3 TO AND FROM PLUM GROVE ROAD, BOTH LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS.

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND DO NOT REFLECT ANY RECORD BEARINGS.

TABLE A – ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR MONUMENTS PLACED AT MAJOR CORNERS OF THE SURVEYED PROPERTY OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A – ITEM 2 STATEMENT AS TO ADDRESS: THE POSTED ADDRESS OF THE PROPERTY OBSERVED WHILE CONDUCTING THE FIELD WORK IS 1000 WOODFIELD ROAD, SCHAUMBURG, ILLINOIS.

TABLE A – ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: BASED ON OUR REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (COMMUNITY–PANEL NO. 17031C0151J WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN THE FOLLOWING FLOOD ZONES:

– FLOODWAY AREAS IN ZONE "AE" DEFINED AS THE FLOODWAY IS A THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

– ZONE "AE" DEFINED AS AREAS OF 100 YEAR FLOOD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED.

– ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SEE DRAWING FOR APPROXIMATE LIMITS OF FLOOD ZONES AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

TABLE A – ITEM 4 STATEMENT AS TO GROSS LAND AREA: PARCELS 1 AND 2 LEGALLY DESCRIBED HEREON TAKEN AS A TRACT CONTAINS 196,177 SQUARE FEET OR 10.700 ACRES, MORE OR LESS.

TABLE A – ITEM 6(A) & 6(B) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS: SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. BASED ON OUR REVIEW OF THE OFFICIAL VILLAGE OF SCHAUMBURG ONLINE PORTAL THE PROPERTY TO BE ZONED "I-1".

TABLE A – ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A – ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: SEE DRAWING FOR THE SQUARE FOOTAGE OF BUILDINGS AT THE EXTERIOR FOUNDATION WALLS.

TABLE A – ITEM 7(b)(2) STATEMENT AS TO SQUARE FOOTAGE OF OTHER AREAS AS SPECIFIED BY THE CLIENT: NO AREAS HAVE BEEN SPECIFIED BY CLIENT.

TABLE A – ITEM 7(c) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE: SEE DRAWING FOR REFERENCE FINISHED FLOOR ELEVATION AND THE METHOD OF DETERMINATION ABOVE REFERENCE FINISHED.

TABLE A – ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF SUBSTANTIAL FEATURES OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TABLE A – ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 755 EXISTING IDENTIFIABLE PAINT STRIPED PARKING SPACES INCLUDING 737 REGULAR SPACES AND 18 DESIGNATED HANDICAP SPACES.

TABLE A – ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS NOT BEEN PROVIDED WITH PLANS AND/OR REPORTS FROM THE CLIENT. SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE ON OR ABOVE THE SURFACE ONLY, COLLECTED PURSUANT TO SECTION 5.E.iv.

TABLE A – ITEM 13 STATEMENT REGARDING ADJOINING OWNERS: SEE DRAWING FOR NAMES OF ADJOINING OWNERS AS OBTAINED FROM THE COOK COUNTY TREASURER'S WEBSITE.

TABLE A – ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

TABLE A – ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON OR WITHIN THE PROPERTY LEGALLY DESCRIBED HEREON IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TABLE A – ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT–OF–WAY LINES: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT–OF–WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE "A" ITEM 18 STATEMENT OF OFFSITE EASEMENTS: SEE DRAWING FOR OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS.

TABLE A – ITEM 19 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595–2600 Fax (630) 595–4700
e–mail: tmolloy@ejmolloy.com

ALTA/NSPS LAND TITLE SURVEY

OF

PARCEL 1:
THAT PART OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH EAST 1/4 AFORESAID; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 927.60 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST 710.00 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE 760.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 566.00 FEET; THENCE SOUTH 08 DEGREES 26 MINUTES 11 SECONDS WEST A DISTANCE OF 256.03 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 24 SECONDS EAST A DISTANCE OF 278.64 FEET; THENCE SOUTH 47 DEGREES 58 MINUTES 24 SECONDS EAST A DISTANCE OF 254.55 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST 33.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WOODFIELD ROAD; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 823.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 50.12 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF WOODFIELD ROAD, A DISTANCE OF 924.16 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 229.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 481.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 59.00 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 481.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST A DISTANCE OF 59.00 FEET TO A POINT; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG A LINE 760 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 481.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED AND SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS DATED JULY 2, 1979 BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED OCTOBER 24, 1978 AND KNOWN AS TRUST #100104, LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED OCTOBER 24, 1978 AND KNOWN AS TRUST #100104, AND THE FIRST NATIONAL BANK OF CHICAGO, NOT PERSONALLY, BUT AS TRUSTEE OF THE FIRST NATIONAL BANK OF CHICAGO TRUST FOR PENSION AND PROFIT SHARING TRUSTS, FUND "F", UNDER DECLARATION OF TRUST DATED DECEMBER 1, 1972, AND RECORDED OCTOBER 17, 1979 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25196718, OVER THE FOLLOWING DESCRIBED REAL PROPERTY:

PARCEL "A":
THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AS DESCRIBED IN DOCUMENT NUMBER 10488004 WITH THE WEST LINE OF THE AFORESAID NORTHEAST 1/4; THENCE SOUTH 530.00 FEET ALONG SAID WEST LINE TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 50 SECONDS EAST A LINE PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AFORESAID; THENCE SOUTH 14 DEGREES 43 MINUTES 48 SECONDS EAST, 112.178 FEET THENCE SOUTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, 218.229 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 34 SECONDS EAST, 38.33 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 49 SECONDS EAST, 162.788 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, 227.00 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, 155.694 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, 175.00 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 40 SECONDS EAST, 502.73 FEET; THENCE NORTHERLY 617.352 FEET ALONG THE ARC OF A CIRCLE OF 500.00 FEET RADIUS, CONVEX TO THE NORTHWEST AND WHOSE CHORD BEARS NORTH 54 DEGREES 37 MINUTES 34 SECONDS EAST TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING 771.913 FEET WESTERLY OF THE EAST LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 14 (AS MEASURED ALONG A LINE DRAWN 66.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERN TERMINUS AND THE WESTERLY EXTENSION THEREOF OF MEACHAM ROAD AS DESCRIBED PER COURT CASE # 68–"L"–13469 IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP AND RANGE AFORESAID); THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS EAST 777.943 FEET ALONG SAID EXTENSION TO THE EAST LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 14; THENCE SOUTH 0 DEGREES 04 MINUTES 02 SECONDS EAST 1506.436 FEET ALONG SAID EAST LINE OF THE NORTHEAST 1/4 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST 2567.57 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1486.043 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THOSE PARTS OF THE FOREGOING PARCEL DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 14 WITH A LINE BEING 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD, PER DOCUMENT NUMBER 10488004; THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING; THENCE EASTWARD ALONG A LINE PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AFORESAID, NORTH 89 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 482.00 FEET; THENCE SOUTH 14 DEGREES 43 MINUTES 48 SECONDS EAST, 112.178 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, 218.229 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 34 SECONDS EAST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 162.788 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 227.00 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 155.694 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS WEST, A DISTANCE OF 871.58 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 58.496 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 40 SECONDS EAST, A DISTANCE OF 502.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 14; THENCE WESTWARD ALONG SAID SOUTH LINE, SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 1751.19 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART DEDICATED FOR ROAD PURPOSES BY PLAT OF DEDICATION FOR PUBLIC STREET DATED JULY 9, 1974 AND RECORDED DECEMBER 16, 1974 AS DOCUMENT NUMBER 22935012, ALL IN COOK COUNTY, ILLINOIS;

AND ALSO EXCEPT THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 14; THENCE EASTWARD ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4 NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 1751.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST, A DISTANCE OF 833.45 FEET; THENCE NORTH 47 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 254.55 FEET; THENCE NORTH 33 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF 278.64 FEET; THENCE NORTH 08 DEGREES 26 MINUTES 11 SECONDS EAST, A DISTANCE OF 256.03 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 566.00 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 710.00 FEET; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 927.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART OF THE AFORESAID PARCEL FALLING WITHIN DEDICATED STREETS AND HIGHWAYS AS SHOWN ON DOCUMENT NUMBER 22935012 RECORDED DECEMBER 16, 1974) IN COOK COUNTY, ILLINOIS;

PARCEL "B":
THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 14 WITH A LINE BEING 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD, PER DOCUMENT NUMBER 10488004; THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING; THENCE EASTWARD ALONG A LINE BEING PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AFORESAID, NORTH 89 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 482.00 FEET; THENCE SOUTH 14 DEGREES 43 MINUTES 48 SECONDS EAST, 112.178 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, 218.229 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 34 SECONDS EAST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 162.788 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 227.00 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 87.198 FEET; THENCE SOUTH 62 DEGREES 27 MINUTES 08 SECONDS WEST, A DISTANCE OF 54.06 FEET; THENCE SOUTH 37 DEGREES 44 MINUTES 07 SECONDS EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 64 DEGREES 50 MINUTES 51 SECONDS E

WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG - NEW POLICE STATION
PROJECT NARRATIVE

WA Project # 2024-029 / 15 May 2026

This document is intended as a general description of the design intent for the redevelopment of the property at 1000 Woodfield Road, Schaumburg, IL.

After a lengthy planning process, the Village of Schaumburg determined that a new Village Police Station is needed to meet the current and future needs of the Village. This same planning process determined that the desired location of this new building is to be located at 1000 Woodfield Road, Schaumburg, Illinois. Which also serves at the current temporary location of the Schaumburg Village Hall.

The proposed redevelopment includes the demolition of the existing office building, utilities, and parking lots. In its place would be a proposed 2 story police station with a single story connected parking garage at the north end of the site. New parking lots, utilities, site lighting, landscaping, and detention would serve the proposed Police Station project. Access to the site would utilize the same two curb cut locations along Woodfield Road. Additionally, access to adjacent properties would be maintained in accordance with existing easement agreements.

The proposed new Police Station is to be constructed in a similar location as the current office building but set back further from Woodfield Road and having a larger overall footprint and an L-shape building configuration.

Visitor parking would be adjacent to the building's main entrance and directly adjacent to and parallel with Woodfield Road. At the north end of the site would be a secure parking lot for staff parking as well as provide access to a heated single story parking garage with storage. This will allow separate and secure entrance to the building for staff.

The facility with operate 24 hours a day and provide similar functions and processes as the current Police Station.

The project team requests the following actions from the Village on the project:

1. Landscape variation to allow the reduction of island widths.

WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG - NEW POLICE STATION
VARIATION JUSTIFICATION

WA Project # 2024-029 / 15 May 2026

The project team requests the following actions from the Village on the project:

1. Landscape Variation

A variance is requested for the landscape islands at select locations. Per the Zoning Ordinance, the minimum width is 11'-0". The following are the reasons for this width:

1. To achieve targeted number of parking spaces in the secured staff parking.
2. Multiple entrances and exits required into and out of the secure parking as a function of police operations and to allow fire apparatus access.
3. The existing access agreements to adjacent properties, the required number of staff parking spaces, and apparatus maneuverability require reduce landscape island at the rear secure parking lot.

Development Review Application

DEVR-26-33

Submitted On: May 18, 2026

Applicant

Joseph Humann
[redacted]
[redacted]

Primary Location

1000 WOODFIELD RD
Schaumburg, IL 60194

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2605-05 / VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING / 1000 Woodfield Road / Site Plan Approval, Landscape Variations, Fence Variation and Woodfield Regional Center Design Review

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Architect for Village of Schaumburg

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Village of Schaumburg

Property Owner Street Address

1000 Woodfield Road

Property Owner City

Schaumburg

Property Owner State

IL

Property Owner Zip Code

60173

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-14-200-051-1001 thru 1010

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

false

Landscape Variation

true

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

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

false

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

true

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

Construction of a new police station at the current temporary Schaumburg Village Hall. Select island widths have been reduced from 11'-0" at the secure staff parking to provide additional parking spaces.

Project Staff

Type

Architect

If Other, Describe

--

Company Name

Williams Architects

Staff Name

Joseph Humann

Staff Mailing Address

One Pierce Place, Suite 550W, Itasca, IL 60143

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type
Engineer

If Other, Describe
--

Company Name
Eriksson Engineering Associates

Staff Name
Chris Fish

Staff Mailing Address
145 Commerce Drive, Suite A, Grayslake, IL 60030

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Landscape Architect

If Other, Describe
--

Company Name
Eriksson Engineering Associates

Staff Name
Steve Gregory

Staff Mailing Address
145 Commerce Drive, Suite A, Grayslake, IL 60030

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
General Contractor

If Other, Describe
--

Company Name
Camosy Construction

Staff Name
Todd Peyron

Staff Mailing Address
43451 N. US Hwy 41, Zion, IL 60099

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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Award Bid for the Sanitary and Storm Sewer Televising and Cleaning Services to Hydro-Vision Technology, LLC
11/10/26
Village Board

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

Account(s):	Budget:	Expense Request:
5729020-7457 (23028-30-300)	$403,306.19	$244,198.46

The budget status for this request is: Under Budget

Amount Under Budget: $159,107.73

Executive Summary:

As part of the Village's ongoing infrastructure maintenance program, the Engineering and Public Works Department solicited bids for televising, inspection, and cleaning of storm and sanitary sewer lines in the following locations: Springinsguth Road (Schaumburg Road to Wise Road), Spring South Road (Wise Road to Irving Park Road), Salem Drive (Parker Drive to Schaumburg Road) and various locations in the Infiltration/Inflow Control Program (IICP) Cedarcrest Basin and IICP Bode 04 and Walnut 05 Basins.

The first three locations were selected due to upcoming roadway reconstruction or resurfacing projects in future fiscal years. Performing sewer televising and cleaning in advance of those improvements allows the Village to assess existing underground conditions and identify any necessary repairs before roadway work begins. This proactive approach helps avoid future pavement cuts, reduces construction conflicts, and results in cost savings by coordinating the utility and roadway work.

The IICP Basins were selected by RJN Environmental in preparation for sanitary sewer rehabilitation work scheduled in FY 27/28 for design of high-priority lining improvements.

Bids for the Sanitary and Storm Sewer Televising and Cleaning Services were opened on September 25, 2026, with four contractors submitting bids. The low bid was submitted by Hydro-Vision Technology, LLC (Hydro-Vision Technology) of Romeoville, Illinois in the amount of $244,198.46. Hydro-Vision Technology has successfully completed similar projects in Woodridge, Minooka, and Plainfield. Reference checks were made in each of these communities with favorable responses in all three cases. Based on these checks, staff believes Hydro-Vision has the experience, equipment, and personnel necessary to complete the work efficiently and professionally.

The Village's Capital Improvement Program (CIP) includes funds for the completion of this televising. The Sewer Analysis and Rehabilitation project has an available budget of approximately $400,000 to complete this work. Hydro-Vision's bid is under budget.

Recommended Action:

The Village Manager recommends the Village Board award the bid for the Sanitary and Storm Sewer Televising and Cleaning Services to the lowest responsible bidder, Hydro-Vision Technology, LLC of Romeoville, IL in the amount of $244,198.46.

ATTACHMENTS:

- Bid Tab
- Bid Submittal

Village of Schaumburg
Engineering and Public Works
Mike Hall, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

EVALUATION TABULATION

IFB No. 2026-IFB-056

Sanitary Sewer Cleaning and Televising

RESPONSE DEADLINE: September 25, 2026 at 12:00 pm
Report Generated: Friday, October 2, 2026

SELECTED VENDOR TOTALS

Vendor	Total
Hydro-Vision Technology LLC	$244,198.46
Pipe View America	$248,176.25
Hoerr Construction, Inc.	$267,795.55
Sewertech LLC	$283,629.00

FISCAL YEAR 26 IICP SANITARY SEWER

Fiscal Year 26 IICP Sanitary Sewer					Hoerr Construction, Inc.		Hydro-Vision Technology LLC		Pipe View America		Sewertech LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Sewer Cleaning and Televising - Sanitary Sewer, 6" DIA	166	LF	$4.00	$664.00	$7.00	$1,162.00	$3.76	$624.16	$4.00	$664.00
X	2	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	15177	LF	$4.00	$60,708.00	$2.30	$34,907.10	$3.76	$57,065.52	$4.50	$68,296.50

Fiscal Year 26 IICP Sanitary Sewer					Hoerr Construction, Inc.		Hydro-Vision Technology LLC		Pipe View America		Sewertech LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	3	Sewer Cleaning and Televising - Sanitary Sewer, 10" DIA	3382	LF	$4.00	$13,528.00	$3.00	$10,146.00	$4.17	$14,102.94	$4.50	$15,219.00
X	4	Sewer Cleaning and Televising - Sanitary Sewer, 12" DIA	30	LF	$4.00	$120.00	$5.00	$150.00	$4.17	$125.10	$4.50	$135.00
X	5	Sewer Cleaning and Televising - Sanitary Sewer, 15" DIA	1269	LF	$4.00	$5,076.00	$7.00	$8,883.00	$4.17	$5,291.73	$4.50	$5,710.50
X	6	Sewer Cleaning and Televising - Sanitary Sewer, 27" DIA	340	LF	$7.50	$2,550.00	$13.00	$4,420.00	$6.51	$2,213.40	$5.00	$1,700.00
X	7	Sewer Obstruction Removal	1	EA	$400.00	$400.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
Total						$83,046.00		$60,168.10		$79,922.85		$92,225.00

SPRINGINSGUTH RD - SCHAUMBURG RD TO WISE RD

Springinsguth Rd - Schaumburg Rd to Wise Rd					Hoerr Construction, Inc.		Hydro-Vision Technology LLC		Pipe View America		Sewertech LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	8	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	6166	LF	$4.00	$24,664.00	$2.50	$15,415.00	$3.76	$23,184.16	$4.00	$24,664.00
X	9	Sewer Cleaning and Televising - Sanitary Sewer, 12" DIA	5795	LF	$4.00	$23,180.00	$3.00	$17,385.00	$4.17	$24,165.15	$4.00	$23,180.00
X	10	Sewer Cleaning and Televising - Storm Sewer, 6" DIA	103	LF	$11.60	$1,194.80	$7.00	$721.00	$3.76	$387.28	$4.00	$412.00
X	11	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	4503	LF	$3.50	$15,760.50	$6.00	$27,018.00	$4.17	$18,777.51	$5.00	$22,515.00
X	12	Sewer Cleaning and Televising - Storm Sewer, 18" to 24" DIA	2937	LF	$4.00	$11,748.00	$13.00	$38,181.00	$5.09	$14,949.33	$5.00	$14,685.00

Springinsguth Rd - Schaumburg Rd to Wise Rd					Hoerr Construction, Inc.		Hydro-Vision Technology LLC		Pipe View America		Sewertech LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	13	Sewer Cleaning and Televising - Storm Sewer, 27" to 30" DIA	1006	LF	$5.00	$5,030.00	$13.00	$13,078.00	$6.51	$6,549.06	$5.00	$5,030.00
X	14	Sewer Cleaning and Televising - Storm Sewer, 33" to 36" DIA	344	LF	$7.00	$2,408.00	$18.00	$6,192.00	$8.07	$2,776.08	$6.00	$2,064.00
X	15	Sewer Obstruction Removal	1	EA	$400.00	$400.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
Total						$84,385.30		$118,490.00		$91,288.57		$93,050.00

SPRING SOUTH RD - WISE RD TO IRVING PARK RD

Spring South Rd - Wise Rd to Irving Park Rd					Hoerr Construction, Inc.		Hydro-Vision Technology LLC		Pipe View America		Sewertech LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	16	Sewer Cleaning and Televising - Sanitary Sewer, UNKNOWN DIA	90	LF	$26.25	$2,362.50	$20.00	$1,800.00	$8.07	$726.30	$5.00	$450.00

Spring South Rd - Wise Rd to Irving Park Rd					Hoerr Construction, Inc.		Hydro-Vision Technology LLC		Pipe View America		Sewertech LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	17	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	399	LF	$6.00	$2,394.00	$8.00	$3,192.00	$4.17	$1,663.83	$4.00	$1,596.00
X	18	Sewer Cleaning and Televising - Storm Sewer, 27" to 30" DIA	487	LF	$16.25	$7,913.75	$15.00	$7,305.00	$3.76	$1,831.12	$5.00	$2,435.00
X	19	Sewer Obstruction Removal	1	EA	$400.00	$400.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
Total						$13,070.25		$12,797.00		$4,721.25		$4,981.00

SALEM DR - PARKER DR TO SCHAUMBURG RD

Salem Dr - Parker Dr to Schaumburg Rd					Hoerr Construction, Inc.		Hydro-Vision Technology LLC		Pipe View America		Sewertech LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	20	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	933	LF	$10.00	$9,330.00	$2.30	$2,145.90	$3.76	$3,508.08	$4.00	$3,732.00
X	21	Sewer Cleaning and Televising - Storm Sewer, 4" DIA	40	LF	$30.00	$1,200.00	$8.00	$320.00	$3.76	$150.40	$4.00	$160.00

Salem Dr - Parker Dr to Schaumburg Rd					Hoerr Construction, Inc.		Hydro-Vision Technology LLC		Pipe View America		Sewertech LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	22	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	460	LF	$5.25	$2,415.00	$7.00	$3,220.00	$4.17	$1,918.20	$5.00	$2,300.00
X	23	Sewer Cleaning and Televising - Storm Sewer, 18" to 24" DIA	40	LF	$59.00	$2,360.00	$12.50	$500.00	$5.09	$203.60	$5.00	$200.00
X	24	Sewer Cleaning and Televising - Storm Sewer, 33" to 36" DIA	221	LF	$11.00	$2,431.00	$18.00	$3,978.00	$8.07	$1,783.47	$6.00	$1,326.00
X	25	Sewer Obstruction Removal	1	EA	$400.00	$400.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
Total						$18,136.00		$10,663.90		$8,063.75		$8,218.00

ALTERNATE - FISCAL YEAR 27 IICP SANITARY SEWER

ALTERNATE - Fiscal Year 27 IICP Sanitary Sewer					Hoerr Construction, Inc.		Hydro-Vision Technology LLC		Pipe View America		Sewertech LLC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	26	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	16884	LF	$4.00	$67,536.00	$2.44	$41,196.96	$3.76	$63,483.84	$5.00	$84,420.00
X	27	Sewer Cleaning and Televising - Sanitary Sewer, 14" DIA	47	LF	$26.00	$1,222.00	$7.50	$352.50	$4.17	$195.99	$5.00	$235.00
X	28	Sewer Obstruction Removal	1	EA	$400.00	$400.00	$530.00	$530.00	$500.00	$500.00	$500.00	$500.00
Total						$69,158.00		$42,079.46		$64,179.83		$85,155.00

Village of Schaumburg
Engineering and Public Works
Mike Hall, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

[HYDRO-VISION TECHNOLOGY LLC] RESPONSE DOCUMENT REPORT

IFB No. 2026-IFB-056

Sanitary Sewer Cleaning and Televising

RESPONSE DEADLINE: September 25, 2026 at 12:00 pm

Report Generated: Tuesday, October 20, 2026

Hydro-Vision Technology LLC Response

CONTACT INFORMATION

Company:
Hydro-Vision Technology LLC

Email:
nick@hydrovisiontechnology.com

Contact:
Nicholas Worley

Address:
1593 Aster Dr.
Romeoville, IL 60446

Phone:
N/A

Website:
N/A

Submission Date:
Sep 25, 2026 11:48 AM (Central Time - Chicago)

PRICE TABLES

FISCAL YEAR 26 IICP SANITARY SEWER

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Sewer Cleaning and Televising - Sanitary Sewer, 6" DIA	166	LF	$7.00	$1,162.00
2	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	15,177	LF	$2.30	$34,907.10
3	Sewer Cleaning and Televising - Sanitary Sewer, 10" DIA	3,382	LF	$3.00	$10,146.00
4	Sewer Cleaning and Televising - Sanitary Sewer, 12" DIA	30	LF	$5.00	$150.00
5	Sewer Cleaning and Televising - Sanitary Sewer, 15" DIA	1,269	LF	$7.00	$8,883.00
6	Sewer Cleaning and Televising - Sanitary Sewer, 27" DIA	340	LF	$13.00	$4,420.00
7	Sewer Obstruction Removal	1	EA	$500.00	$500.00
TOTAL					**$60,168.10**

SPRINGINSGUTH RD - SCHAUMBURG RD TO WISE RD

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
8	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	6,166	LF	$2.50	$15,415.00
9	Sewer Cleaning and Televising - Sanitary Sewer, 12" DIA	5,795	LF	$3.00	$17,385.00
10	Sewer Cleaning and Televising - Storm Sewer, 6" DIA	103	LF	$7.00	$721.00
11	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	4,503	LF	$6.00	$27,018.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
12	Sewer Cleaning and Televising - Storm Sewer, 18" to 24" DIA	2,937	LF	$13.00	$38,181.00
13	Sewer Cleaning and Televising - Storm Sewer, 27" to 30" DIA	1,006	LF	$13.00	$13,078.00
14	Sewer Cleaning and Televising - Storm Sewer, 33" to 36" DIA	344	LF	$18.00	$6,192.00
15	Sewer Obstruction Removal	1	EA	$500.00	$500.00
TOTAL					$118,490.00

SPRING SOUTH RD - WISE RD TO IRVING PARK RD

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
16	Sewer Cleaning and Televising - Sanitary Sewer, UNKNOWN DIA	90	LF	$20.00	$1,800.00
17	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	399	LF	$8.00	$3,192.00
18	Sewer Cleaning and Televising - Storm Sewer, 27" to 30" DIA	487	LF	$15.00	$7,305.00
19	Sewer Obstruction Removal	1	EA	$500.00	$500.00
TOTAL					$12,797.00

SALEM DR - PARKER DR TO SCHAUMBURG RD

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
20	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	933	LF	$2.30	$2,145.90

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
21	Sewer Cleaning and Televising - Storm Sewer, 4" DIA	40	LF	$8.00	$320.00
22	Sewer Cleaning and Televising - Storm Sewer, 10" to 15" DIA	460	LF	$7.00	$3,220.00
23	Sewer Cleaning and Televising - Storm Sewer, 18" to 24" DIA	40	LF	$12.50	$500.00
24	Sewer Cleaning and Televising - Storm Sewer, 33" to 36" DIA	221	LF	$18.00	$3,978.00
25	Sewer Obstruction Removal	1	EA	$500.00	$500.00
TOTAL					$10,663.90

ALTERNATE - FISCAL YEAR 27 IICP SANITARY SEWER

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
26	Sewer Cleaning and Televising - Sanitary Sewer, 8" DIA	16,884	LF	$2.44	$41,196.96
27	Sewer Cleaning and Televising - Sanitary Sewer, 14" DIA	47	LF	$7.50	$352.50
28	Sewer Obstruction Removal	1	EA	$530.00	$530.00
TOTAL					$42,079.46

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement for Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road – Phase III Construction Administration with Michael Baker International, Inc.
11/10/26
Village Board

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

Account(s):	Budget:	Expense Request:
4429010-7454 (25028-20-220) - FY 26/27	$360,000	$75,000
4429010-7454 (25028-20-220) - FY 27/28	$300,000	$205,358

The budget status for this request is: Under Budget

Amount Under Budget: $379,642

Executive Summary:

Walnut Lane is classified as a residential collector roadway from Schaumburg Road to Bode Road. This segment has an average Pavement Condition Index (PCI) of 45 on a scale of 1 to 100. Village staff have identified this section for patching and resurfacing as part of the Village's Capital Improvement Program (CIP).

The proposed project will include the following improvements:

- Milling and resurfacing the existing hot-mix asphalt pavement surface course of Walnut Lane between Schaumburg Road to Bode Road
- Striping of the resurfaced pavement surface to include bike lanes on both sides of the street and parking on one side
- Removal and replacement of selected curb and gutters, and sidewalks in subpar condition
- Improvements to ADA-compliant crosswalk & ramp updates
- Removal & replacement of selected storm sewer pipes and drainage structures in subpar condition
- All other incidental work necessary to complete the project

The project is currently scheduled for the March 2027 Illinois Department of Transportation (IDOT) letting, with construction anticipated to begin in spring 2027.

On September 25th, 2026, staff released a Request for Qualifications (RFQ) to six firms from the approved Engineering Consultant List to provide Phase III Construction Administration for this project. One Statement of Qualification was received and evaluated by Engineering and Public Works in

accordance with IDOT's evaluation policy. Michael Baker International of Downers Grove, Illinois (Michael Baker) was the lone firm to submit qualifications. Michael Baker submitted a comprehensive and detailed scope of services and has completed several similar federally funded roadway improvement projects. In addition, Michael Baker prepared the final design for the projects, so they are familiar with the project. Non-submitting firms listed staffing and workload concerns as the reason for not submitting.

Michael Baker submitted a fee proposal in the amount of $280,358 to provide Phase III Construction Administration. This fee equates to approximately 12% of the estimated $2.4 million construction cost. This fee is typical for a project of this size and complexity. Funding for Phase III Construction Administration is included in the Village's CIP in fiscal years 26/27 and 27/28. A total of $660,000 has been budgeted within the Vital Streets program for these services. Michael Baker's proposed fee of $280,358 is within the approved budget.

The Village of Schaumburg has been awarded Surface Transportation Program (STP) funding for this project. The funding reimburses the Village for 75% of the participating construction administration expenses, up to the funding limit. The Village will be responsible for the remaining 25% of participating costs and all non-participating costs. The Village has been awarded $249,750 in funding for construction administration. The Village's share is currently estimated at $70,090.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement for the Walnut Lane Resurfacing from Schaumburg Road to Bode Road – Phase III Construction Administration with Michael Baker International of Downers Grove, IL in the amount of $280,358.00, and approve the required Resolution.

ATTACHMENTS:
- Qualifications Table.pdf
- Proposal.pdf
- Resolution
- Agreement

Qualifications Table

Project: Walnut Lane Resurfacing

Phase: III

Criteria	Factor Rating	Michael Baker International	
		Avg. Rating	Total
Project Understanding	30%	83.3	25.0
Technical Approach	20%	90.0	18.0
Firm Experience	20%	90.0	18.0
Staff Capabilities	20%	75.0	15.0
Municipal Experience	10%	80.0	8.0
	Total	**84.0**	

Michael Baker
INTERNATIONAL

PHASE III ENGINEERING SERVICES

WALNUT LANE RESURFACING – SCHAUMBURG ROAD TO BODE ROAD

OCTOBER 9, 2026

Shawn Hurtig
Project Manager
Engineering and Public Works
714 S. Plum Grove Road
Schaumburg, IL 60193-4329

RE: Statement of Qualifications for Walnut Lane Resurfacing – Schaumburg Road to Bode Road Phase III Construction Engineering Services

Dear Mr. Hurtig,

Michael Baker International, Inc. (Michael Baker) brings the experience and technical expertise necessary to deliver Phase III Construction Engineering Services for the Walnut Lane Resurfacing Project. Having successfully guided this project through Phase I engineering, public involvement, agency coordination, environmental clearances, and final design, our team is uniquely positioned to support the Village through construction and project closeout. We understand the project, the corridor, the stakeholders, and the expectations established throughout project development.

Below are the critical aspects of the project we have identified and that our team brings to you as value for this project.

» **A COMMUNITY-FOCUSED APPROACH TO CONSTRUCTION**
The Walnut Lane project is more than a roadway resurfacing project. Construction will occur within an established residential neighborhood, adjacent to Blackwell Elementary School, under federal funding requirements, and in a corridor that serves residents, school buses, parents, pedestrians, and bicyclists on a daily basis. Successful implementation will require proactive construction management, responsive public communication, thorough documentation, and a Resident Engineer focused on driving project success rather than simply documenting project activities.

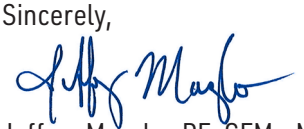
» **EXPERIENCED PROFESSIONALS WITH PROJECT FAMILIARITY**
Michael Baker offers a unique combination of project familiarity and municipal construction experience. Our proposed Resident Engineer, Jay Beverly, currently serves the Village of Schaumburg on its 2025 Street Program and Transportation Support Services contracts and brings more than 35 years of local agency construction experience. Construction Inspector Mohammed Khan helped develop the Walnut Lane plans and specifications, including ADA ramp improvements, and understands the design intent behind the project. Together with Project Manager Jeffrey Maczko, the Village receives a team that understands both the project and the expectations required to successfully deliver it.

» **DRIVING ACCOUNTABILITY, COMMUNICATION, AND QUALITY**
Our Phase III approach is built around contractor accountability, resident communication, federal compliance, and construction site cleanliness. We understand that residents often judge a project long before the final pavement is placed. Accordingly, our team will actively manage schedule performance, oversee construction quality, support website updates and resident communications, and reinforce Village expectations regarding street sweeping, dust control, restoration, and general neighborhood appearance throughout construction. These efforts help ensure the final project reflects the high standards residents expect from the Village of Schaumburg.

» **KEEPING BLACKWELL ELEMENTARY SAFE AND ACCESSIBLE**
Equally important, our team understands the critical importance of completing the most disruptive construction activities during the summer break. We will work closely with the contractor to prioritize ADA improvements, sidewalk work, pedestrian crossing enhancements, and paving operations so that the corridor is safe, functional, and substantially complete before students return to Blackwell Elementary School in August.

Thank you for your consideration. Michael Baker appreciates the opportunity to continue serving the Village of Schaumburg on the Walnut Lane project. We are confident that our familiarity with the project, understanding of Village expectations, and experienced Phase III team will help deliver a successful and well-managed construction project for the Village and its residents.

Sincerely,



Jeffrey Maczko, PE, CFM - Municipal Services Lead/Primary Contact
1431 Opus Place, Suite 110
Downers Grove, IL 60515

FIRM DESCRIPTION

Michael Baker is a leading provider of engineering and consulting services with practices that encompass all facets of infrastructure, including design, civil engineering, planning, architecture, environmental, construction, and program management. For more than 80 years, the company has been a trusted partner to commercial clients, all branches of the military, and federal, state, and municipal governments, providing comprehensive services and solutions. Embracing emerging technologies and the latest innovations – like intelligent transportation and design-build project delivery, Michael Baker is an industry leader that delivers expertise and quality. The firm's more than 6,000 employees across nearly 100 locations are committed to Making a Difference for clients and communities through a culture of innovation, collaboration, and technological advancement.

Michael Baker's Chicago office opened in 1977 and currently has over 60 specialized technical managers, professional engineers, structural engineers, certified floodplain managers, and construction inspectors in-house.

STAFF RESOURCES

6,000 Michael Baker Staff across **14** Practices

361	Planning	301	Civil & Environmental Engineering
98	Rail & Transit	205	Architecture & Building Engineering
767	Highways	348	Geospatial Information Technology
1,197	Bridges	44	Geotechnical
34	Cost Management	507	Water
701	Construction Services	133	Aviation
24	LiDAR/UAS	44	Pipelines

Within the practices are professionals in the following specialty services:

- Archaeology
- BIM/CADD
- Geology
- Hydrology
- Inspection
- Landscape Architecture
- Scheduling
- Surveying
- Urban Design

The remainder of our staff helps keep our firm organizationally and financially strong.

CHICAGO OFFICE EXPERTISE:

- Roadway Planning & Design
- Construction Services
- Bridge Planning & Design
- Bridge Inspection & Load Rating
- Traffic Engineering
- Traffic Signals
- Street Lighting
- Storm Water Planning & Design
- Permitting
- Green Infrastructure
- Wetlands
- Environmental Planning/NEPA

SUBCONSULTANTS

HLR — *Environmental Support | Survey | Land Acquisition*

Hampton, Lenzini and Renwick, Inc. (HLR) is an employee-owned corporation and a leading provider of professional construction management, consulting engineering, environmental, structural, and surveying services for public agencies and private-sector clients in Illinois. Since 1965, their dedicated staff of over 90 engineers, environmental specialists, surveyors, and technicians has worked on various types of projects from conception and planning through implementation. Together, they've built a reputation of personalized client service, superior project management, and a dedication to delivering their clients' vision.

Relevant Experience:

Village of South Elgin, South McLean Blvd. | HLR provided review appraisal and negotiation services for the acquisition of 27 parcels of proposed ROW and temporary construction easements needed for the improvement of South McLean Boulevard from Spring Street to South Lancaster in South Elgin, Illinois.

rubino ENGINEERING INC. — *Soils | Geotechincal Engineering*

Established in 2009, Rubino Engineering, Inc. (Rubino) specializes in providing geotechnical engineering and construction materials testing throughout Northern Illinois and the Greater Chicago area.

Field testing services are performed by certified and trained local 150 engineering technicians. Chris Petersen has over 16 years of experience in the construction material testing industry and leads our team of Local 150 engineering technicians available to service materials testing projects.

Relevant Experience:

Village of Schaumburg, 2023 Salem Drive Improvements | The project's scope included improvements along Salem Drive between Weathersfield Way and Schaumburg Road, including full roadway reconstruction.

PROJECT UNDERSTANDING

The Village of Schaumburg's Walnut Lane Resurfacing Project represents the culmination of a comprehensive Phase I and Phase II effort focused on improving pavement conditions, accessibility, bicycle accommodations, and pedestrian safety along approximately 1.4 miles of Walnut Lane between Schaumburg Road and Bode Road. The final design includes pavement resurfacing, pavement patching, ADA-compliant curb ramp reconstruction, sidewalk improvements, pedestrian crossing enhancements, localized drainage improvements, curb and gutter replacement, updated pavement markings and signage, bicycle lane restriping, parking lane striping, restoration, and all associated appurtenant improvements necessary to complete the project. The southern project limit interfaces with the signalized intersection of Walnut Lane and Schaumburg Road under Cook County Department of Transportation and Highways (CCDOTH) jurisdiction, while the northern limit terminates at the all-way stop-controlled Bode Road intersection. Existing sidewalks are maintained throughout the corridor and remain an important component of the neighborhood transportation network.

PROJECT EVOLUTION

The Walnut Lane project evolved significantly throughout the Phase I engineering process. Initial alternatives considered roadway, pedestrian, and bicycle improvements intended to enhance corridor safety and connectivity. Through agency coordination, engineering evaluation, and public involvement, the project was refined into a context-sensitive solution that balances transportation improvements with the character of the surrounding residential neighborhood. The final design reflects stakeholder feedback received during public outreach efforts while achieving the Village's goals of improving pavement conditions, accessibility, pedestrian safety, and bicycle accommodations. Michael Baker led the Phase I and Phase II engineering effort and developed the final plans and specifications that established the project ultimately advancing to construction.



Blackwell Elementary School represents the most critical stakeholder within the corridor. Maintaining safe pedestrian access throughout construction will be a primary focus of our Phase III team.

KEY CONSTRUCTION CONSIDERATIONS

Blackwell Elementary School

Blackwell Elementary School represents one of the corridor's most important stakeholders. Improvements near the school include pedestrian crossing enhancements and accessibility improvements intended to improve pedestrian safety and connectivity. Construction activities must account for school operations, pedestrian circulation, and the seasonal nature of school traffic throughout the project limits.

Residential Neighborhood Corridor

Unlike a commercial corridor or major arterial roadway, Walnut Lane traverses an established residential neighborhood characterized by numerous driveways, pedestrian activity, on-street parking activity, and daily local traffic. Maintaining neighborhood functionality throughout construction will be an important consideration as roadway, sidewalk, and accessibility improvements are implemented.

CCDOTH Coordination

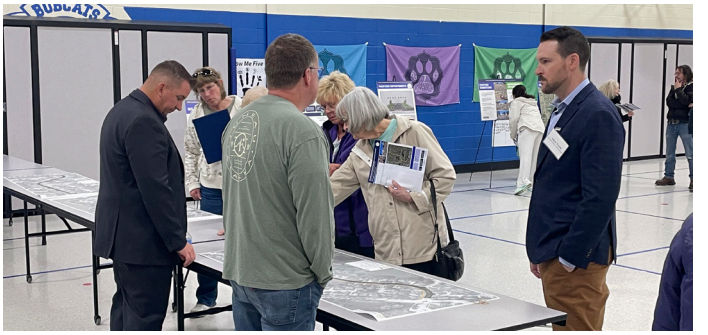
The southern project limits interface directly with CCDOTH-owned infrastructure at the Walnut Lane and Schaumburg Road intersection. Improvements involving pavement detection, traffic signal infrastructure, and roadway operations within this area will require continued coordination with Cook County and adherence to applicable permit and jurisdictional requirements.

Federal Funding Requirements

The project is being administered with Surface Transportation Program (STP) funding and must satisfy federal and IDOT documentation, inspection, testing, reimbursement, and recordkeeping requirements throughout construction. Maintaining complete and accurate project records will be critical to successful project administration and reimbursement.

Phase III Engineering Services

The Village is seeking Phase III engineering services to administer construction activities and provide inspection, documentation, materials testing coordination, public communication support, and project closeout services throughout construction. Services will include construction administration, quantity documentation, contractor coordination, pay estimate preparation, change order review, materials testing coordination, resident communications, website update support, and compliance with federal-aid documentation requirements. Successful project delivery will require balancing contractor productivity, public safety, stakeholder communication, schedule management, and regulatory compliance while minimizing impacts to residents and corridor users throughout construction.



Michael Baker guided the Walnut Lane project through public involvement, stakeholder engagement, and final design development. Input received during the public information process helped shape the final project ultimately advancing to construction

PROJECT APPROACH

Michael Baker's approach to Phase III Engineering Services is founded on active project leadership, proactive communication, and responsive decision-making. As the engineer that advanced Walnut Lane through Phase I and Phase II engineering, our team enters construction with a detailed understanding of the project's design intent, stakeholder expectations, agency commitments, and construction challenges. This continuity allows us to focus immediately on successful project delivery rather than project familiarization. Our Phase III services are centered around six critical project priorities that we believe will define success for the Village, residents, and corridor stakeholders.

DELIVERING CONSTRUCTION DURING THE SCHOOL WINDOW

Michael Baker recognizes that one of the most important measures of project success will be maintaining safe and reliable access around Blackwell Elementary School while minimizing disruptions to students, parents, school bus operations, and pedestrians. The project schedule creates a limited summer construction window between the conclusion of the 2026-2027 school year and the anticipated return of students in August 2027.

Our team will work closely with the contractor to prioritize ADA improvements, sidewalk work, pedestrian crossing enhancements, drainage modifications, and roadway improvements immediately following the end of the school year. Final paving and pavement marking operations will be sequenced to substantially complete the corridor before the start of the next school year. By the time students return, our goal is to have a roadway, sidewalk network, and pedestrian system that is safe, functional, and accessible for all users.

ANTICIPATED CONSTRUCTION TIMELINE



DRIVING CONTRACTOR ACCOUNTABILITY

Michael Baker believes successful projects require active management, not passive observation. Our Resident Engineer, Jay Beverly, will take a proactive role in monitoring contractor performance, evaluating schedule compliance, coordinating field activities, and identifying potential delays before they impact project delivery.

Drawing upon more than 35 years of municipal construction experience, including current work managing Schaumburg's annual street program, Jay understands the importance of maintaining project momentum and holding contractors accountable to contract requirements. Weekly schedule reviews, construction progress meetings, and continual field coordination will be used to verify production remains aligned with project milestones and Village expectations.

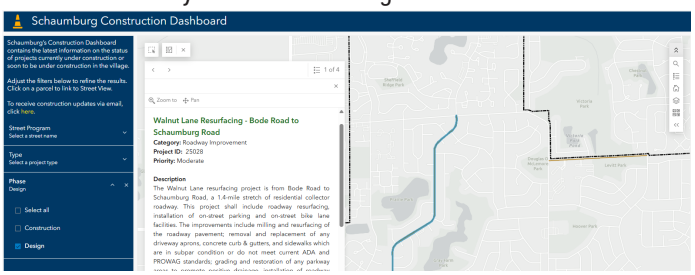
CONSTRUCTION LEADERSHIP PHILOSOPHY

- ✓ ***Many Resident Engineers document delays.***
- ✓ ***Our Resident Engineer works to prevent them.***
- ✓ ***Through proactive schedule management, continual communication, and active contractor oversight, Michael Baker will help keep the Walnut Lane project moving toward successful completion.***

PROTECTING THE RESIDENT EXPERIENCE

Construction success within a residential neighborhood extends beyond pavement quality and quantity documentation. Residents will evaluate the project daily based on communication, responsiveness, access, cleanliness, and overall construction impacts.

Michael Baker will serve as an extension of Village staff by supporting website updates, preparing resident notifications, coordinating stakeholder communications, and responding promptly to resident concerns. Because our team conducted public involvement during Phase I and understands many of the concerns expressed throughout project development, we are uniquely positioned to support Village staff and help resolve issues before they escalate into larger concerns.



Michael Baker will provide weekly construction updates, progress photos, and schedule look-ahead information for the Village's Construction Projects Dashboard, keeping residents informed of completed work, upcoming activities, and anticipated impacts throughout construction.

RAPID RESOLUTION OF FIELD ISSUES

One of Michael Baker's greatest advantages is continuity between design and construction. Because our team developed the Phase I Study, prepared the Project Development Report, and produced the final contract plans and specifications, questions regarding design intent can be resolved quickly and efficiently.

Field conditions often differ from design assumptions. Contractor questions, requests for information, ADA challenges, drainage conflicts, and quantity clarifications can significantly delay construction when answers require coordination with outside organizations. Because the design team remains available within our organization, project questions can be evaluated directly by personnel familiar with the project and the reasoning behind the design decisions.

This continuity allows decisions to be made faster, reduces downtime, and helps maintain construction progress throughout the project.

MAINTAINING ADA COMPLIANCE AND QUALITY CONTROL

Accessibility improvements represent a significant component of the Walnut Lane project and require careful attention during construction. Proposed Construction Inspector Mohammed Khan participated directly in preparation of the ADA ramp details incorporated into the final contract plans and has previous experience observing ADA-compliant improvements during construction.

Because Mohammed understands both the design intent and field implementation challenges associated with ADA infrastructure, he can quickly identify potential conflicts, evaluate field conditions, and coordinate practical solutions that maintain ADA compliance while minimizing construction delays. This continuity between design and construction provides an additional layer of quality assurance and technical expertise for the Village throughout the project.

ADA DESIGNER TO FIELD INSPECTOR

Unlike a typical Phase III inspector, Mohammed Khan helped develop the ADA improvements included in the Walnut Lane plans. This direct familiarity with the project provides faster decision-making, stronger quality control, and improved compliance throughout construction.

MATERIALS TESTING AND FEDERAL COMPLIANCE

Michael Baker will provide comprehensive testing and documentation support necessary to satisfy federal funding requirements and protect the Village's investment. We will utilize Rubino Engineering, who also participated during project development, to perform quality assurance testing services including HMA, PCC, aggregate, prime coat, density, and associated materials testing required for federal-aid project compliance.

Supplemental survey support will be provided by HLR, who completed the original survey and topographic work for the corridor. Their familiarity with the project minimizes inefficiencies and provides immediate access to the information necessary should additional survey services become necessary during construction.

This continuity of personnel and institutional knowledge allows the entire Phase III team to focus on delivering the project rather than learning it.

MAINTAINING FEDERAL COMPLIANCE AND CONSTRUCTION SITE CLEANLINESS

Successful Phase III engineering requires both rigorous federal documentation and attention to the daily appearance of the project. Michael Baker understands that project success is measured not only through pay estimates and quantity calculations, but also through how the construction site is maintained within the neighborhood.

Our team will provide complete construction administration services including daily reports, quantity documentation, pay estimate preparation, change order processing, materials testing coordination, and compliance with IDOT and federal funding requirements. Materials testing services will be provided by Rubino Engineering, while survey support will remain available from HLR, both firms already familiar with the project.

At the same time, our Resident Engineer will place a strong emphasis on construction site cleanliness. Daily observation efforts will monitor street sweeping, dust control, debris removal, traffic control maintenance, restoration activities, mowing, weed management, and overall project appearance. When deficiencies are observed, they will be addressed directly with the contractor to minimize impacts on residents and reduce the burden on Village staff.

WHAT RESIDENTS NOTICE MOST

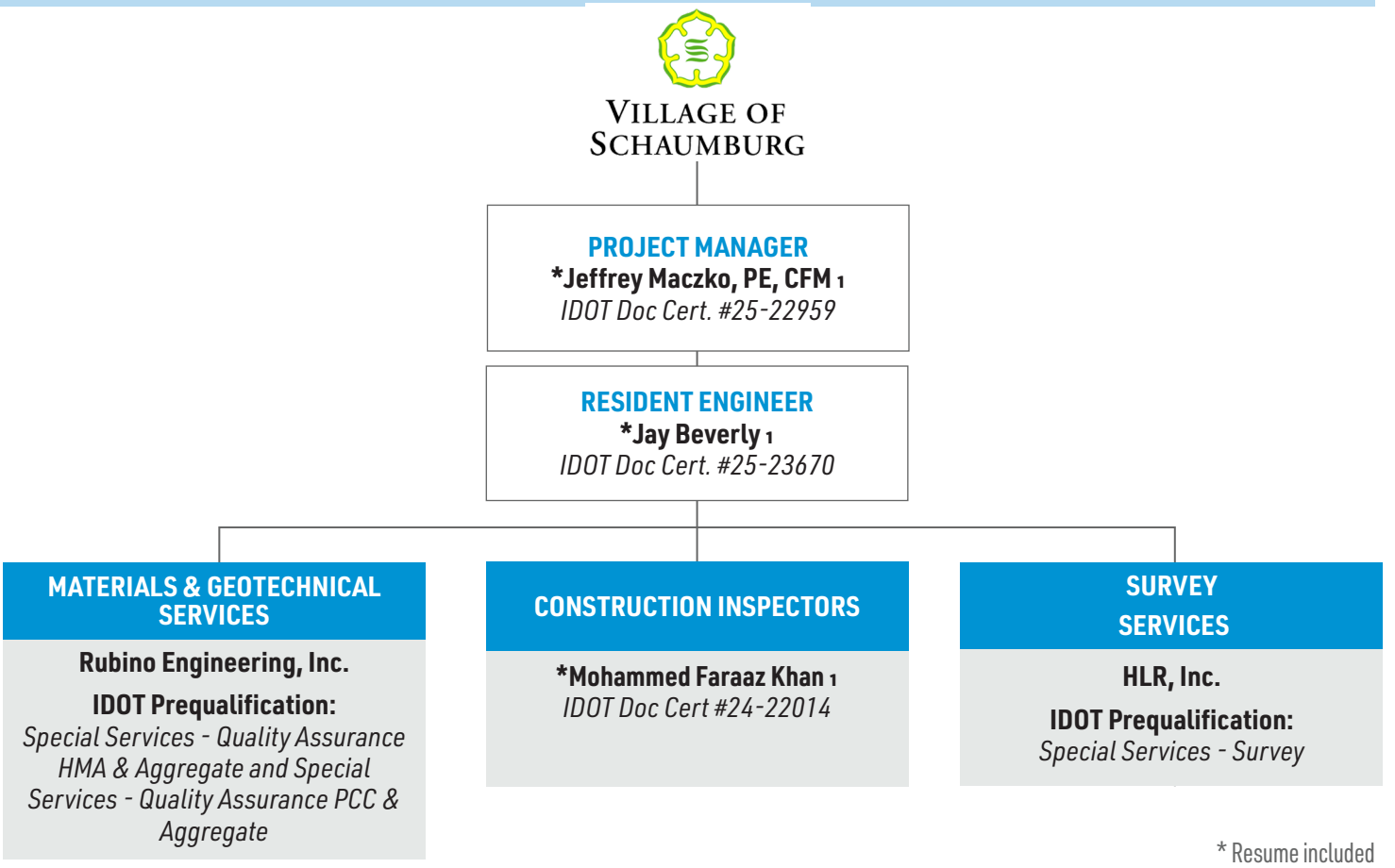
- ✓ Clean Streets
- ✓ Safe Sidewalks
- ✓ Maintained Driveway Access
- ✓ Prompt Restoration
- ✓ Responsive Communication

Our team will help the contractor deliver all five.

CONCLUSION

Combining Phase I and II continuity with experienced construction leadership, Michael Baker will provide proactive oversight to maintain access, manage impacts, ensure ADA compliance, and successfully deliver the Walnut Lane Resurfacing Project through completion.

ORGANIZATIONAL CHART



* Resume included

STATEMENT OF QUALIFICATIONS

JEFFREY MACZKO, PE, CFM - PROJECT MANAGER

Jeff will serve as Project Manager, bringing nearly 20 years of experience spanning municipal leadership, consulting engineering, and construction administration. Having led the Walnut Lane Phase I and Phase II engineering effort, he provides continuity between design and construction and a detailed understanding of the project's design intent, stakeholder commitments, and agency requirements. Jeff will oversee project delivery, coordinate with Village staff and the Resident Engineer, support contractor issue resolution, and provide overall management of schedule, budget, documentation, and public communications throughout construction.

JAMES "JAY" BEVERLY - RESIDENT ENGINEER

Jay will serve as Resident Engineer, bringing more than 35 years of municipal construction experience, including extensive work managing and inspecting local agency improvement programs. His municipal background provides a practical, owner-focused approach that emphasizes compliance, communication, and quality project delivery. Having recently served as Project Manager and Resident Inspector for the Village of Schaumburg's Street Program and Transportation Support Services contracts, Jay is familiar with Village standards, expectations, and construction administration practices. He will provide proactive field leadership, contractor accountability, schedule management, and responsive coordination between the contractor, residents, and Village staff throughout construction.

MOHAMMED KHAN - CONSTRUCTION INSPECTOR

Mohammed brings experience on local agency MFT- and STP-funded transportation projects involving roadway improvements, ADA facilities, utility coordination, and traffic signal work. In addition to his construction inspection experience, Mohammed participated directly in the preparation of the Walnut Lane plans and specifications, including development of the project's ADA ramp improvements. His familiarity with the corridor, design intent, and ADA requirements will allow him to provide effective quality assurance, support rapid resolution of field issues, and maintain compliance with IDOT documentation and accessibility standards throughout construction.

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT FOR WALNUT LANE RESURFACING PROJECT FROM SCHAUMBURG ROAD TO BODE ROAD – PHASE III CONSTRUCTION ADMINISTRATION WITH MICHAEL BAKER INTERNATIONAL, INC.

WHEREAS, the President and Board of Trustees wish to execute an agreement with Michael Baker International, Inc. for the Walnut Lane Resurfacing Project – Phase III Construction Administration; and

WHEREAS, it would be in the best interests of the citizens of Schaumburg to execute the attached Agreement, Exhibit "A".

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 and directed to execute the attached Agreement, Exhibit "A" between the Village of Schaumburg and Michael Baker International, Inc.

SECTION TWO: that the Village Manager and Village Clerk be and

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

Illinois Department of Transportation

Local Public Agency Engineering Services Agreement

Using Federal Funds? ☒ Yes ☐ No

Agreement For: Federal CE

Agreement Type: Original

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number	Job Number
Schaumburg	Cook	25-00153-00-RS	C-91-019-26

Project Number	Contact Name	Phone Number	Email
C517(869)	Brent McQueen	(847) 923-6654	BMcQueen@schaumburg.com

SECTION PROVISIONS

Local Street/Road Name	Key Route	Length	Structure Number
Walnut Lane	FAU 2556	1.4 miles	N/A

Location Termini: Schaumburg Road to Bode Road

Add Location / Remove Location

Project Description: Resurfacing and patching of Walnut Lane. Select removal and replacement of curb & gutter, and sidewalks. ADA crosswalk and ramp updates. Removal and replacement of deteriorated storm sewer pipes and drainage structures.

Engineering Funding: ☒ Federal ☐ MFT/TBP ☐ State ☒ Other — Local Funds

Anticipated Construction Funding: ☒ Federal ☒ MFT/TBP ☐ State ☒ Other — Local Funds

AGREEMENT FOR

☒ Phase III - Construction Engineering

CONSULTANT

Prime Consultant (Firm) Name	Contact Name	Phone Number	Email
Michael Baker International, Inc.	Jeffrey Maczko, PE	(331) 333-2523	jeffrey.maczko@mbakerintl.com

Address	City	State	Zip Code
1431 Opus Place, STE 110	Downers Grove	IL	60515

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer	Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation
Resident Construction Supervisor	Authorized representative of the LPA in immediate charge of the engineering details of the construction PROJECT.
In Responsible Charge Contractor	A full time LPA employee authorized to administer inherently governmental PROJECT activities Company or Companies to which the construction contract was awards.

AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

- ☒ EXHIBIT 1: Scope of Services
- ☒ EXHIBIT 2: Project Schedule
- ☒ EXHIBIT 3: Qualification Based Selection (QBS) Checklist
- ☒ EXHIBIT 4: Cost Estimate of Consultant Services (CECS) Worksheet (BLR 05513 or BLR 05514)
- ☒ Exhibit 5: Sub-Consultants CECS
- ☒ Exhibit 6: BC 775
- ☐ _____

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT 1 for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA for Preliminary and/or Design Engineering: The ENGINEER shall submit all invoices to the LPA within three months of the completion of the work called for in the AGREEMENT or any subsequent Amendment or Supplement.
7. To submit a completed BLR 05613, Engineering Payment Report, to the DEPARTMENT within three months of the completion of the work called for in this AGREEMENT or any subsequent Amendment or Supplement. The form shall be submitted with the final invoice.
8. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of US Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
9. That none of the services to be furnished by the ENGINEER shall be sublet assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
10. For Construction Engineering Contracts:
    (a) The ENGINEER shall be prequalified with the STATE in Construction Inspection. All employees of the ENGINEER serving as the onsite resident construction supervisor or providing construction inspection shall have a valid Documentation of Contract Quantities certification.
    (b) For all projects where testing is required, the ENGINEER shall obtain samples according to the STATE Bureau of Materials. "Manual of Test Procedures for Materials," submit STATE Bureau of Materials inspection reports; and verify compliance with contract specifications.
11. That the engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See DIRECT COST tab in BLR 05513 or BLR 05514).

II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the following:
    (a) Professional Services Selection Act (50 ILCS 510), The Brooks Act (40 USC 11), and the Procurement, Management, and Administration of Engineering, and Design Related Services (23 CFR part 172). Exhibit 3 is required to be completed with this AGREEMENT.
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.
3. For Construction Engineering Contracts:
    (a) To furnish a full time LPA employee to be In Responsible Charge authorized to administer inherently governmental PROJECT activities.
    (b) To submit approved forms BC 775 and BC 776 to the DEPARTMENT when federal funds are utilized.
4. To pay the ENGINEER:

(a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.

(b) Final Payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by LPA and DEPARTMENT, a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

5. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

Method of Compensation:

☐ Lump Sum

☐ Specific Rate

☒ Cost plus Fixed Fee: Anniversary

Total Compensation = DL + DC + OH + FF

Where:

DL is the total Direct Labor,
DC is the total Direct Cost,
OH is the firm's overhead rate applied to their DL and
FF is the Fixed Fee.

Where FF = (0.33 + R) DL + %SubDL, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

The Fixed Fee cannot exceed 15% of the DL + OH.

Field Office Overhead Rates: Field rates must be used for construction engineering projects expected to exceed one year in duration or if the construction engineering contract exceeds $1,000,000 for any project duration.

6. The recipient shall not discriminate on the basis of race, color, national original or sex in the award and performance of any US DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

III. IT IS MUTUALLY AGREED,

1. No work shall be commenced by the ENGINEER prior to issuance by the IDOT of a written Notice to Proceed.
2. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, 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 DEPARTMENT, the Federal Highways Administration (FHWA) or any authorized representative of the federal government, 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 DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
3. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARMTENT, and their officers, agents, and employees from all suits, claims, actions or damage liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

   The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.
4. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such material becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.
5. In the event that the DEPARMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred as a result of the

suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.

6. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.

7. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.

8. The ENGINEER and LPA certify that their respective firm or agency:

   (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,
   (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
   (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
   (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
   (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property,
   (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (e) and
   (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State or local) terminated for cause or default.

   Where the ENGINEER or LPA is unable to certify to any of the above statements in this certification, an explanation shall be attached to this AGREEMENT.

9. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes include but are not limited to: acts of God or a public enemy; act of the LPA, DEPARTMENT, or other approving party not resulting from the ENGINEER's unacceptable services; fire; strikes; and floods.

   If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

10. By execution of this AGREEMENT the LPA and ENGINEER certify compliance with the Drug Free Workplace Act (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited or suspension of contract on grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

    For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or an entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of $5,000 or more from the DEPARTMENT, as defined the Act.

    The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

    (a) Publishing a statement:

        (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.

        (2) Specifying actions that will be taken against employees for violations of such prohibition.

        (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

            (a) abide by the terms of the statement; and
            (b) notify the employer of any criminal drug statue conviction for a violation occurring in the workplace no later than (5) days after such conviction.

    (b) Establishing a drug free awareness program to inform employees about:

        (1) The dangers of drug abuse in the workplace;
        (2) The grantee's or contractor's policy to maintain a drug free workplace;
        (3) Any available drug counseling, rehabilitation and employee assistance program; and

(4) The penalties that may be imposed upon an employee for drug violations.

(c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the contracting, or granting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) above from an employee or otherwise, receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.

(f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER and LPA agree to meet the PROJECT SCHEDULE outlined in EXHIBIT 2. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future project. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

11. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

12. For Construction Engineering Contracts:

(a) That all services are to be furnished as required by construction progress and as determined by the LPA employee In Responsible Charge. The ENGINEER shall complete all services herein within a time considered reasonable to the LPA, after the CONTRACTOR has completed the construction contract.

(b) That all field notes, test records and reports shall be turned over to and become the property of the LPA and that during the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

(c) That any difference between the ENGINEER and the LPA concerning the interpretation of the provisions of this AGREEMENT shall be referred to a committee of disinterested parties consisting of one member appointed by the ENGINEER, one member appointed by the LPA, and a third member appointed by the two other members for disposition and that the committee's decision shall be final.

(d) That in the event that engineering and inspection services to be furnished and performed by the LPA (including personnel furnished by the ENGINEER) shall, in the opinion of the STATE be incompetent employed on such work at the expense of the LPA.

(e) Inspection of all materials when inspection is not provided by the sources by the STATE Central Bureau of Materials, and submit inspection reports to the LPA and STATE in accordance with the STATE Central Bureau of Materials "Project Procedures Guide" and the policies of the STATE.

AGREEMENT SUMMARY

Prime Consultant (Firm) Name	TIN/FEIN/SS Number	Agreement Amount
Michael Baker International, Inc.	25-1228638	$246,573.00

Subconsultants	TIN/FEIN/SS Number	Agreement Amount
Rubino Engineering, Inc.	80-0450719	$27,476.00
HLR, Inc.	36-2555986	$6,309.00
	Subconsultant Total	$33,785.00
	Prime Consultant Total	$246,573.00
	Total for all work	$280,358.00

AGREEMENT SIGNATURES

Attest: The Local Public Agency Type: Village of Local Public Agency: Schaumburg

By (Signature & Date)

By (Signature & Date)

Local Public Agency: Schaumburg

Local Public Agency Type: Village Clerk

Title: Village Manager

(SEAL)

Executed by the ENGINEER:

Attest: Prime Consultant (Firm) Name: Michael Baker International, Inc.

By (Signature & Date)

By (Signature & Date)

Title: Vice President

Title: Municipal Services Lead

For information about IDOTs collection and use of confidential information review the department's Identity Protection Policy.

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Schaumburg	Michael Baker International, Inc.	Cook	25-00153-00-RS

EXHIBIT 1
SCOPE OF SERVICES

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

The Consultant shall provide construction engineering, resident engineering, inspection, materials coordination, and project administration services in accordance with the Illinois Department of Transportation (IDOT) Standard Construction Engineering Agreement and applicable IDOT policies and procedures. Services shall include, but not be limited to, the following:

Preconstruction Services
- Attend and participate in the preconstruction meeting.
- Review contract plans, specifications, permits, shop drawings, and contractor submittals.
- Review the Contractor's proposed construction schedule for compliance with contract requirements.
- Establish project documentation systems, including field books, quantity books, project diaries, job box records, and Construction and Materials Management System (CMMS) documentation.
- Prepare and maintain a project contact list for the Village, Contractor, utilities, IDOT, and other stakeholders.

Construction Engineering and Resident Engineering Services
- Provide Resident Engineering services and act as the primary liaison between the Village, Contractor, IDOT, utility companies, property owners, and other affected stakeholders.
- Perform contract administration, including contractor communications, utility coordination, and processing of pay estimates and change orders.
- Coordinate daily activities with the Contractor, Village, and IDOT to monitor progress, schedule compliance, and resolution of field issues.
- Communicate project status to the Village on a weekly basis or more frequently as required by construction activities.
- Attend construction progress meetings and provide meeting documentation as needed.
- Provide guidance and recommendations regarding construction-related questions and field conditions.
- Assist with public and resident communications as requested by the Village.

Inspection and Documentation Services
- Provide construction inspection services to verify that the work is performed in accordance with the plans, specifications, and contract requirements.
- Monitor and document contractor compliance with project specifications and maintenance of traffic requirements.
- Verify construction layout established by the Contractor.
- Maintain daily inspection reports, quantity records, diaries, and other documentation required by IDOT.
- Prepare daily, weekly, and other project reports required for project administration and reimbursement.
- Maintain orderly and complete project files throughout construction.

Materials Testing and Quality Assurance
- Coordinate material inspection and testing services required for the project. (Rubino)
- Provide Quality Assurance services in accordance with IDOT Bureau of Materials procedures and requirements.
- Ensure all testing personnel possess the appropriate certifications and training required by IDOT.
- Collect, review, and maintain materials certifications and testing documentation necessary for project acceptance.

Contract Quantities and Project Administration
- Measure and document contract quantities in accordance with IDOT requirements.
- Prepare and process pay estimates, change orders, force account documentation, and supporting records for

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Schaumburg	Michael Baker International, Inc.	Cook	25-00153-00-RS

Village and IDOT approval.
- Maintain documentation of quantities, materials, and project costs in accordance with IDOT Documentation of Contract Quantities requirements.

Project Closeout Services
- Conduct punch list inspections and follow-up reviews to verify completion of corrective work.
- Recommend project acceptance upon satisfactory completion of all contract requirements.
- Prepare record drawings and as-built plans reflecting completed construction.
- Prepare and submit all required IDOT project closeout documentation.
- Complete final project records, certifications, and documentation necessary for final acceptance and reimbursement.
- Coordinate final inspections and closeout activities with the Village, Contractor, and IDOT.

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Schaumburg	Michael Baker International, Inc.	Cook	25-00153-00-RS

EXHIBIT 2
PROJECT SCHEDULE

1. Target Letting: 03/05/2007
2. Pre-Construction Meeting: 05/01/2027
3. Start of Construction: 5/17/2027
4. End of Construction: 09/17/2027
5. Project Closeout: 12/31/2027

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Schaumburg	Michael Baker International, Inc.	Cook	25-00153-00-RS

Exhibit 3
Qualification Based Selection (QBS) Checklist

The LPA must complete Exhibit 3. If the value meets or will exceed the small dollar threshold in 50 ILCS 510, QBS requirements must be followed.Under the threshold, QBS requirements do not apply. The small dollar threshold is adjusted annually and can be found in IDOT Circular Letters.If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

☐ Form Not Applicable (engineering services less than the threshold)

Items 1-13 are required when using federal funds and QBS process is applicable. Items 14-16 are required when using State funds and the QBS process is applicable.

		No	Yes
1	Do the written QBS policies and procedures discuss the initial administration (procurement, management and administration) concerning engineering and design related consultant services?	☐	☒
2	Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06 (e) of the BLRS Manual?	☐	☒
3	Was the scope of services for this project clearly defined?	☐	☒
4	Was public notice given for this project?	☐	☒

If yes, Due date of submittal: 10/09/26

Method(s) used for advertisement and dates of advertisement

Posted on Daily Herald on 9/25/26

5	Do the written QBS policies and procedures cover conflicts of interest?	☐	☒
6	Do the written QBS policies and procedures use covered methods of verification for suspension and debarment?	☐	☒
7	Do the written QBS policies and procedures discuss the methods of evaluation?	☐	☒

Project Criteria	Weighting
Project Understanding	30%
Technical Qualifications & Approach	20%
Firm Experience	20%
Staff Capabilities	20%
Municipal Experience	10%

8	Do the written QBS policies and procedures discuss the method of selection?	☐	☒

Selection committee (titles) for this project

Top three consultants ranked for this project in order	
1	
2	
3	

9	Was an estimated cost of engineering for this project developed in-house prior to contract negotiation?	☐	☒
10	Were negotiations for this project performed in accordance with federal requirements.	☐	☒
11	Were acceptable costs for this project verified?	☐	☒
12	Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval?	☐	☒
13	Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, records retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)?	☐	☒
14	QBS according to State requirements used?	☐	☒
15	Existing relationship used in lieu of QBS process?	☒	☐

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Schaumburg	Michael Baker International, Inc.	Cook	25-00153-00-RS

16	LPA is a home rule community (Exempt from QBS).	☒	☐

Michael Baker
INTERNATIONAL

VILLAGE OF SCHAUMBURG
CONSTRUCTION ENGINEERING SERVICES - WALNUT LANE RESURFACING
PROJECT #C517(869) - SECTION #25-00153-00-RS
ANTICIPATED HOURS - FULL TIME RESIDENT ENGIEER / PART TIME INSPECTOR

ANTICIPATED WORK MONTHS								
Start	05/01/27	06/01/27	07/01/27	08/01/27	09/01/27	10/01/27	11/01/27	
End	05/31/27	06/30/27	07/31/27	08/31/27	09/30/27	10/31/27	11/30/27	
Holidays			05/24/27		07/05/27		09/07/26	
Workable Days	20	22	21	22	21	21	20	
IDOT Work Days	15	17	17	17	16	16	14	
Vehicle - JB	20	22	21	22	21	12	10	128
Vehicle - MK	5	5	5	5	5	5	0	30

COMPANY	CLASSIFICATION	STAFF MEMBER	DIRECT LABOR RATE	ANTICIPATED WORK HOURS / MONTH							
				May	June	July	August	September	October	November	Total
Michael Baker	Project Manager	Jeff Maczko	$ 90.00	12	8	8	8	8	8	8	*60*
	Resident Engineer	James Beverly	$ 65.00	120	220	210	220	168	160	80	*1178*
	P/T Construction Inspector	Mohammed Khan	$ 45.00	40	40	40	40	40	40	0	*240*
HLR	On Call Survey										
Rubino	Materials Testing										
										Subtotals	*1478*

IDOT Approved OH Rate = 117.11%

ASSUMPTIONS
- **Pre-Construction Meeting May 2027**
- **Pre-Construction Activities: May 2027**
- **Construction Activities: June 2027 through September 17, 2027 (55 Working Days)**
- **Post-Construction Activities & Punchlist: September 17, 2027 - October 01, 2027**
- **Material testing by Rubino Engineering included per their proposal**
- **On-call survey by HLR included per their proposal (layout verification and as-built assistance)**

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	25-00153-00-RS
Prime Consultant (Firm) Name	**Prepared By**	**Date**
Michael Baker International, Inc.	Jeffrey Maczko	10/22/2026
Consultant / Subconsultant Name	**Job Number**	
Michael Baker International, Inc.	C-91-019-26	

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	8	MONTHS	OVERHEAD RATE	117.11%
START DATE	5/1/2027		COMPLEXITY FACTOR	0
RAISE DATE	1/1/2028		% OF RAISE	3.00%
END DATE	12/31/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	5/1/2027	12/31/2027	8	100.00%

The total escalation = 0.00%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Consultant / Subconsultant Name	Job Number
Michael Baker International, Inc.	C-91-019-26

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

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

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Project Manager	$100.00	$90.00
Resident Engineer	$65.00	$65.00
Civil Associate II	$45.00	$45.00

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Consultant / Subconsultant Name	Job Number
Michael Baker International, Inc.	C-91-019-26

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total (Payroll Only)	Contribution to Prime Consultant
HLR, Inc.	1,900.00	190.00
Rubino Engineering, Inc.	7,444.00	744.40

Total	9,344.00	934.40

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	25-00153-00-RS
Consultant / Subconsultant Name		**Job Number**
Michael Baker International, Inc.		C-91-019-26

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			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/full day	158	$90.00	$14,220.00
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)	200	$1.00	$200.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)	1	$530.00	$530.00
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			$0.00
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:	**$14,950.00**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
25-00153-00-RS

Consultant / Subconsultant Name
Michael Baker International, Inc.

Job Number
C-91-019-26

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 117.11%

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
Preconstruction Services	200	172	10,680	12,507	3,478		26,865	9.58%
Construction Services	14,220	1218	76,170	89,201	24,806		204,397	72.91%
Post Construction Services	530	88	5,920	6,933	1,928		15,311	5.46%
Material Testing Services			-	-	-	27,476	27,476	9.80%
Survey Services			-	-	-	6,309	6,309	2.25%
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Subconsultant DL					-0.01		(0)	0.00%
TOTALS	14,950	1478	92,770	108,641	30,212	33,785	280,358	100.00%

Fixed fee is limited to the lower of the calculated amount or 15%

The subconsultant fee has been adjusted due to the fixed fee

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
25-00153-00-RS

Consultant / Subconsultant Name
Michael Baker International, Inc.

Job Number
C-91-019-26

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			Preconstruction Services			Construction Services			Post Construction Services			Material Testing Services			Survey Services		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Manager	90.00	60.0	4.06%	3.65	12	6.98%	6.28	40	3.28%	2.96	8	9.09%	8.18						
Resident Engineer	65.00	1,178.0	79.70%	51.81	120	69.77%	45.35	978	80.30%	52.19	80	90.91%	59.09						
Civil Associate II	45.00	240.0	16.24%	7.31	40	23.26%	10.47	200	16.42%	7.39	0								
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TOTALS		1478.0	100%	$62.77	172.0	100.00%	$62.09	1218.0	100%	$62.54	88.0	100%	$67.27	0.0	0%	$0.00	0.0	0%	$0.00

BLR 05514 (Rev. 1/24/26)
AVG 1

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	250015300RS
Prime Consultant (Firm) Name	**Prepared By**	**Date**
Michael Baker International	Michelle Lipinski	10/21/2026
Consultant / Subconsultant Name	**Job Number**	
Rubino Engineering, Inc.	C9101926	

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

Remarks

QA Testing of PCC and HMA. HMA QA testing following LR1030-2.

PAYROLL ESCALATION TABLE

CONTRACT TERM	8	MONTHS	OVERHEAD RATE	152.03%
START DATE	5/1/2027		COMPLEXITY FACTOR	
RAISE DATE	3/1/2028		% OF RAISE	3.00%
END DATE	12/31/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	5/1/2027	12/31/2027	8	100.00%

The total escalation = 0.00%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	250015300RS

Consultant / Subconsultant Name	Job Number
Rubino Engineering, Inc.	C9101926

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

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

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Material Tester 1 & 2	$47.40	$47.40
Project Manager / Engineer	$59.72	$59.72
Staff Engineer / Geologist / Soil Scientist	$40.28	$40.28
Principal	$78.00	$78.00

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	250015300RS
Consultant / Subconsultant Name		**Job Number**
Rubino Engineering, Inc.		C9101926

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			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/full day	17	$90.00	$1,530.00
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)	16	$23.70	$379.20
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			$0.00
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)	4	$810.00	$3,240.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
PCC Cylinder Compression Test	In House Direct Cost	27	$19.50	$526.50
Core Density	In House Direct Cost	3	$44.50	$133.50
Nuclear Density Guage	In House Direct Cost	9	$50.00	$450.00
			TOTAL DIRECT COSTS:	**$6,259.20**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
250015300RS

Consultant / Subconsultant Name
Rubino Engineering, Inc.

Job Number
C9101926

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 152.03%

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
QA Material Testing	6,259	149	7,444	11,317	2,456		27,476	100.00%
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Subconsultant DL					0.00			
TOTALS	6,259	149	7,444	11,317	2,456	-	27,476	100.00%

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
250015300RS

Consultant / Subconsultant Name
Rubino Engineering, Inc.

Job Number
C9101926

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			QA Material Testing															
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Material Tester 1 & 2	47.40	124.0	83.22%	39.45	124	83.22%	39.45												
Project Manager / Engineer	59.72	21.0	14.09%	8.42	21	14.09%	8.42												
Staff Engineer / Geologist /	40.28	0.0																	
Principal	78.00	4.0	2.68%	2.09	4	2.68%	2.09												
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TOTALS		149.0	100%	$49.96	149.0	100.00%	$49.96	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

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	25-00153-00-RS
Prime Consultant (Firm) Name	**Prepared By**	**Date**
Michael Baker	A, McSwane	10/22/2026
Consultant / Subconsultant Name	**Job Number**	
Hampton, Lenzini and Renwick, Inc.	C-91-019-26	

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	8	MONTHS	OVERHEAD RATE	199.06%
START DATE	5/1/2027		COMPLEXITY FACTOR	0
RAISE DATE	1/1/2028		% OF RAISE	3.00%
END DATE	12/31/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	5/1/2027	12/31/2027	8	100.00%

The total escalation = 0.00%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Consultant / Subconsultant Name	Job Number
Hampton, Lenzini and Renwick, Inc.	C-91-019-26

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

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

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Principal	$87.20	$87.20
Engineer 6	$73.50	$73.50
Engineer 5	$67.67	$67.67
Engineer 4	$61.42	$61.42
Engineer 3	$45.00	$45.00
Engineer 2	$38.72	$38.72
Engineer 1	$35.75	$35.75
Structural 2	$81.50	$81.50
Structural 1	$67.00	$67.00
Technician 3	$55.13	$55.13
Technician 2	$42.92	$42.92
Technician 1	$33.40	$33.40
Intern	$21.00	$21.00
Land Acquisition	$53.55	$53.55
Survey 2	$54.77	$54.77
Survey 1	$33.13	$33.13
Environmental 3	$60.50	$60.50
Environmental 2	$42.08	$42.08
Environmental 1	$29.00	$29.00
Administration 2	$55.80	$55.80
Administration 1	$33.14	$33.14

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Consultant / Subconsultant Name	Job Number
Hampton, Lenzini and Renwick, Inc.	C-91-019-26

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total (Payroll Only)	Contribution to Prime Consultant

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS
Consultant / Subconsultant Name		**Job Number**
Hampton, Lenzini and Renwick, Inc.		C-91-019-26

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			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/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			$0.00
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:	**$0.00**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
25-00153-00-RS

Consultant / Subconsultant Name
Hampton, Lenzini and Renwick, Inc.

Job Number
C-91-019-26

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 199.06%

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
Station Layout & Area Pick-up		32	1,753	3,489	578		5,820	92.25%
Project Admin		2	147	293	49		489	7.75%
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Subconsultant DL					0.00			
TOTALS	-	34	1,900	3,782	627	-	6,309	100.00%

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
25-00153-00-RS

Consultant / Subconsultant Name
Hampton, Lenzini and Renwick, Inc.

Job Number
C-91-019-26

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Station Layout & Area Pick-up			Project Admin											
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	87.20	0.0																	
Engineer 6	73.50	2.0	5.88%	4.32				2	100.00%	73.50									
Engineer 5	67.67	0.0																	
Engineer 4	61.42	0.0																	
Engineer 3	45.00	0.0																	
Engineer 2	38.72	0.0																	
Engineer 1	35.75	0.0																	
Structural 2	81.50	0.0																	
Structural 1	67.00	0.0																	
Technician 3	55.13	0.0																	
Technician 2	42.92	0.0																	
Technician 1	33.40	0.0																	
Intern	21.00	0.0																	
Land Acquisition	53.55	0.0																	
Survey 2	54.77	32.0	94.12%	51.55	32	100.00%	54.77												
Survey 1	33.13	0.0																	
Environmental 3	60.50	0.0																	
Environmental 2	42.08	0.0																	
Environmental 1	29.00	0.0																	
Administration 2	55.80	0.0																	
Administration 1	33.14	0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		34.0	100%	$55.87	32.0	100.00%	$54.77	2.0	100%	$73.50	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute the Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road – Local Agency Agreement for Federal Participation.
11/10/26
Village Board

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

Executive Summary:

Walnut Lane is classified as a residential collector roadway from Schaumburg Road to Bode Road. This segment has an average Pavement Condition Index (PCI) of 45 on a scale of 1 to 100. Village staff have identified this section for patching and resurfacing as part of the Village's Capital Improvement Program (CIP).

The proposed project will include the following improvements:

- Milling and resurfacing the existing hot-mix asphalt pavement surface course of Walnut Lane from Schaumburg Road to Bode Road
- Striping of the resurfaced pavement surface to include bike lanes on both sides of the street and parking on one side
- Removal and replacement of selected curb and gutters, and sidewalks in subpar condition
- Improvements to ADA-compliant crosswalk & ramp updates
- Removal & replacement of selected storm sewer pipes and drainage structures in subpar condition
- All other incidental work necessary to complete the project

The project is currently scheduled for the March 2027 Illinois Department of Transportation (IDOT) letting, with construction anticipated to begin in spring 2027.

The Village of Schaumburg has been awarded Surface Transportation Program (STP) funding for this project. Federal funding is programmed through Northwest Municipal Council of Mayors (NWMC# 03-22-0027) and is administered by IDOT. The Village has been awarded up to $2.75 million in STP funding, including $2,500,000 for construction and $250,000 for construction administration.

The federal funding will reimburse the Village for 75% of all eligible participating construction and construction administration costs, up to the maximum awarded amount. The Village will be responsible for the remaining 25% of participating costs, any participating costs that exceed the federal funding cap, and all non-participating costs. Based on the current project estimate, the Village's share is anticipated to be:

- $597,256 in participating construction costs (based on the current Engineer's Estimate of Construction Cost of $2.39 million)

- $37,975 in non-participating construction costs (mowing, preconstruction video, stamped crosswalk, etc.)
- $70,090 in construction administration costs (based on agreement with Michael Baker International)

Funds for the construction of the proposed improvements are budgeted within the Village's CIP FY 27/28. The Village has budgeted funds in Vital Streets to pay for the Village's share of construction, non-participating construction, and construction administration costs.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board authorize the Village Manager and Village Clerk to execute the Walnut Lane Resurfacing from Schaumburg Road to Bode Road - Local Agency Agreement for Federal Participation and approve the required Resolution.

ATTACHMENTS:
- Resolution
- Agreement

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE THE WALNUT LANE RESURFACING PROJECT FROM SCHAUMBURG ROAD TO BODE ROAD – LOCAL AGENCY AGREEMENT FOR FEDERAL PARTICIPATION

WHEREAS, the Village of Schaumburg is attempting to resurface Walnut Lane from Schaumburg Road to Bode Road and enter into an agreement with IDOT for STP Joint Funding.

WHEREAS, the cost of said improvement has necessitated the use of federal funds; and

WHEREAS, the State of Illinois, through its Department of Transportation, and the Village of Schaumburg Engineering Division Manager have recommended that the Village of Schaumburg Board of Trustees enter into a Joint Funding Agreement for State-Let Construction Work to secure said funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG: Authorizes Six Hundred Eighty Thousand, Seven Hundred Forty-Six dollars ($680,746) or as much may be needed to match federal funds in the completion of the improvements to Section Number 25-00153-00-RS

SECTION ONE: that the Village Manager and Village Clerk are hereby authorized and directed to execute the above-mentioned agreement and any other such documents related to advancement and completion of said project; and

SECTION TWO: that the Village Clerk is hereby directed to transmit five certified copies of this resolution to the Illinois Department of Transportation through the Division of Transportation and one certified copy to the Village through the Village Clerk's Office.

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

Illinois Department of Transportation

Joint Funding Agreement for Federally Funded Construction

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	25-00153-00-RS

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STU		CMAP	03-22-0027

Construction

State Job Number	Project Number
C-91-019-26	C517(869)

☐ Local Let/Day Labor ☒ Construction on State Letting ☐ Construction Engineering ☐ Utilities ☐ Railroad Work

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Walnut Lane	FAU 2556	1.4 miles	1.45	2.83

Location Termini

Schaumburg Road to Bode Road

Current Jurisdiction	Existing Structure Number(s)	
Village of Schaumburg		Remove

PROJECT DESCRIPTION

Resurfacing and patching of Walnut Lane. Select removal and replacement of curb & gutter, and sidewalks. ADA crosswalk and ramp updates. Removal and replacement of deteriorated storm sewer pipes and drainage structures.

Local Public Agency	Section Number	State Job Number	Project Number
Village of Schaumburg	25-00153-00-RS	C9101926	C517(869)

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as the "**STATE**". The **STATE** and **LPA** jointly proposes to improve the designated location as described in the Location and Project Description sections of this agreement. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereby referred to as "**FHWA**".

I. GENERAL

1.1 Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. The **STATE** may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to the **LPA** by the **STATE** or the federal funding source, (ii) the Governor or **STATE** reserves funds, or (iii) the Governor or **STATE** determines that funds will not or may not be available for payment. The **STATE** shall provide notice, in writing, to **LPA** of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the date of the written notice unless otherwise indicated.

1.2 Domestic Steel Requirement. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Build America-Buy America provisions.

1.3 Federal Authorization. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.

1.4 Severability. If any provision of this Agreement is declared invalid, its other provisions shall not be affected thereby.

1.5 Termination. This Agreement may be terminated, in whole or in part, by either Party for any or no reason upon thirty (30) calendar days' prior written notice to the other Party. If terminated by the **STATE**, the **STATE** must include the reasons for such termination, the effective date, and, in the case of a partial termination, the portion to be terminated. If the **STATE** determines in the case of a partial termination that the reduced or modified portion of the funding award will not accomplish the purposes for which the funding award was made, the **STATE** may terminate the Agreement in its entirety.

This Agreement may be terminated, in whole or in part, by the **STATE** without advance notice:

a. Pursuant to a funding failure as provided under Article 1.1.

b. If **LPA** fails to comply with the terms and conditions of this funding award, application or proposal, including any applicable rules or regulations, or has made a false representation in connection with the receipt of this or any award.

II. REQUIRED CERTIFICATIONS

By execution of this Agreement and the LPA's obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and State laws, including, without limitation, federal regulations, State administrative rules and any and all license requirements or professional certification provisions.

2.1 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200). The **LPA** certifies that it shall adhere to the applicable Uniform Administrative Requirements, Cost Principles, and Audit Requirements, which are published in Title 2, Part 200 of the Code of Federal Regulations, and are incorporated herein by reference.

2.2 Compliance with Registration Requirements. **LPA** certifies that it: (i) is registered with the federal SAM system; (ii) is in good standing with the Illinois Secretary of State, if applicable; (iii) have a valid DUNS Number; (iv) have a valid UEI, if applicable. It is **LPA**'s responsibility to remain current with these registrations and requirements.

2.3 Bribery. The **LPA** certifies to the best of it's knowledge that it's officials have not been convicted of bribery or attempting to bribe an officer or employee of the state of Illinois, nor made an admission of guilt of such conduct which is a matter of record (30 ILCS 500/50-5).

2.4 Bid Rigging. **LPA** certifies that it has not been barred from contracting with a unit of state or local government as a result of a violation of Paragraph 33E-3 or 33E-4 of the Criminal Code of 1961 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).

2.5 Debt to State. **LPA** certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because the **LPA**, or its affiliate(s), is/are delinquent in the payment of any debt to the **STATE**, unless the **LPA**, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt, and **STATE** acknowledges the **LPA** may declare the Agreement void if the certification is false (30 ILCS 500/50-11).

2.6 Debarment. The **LPA** certifies to the best of its knowledge and belief that it's officials:

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or

commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;

c. are not presently indicated for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and

d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.

2.7 Construction of Fixed Works. The **LPA** certifies that all Programs for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*) unless the provisions of that Act exempt its application. In the construction of the Program, the **LPA** shall comply with the requirements of the Prevailing Wage Act including, but not limited to, inserting into all contracts for such construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the Program shall be paid to all laborers, workers, and mechanics performing work under the Award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract.

2.8 Criminal Convictions. The **LPA** certifies that neither it nor any managerial agent of **LPA** has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction. The **LPA** further certifies that it is not barred from receiving an funding award under 30 ILCS 500/50-10.5 and acknowledges that **STATE** shall declare the Agreement void if this certification is false (30 ILCS 500/50-10.5).

2.9 Improper Influence. The **LPA** certifies that no funds have been paid or will be paid by or on behalf of the **LPA** to any person for influencing or attempting to influence an officer or employee of any government agency, a member of Congress or Illinois General Assembly, an officer or employee of Congress or Illinois General Assembly, or an employee of a member of Congress or Illinois General Assembly in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. 31 USC 1352. Additionally, the **LPA** certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

2.10 Telecom Prohibition. The **LPA** certifies that it will comply with Section 889 of the FY 2019 National Defense Authorization Act (NDAA) that prohibits the use of telecommunications or video surveillance equipment or services produced or provided by the following companies: Dahua Technology Company, Hangzhou Hikvision Digital Technology Company, Huawei Technologies Company, Hytera Communications Corporation, and ZTE Corporation. Covered equipment and services cannot be used as substantial or essential component or any system, or as critical technology as part of any system.

2.11 Personal Conflict of Interest - (50 ILCS 105/3, 65 ILCS 5/3.1-55-10, 65 ILCS 5/4-8-6) The **LPA** certifies that it shall maintain a written code or standard of conduct which shall govern the performance of its employees, officers, board members, or agents engaged in the award and administration of contracts supported by state or federal funds. Such code shall provide that no employee, officer, board member or agent of the **LPA** may participate in the selection, award, or administration of a contract supported by state or federal funds if a conflict of interest, real or apparent would be involved. Such a conflict would arise when any of the parties set forth below has a financial or other interest in the firm selected for award:

a. the employee, officer, board member, or agent;
b. any member of his or her immediate family;
c. his or her partner; or
d. an organization which employs, or is about to employ, any of the above.

The conflict of interest restriction for former employees, officers, board members and agents shall apply for one year.

The code shall also provide that **LPA**'s employees, officers, board members, or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to subcontracts. The **STATE** may waive the prohibition contained in this subsection, provided that any such present employee, officer, board member, or agent shall not participate in any action by the **LPA** relating to such contract, subcontract, or arrangement. The code shall also prohibit the officers, employees, board members, or agents of the **LPA** from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

2.12 Organizational Conflict of Interest - The **LPA** certifies that it will also prevent any real or apparent organizational conflict of interest. An organizational conflict of interest exists when the nature of the work to be performed under a proposed third party contract or subcontract may, without some restriction on future activities, result in an unfair competitive advantage to the third party contractor or **LPA** or impair the objectivity in performing the contract work.

2.13 Accounting System. The **LPA** certifies that it has an accounting system that provides accurate, current, and complete disclosure of all financial transactions related to each state and federally funded program. Accounting records must contain information

pertaining to state and federal pass-through awards, authorizations, obligations, unobligated balances, assets, outlays, and income. To comply with 2 CFR 200.305(b)(7)(i), the **LPA** shall use reasonable efforts to ensure that funding streams are delineated within **LPA**'s accounting system. *See* 2 CFR 200.302.

III. AUDIT AND RECORD RETENTION

3.1 Single Audits: The **LPA** shall be subject to the audit requirements contained in the Single Audit Act Amendments of 1996 (31 USC 7501-7507) and Subpart F of 2 CFR Part 200.

If, during its fiscal year, **LPA** expends $750,000 or more in Federal Awards (direct federal and federal pass-through awards combined), **LPA** must have a single audit or program-specific audit conducted for that year as required by 2 CFR 200.501 and other applicable sections of Subpart F of 2 CFR Part 200. A copy of the audit report must be submitted to the **STATE** (IDOT's Financial Review & Investigations Section, Room 126, 2300 South Dirksen Parkway, Springfield, Illinois, 62764) within 30 days after the completion of the audit, but no later than one year after the end of the **LPA**'s fiscal year.

Assistance Listing number (formally known as the Catalog of Federal Domestic Assistance (CFDA) number) for all highway planning and construction activities is **20.205**.
Federal funds utilized for construction activities on projects let and awarded by the **STATE** (federal amounts shown as "Participating Construction" on Schedule 2) are not included in a **LPA**'s calculation of federal funds expended by the **LPA** for Single Audit purposes.

3.2 STATE Audits: The **STATE** may, at its sole discretion and at its own expense, perform a final audit of the Project (30 ILCS 5, the Illinois State Auding Act). Such audit may be used for settlement of the Project expenses and for Project closeout purposes. The **LPA** agrees to implement any audit findings contained in the **STATE**'s authorized inspection or review, final audit, the **STATE**'s independent audit, or as a result of any duly authorized inspection or review.

3.3 Record Retention. The **LPA** shall maintain for three (3) years from the date of final project closeout by the **STATE**, adequate books, records, and supporting documents to verify the amounts, recipient, and uses of all disbursements of funds passing in conjunction with this contract. adequate to comply with 2 CFR 200.334. If any litigation, claim or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken.

3.4 Accessibility of Records. The **LPA** shall permit, and shall require its contractors and auditors to permit, the **STATE**, and any authorized agent of the **STATE**, to inspect all work, materials, payrolls, audit working papers, and other data and records pertaining to the Project; and to audit the books, records, and accounts of the **LPA** with regard to the Project. The **LPA** in compliance with 2 CFR 200.337 shall make books, records, related papers, supporting documentation and personnel relevant to this Agreement available to authorized **STATE** representatives, the Illinois Auditor General, Illinois Attorney General, any Executive Inspector General, the **STATE**'s Inspector General, federal authorities, any person identified in 2 CFR 200.337, and any other person as may be authorized by the **STATE** (including auditors), by the state of Illinois or by federal statute. The **LPA** shall cooperate fully in any such audit or inquiry.

3.5 Failure to maintain the books and records. Failure to maintain the books, records and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the terms of this contract.

IV. LPA FISCAL RESPONSIBILITIES

4.1 To provide all initial funding and payment for construction engineering, utility, and railroad work

4.2 LPA Appropriation Requirement. By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as Schedule 5.

4.3 Reimbursement Requests: For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

4.4 Financial Integrity Review and Evaluation (FIRE) program: **LPA's** and the **STATE** must justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months. To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.

4.5 Final Invoice: The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice

may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice for engineering projects.

4.6 Project Closeout: The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result In the immediate close-out of the project and loss of further funding.

4.7 Project End Date: The period of performance (end date) for state and federal obligation purposes is five (5) years for projects under $1,000,000 or seven (7) years for projects over $1,000,000 from the execution date of the agreement. Requests for time extensions and joint agreement amendments must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.

V. THE LPA AGREES

5.1 To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.

5.2 To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.

5.3 To provide on-site engineering supervision and inspection during construction of the proposed improvement.

5.4 To retain jurisdiction of the completed improvement unless specified otherwise by schedule (schedule should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional schedule is required.

5.5 To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by schedule) in a manner satisfactory to the **STATE** and the **FHWA.**

5.6 To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.

5.7 To regulate parking and traffic in accordance with the approved project report.

5.8 To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.

5.9 To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

5.10 For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA**'s DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **STATE** awarded contracts, this agreement shall be administered under the provisions of the **STATE**'S USDOT approved Disadvantaged Business Enterprise Program.

5.12 That execution of this agreement constitutes the **LPA**'s concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.

VI. THE STATE AGREES

6.1 To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.

6.2 To receive bids for construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid.

6.3 To provide all initial funding and payments to the contractor for construction work let by the **STATE**. The **LPA** will be invoiced for their share of contract costs per the method of payment selected under Method of Financing based on the Division of Costs shown on Schedule 2.

6.4 For agreements with federal and/or state funds in local let/day labor construction, construction engineering, utility work and/or railroad work:

a. To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
b. To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

SCHEDULES

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

☒	1.	Division of Cost
☒	2.	Location Map
☒	3.	Risk Assessment
☒	4.	Attestations
☒	5.	Resolution*
☐		
☐		
☐		
☐		

*Appropriation and signature authority resolution must be in effect on, or prior to, the execution date of the agreement.

Local Public Agency	Section Number	State Job Number	Project Number
Village of Schaumburg	25-00153-00-RS	C9101926	C517(869)

AGREEMENT SIGNATURES EXECUTION

The LPA agrees to accept and comply with the applicable provision set forth in this agreement including attached schedules.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Brian Townsend

Title of Official

Village Manager

Signature | Date

The above signature certifies the agency's TIN number is

36-249186 conducting business as a Governmental Entity.

DUNS Number 58299

UEI DH35E8UQTG79

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation | Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets | Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer | Date

Michael Prater, Chief Counsel | Date

Vicki Wilson, Chief Fiscal Officer | Date

NOTE: A resolution authorizing the local official (or their delegate) to execute this agreement and appropriation of local funds is required and attached as Schedule 5. The resolution must be approved prior to, or concurrently with, the execution of this agreement. If BLR 09110 or BLR 09120 are used to appropriate local matching funds, attach these forms to the signature authorization resolution.

☐ Please check this box to open a fillable Resolution form within this form.

SCHEDULE NUMBER 1

Local Public Agency	County	Section Number	State Job Number	Project Number
Village of Schaumburg	Cook	25-00153-00-RS	C-91-019-26	C517(869)

DIVISION OF COST

	Federal Funds			State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Participating Construction	STU	$1,791,767.00	75 *				Local	$597,256.00	25%	$2,389,023.00
Non-Participating Construction							Local	$37,975.00	100%	$37,975.00
Construction Engineering	STU	$210,268.00	75 *				Local	$70,090.00	25%	$280,358.00
	Total	$2,002,035.00		Total			Total	$705,321.00		$2,707,356.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

*Maximum FHWA (STU) Participation 75% NTE $2,747,250

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☒ METHOD C - **LPA's** Share Balance divided by estimated total cost multiplied by actual progress payment.

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.

SCHEDULE NUMBER 3

Local Public Agency	Section Number	County	State Job Number	Project Number
Village of Schaumburg	25-00153-00-RS	Cook		

LRS Federal Funds RISK ASSESSMENT

Risk Factor	Description	Definition of Scale (time frames are based on LPA fiscal year)	Points
General History of Performance	Have there been any changes in key organizational staff or leadership, such as Fiscal and Administrative Management, Transportation Related Program/Project Management, and/or Elected Officials?	**0 points** - no significant changes in the last 4 or more years; **1 point** - minor changes, but majority of key staff and officials have not changed in the last 4 years; **2 points** - significant key staff or elected leadership changes within the last 3 years; **3 points** - significant key staff and elected leadership changes within the last 3 years	0
	What is the LPA's history with federal-aid funded transportation projects?	**0 points** - One or more federal-aid funded transportation projects initiated per year; **1 point** - At least one project initiated within the past three years; **2 points** - AT least one project initiated within the past 5 years; **3 points** - None or more than 5 years	0
	Does LPA have qualified technical staff with experience managing federal-aid funded transportations through IDOT?	**0 points** - Full-time employee with experience designated as being in "responsible charge"; **1 point** - LPA has qualified technical staff, but will be utilizing an engineering consultant to manage day-to-day with LPA technical staff oversight; **2 points** - LPA has no technical staff and all technical work will be completed by consultant, but LPA staff has prior experience with federal-aid projects; **3 points** - LPA staff have no prior experience or technical expertise and relying solely on consultant	0
	Has the LPA been untimely in submitting invoicing, reporting on federal-aid projects as required in 2 CFR 200, and or audits as required?	**0 points** - No; **1 point** - Delays of 6 or more months; **2 points** - Delays of up to 1 year; **3 points** - 1 year or more years of delay	0
Financial Controls	Are the annual financial statements prepared in accordance with Generally Accepted Accounting Principles or on a basis acceptable by the regulatory agency?	**0 points** - yes; **3 points** - no	0
	What is the LPA's accounting system?	**0 points** - Automated accounting software; **1 point** - Spreadsheets; **2 points** - paper only; **3 points** - none	0
	Does the organization have written policies and procedures regarding proper segregation of duties for fiscal activities that include but are not limited to: a) authorization of transactions; b) recordkeeping for receipts and payments; and c) cash management?	**0 points** - yes; **3 points** - no	0
Audits	When was the last time a financial statement audit was conducted?	**0 points** - in the past year; **1 point** - in the past two years; **2 points** - in the past three years; **3 points** - 4 years or more, or never	0
	What type of financial statement audit has the organization had conducted?	**0 points** - Single Audit/Program Specific Audit in accordance with 2 CFR 200.501 or Financial audit conducted in accordance with Generally Accepted Auditing Standards or Generally Accepted Government Auditing Standards; **1 point** - Financial review?; **2 points** Other type? or no audit required; **3 points** - none	0
	Did the most recent audit disclose findings considered to be significant deficiencies or material weaknesses?	**0 points** - no; **3 points** - yes, or no audits required	0
	Have the findings been resolved?	**0 points** - yes or no findings; **1 point** - in progress; **3 points** - no	0

Summary of Risk	
General History of Performance	0
Financial Controls	0
Audits	0
Total	0

District Review Signature & Date

Central Office Review Signature & Date

Additional Requirements? ☐ Yes ☐ No

Local Public Agency	Section Number	State Job Number	Project Number
Village of Schaumburg	25-00153-00-RS	C9101926	C517(869)

SCHEDULE NUMBER 4
Attestation on Single Audit Compliance

1. In the prior fiscal year, did Village of Schaumburg (LPA) expend more than $750,000 in federal funds in aggregate from all federal sources?

   ☐ Yes ☐ No

2. Does the Village of Schaumburg (LPA) anticipate expending more than $750,000 in federal funds in aggregate from all federal sources in the current Village of Schaumburg (LPA) fiscal year?

   ☐ Yes ☐ No

If answers to question 1 and 2 are no, please proceed to the signature section.
If answer to question 1 is yes, please answer question 3a.
If answer to question 2 is yes, please answer question 3b.

3. A single audit must be conducted in accordance with Subpart F of 2 CFR 200 if $750,000 or more in federal funds are expended in a single fiscal year.

   a. Has the Village of Schaumburg (LPA) performed a single audit for their previous fiscal year?

   ☐ Yes ☐ No

   i. If yes, has the audit be filed with the Illinois Office of the Comptroller in accordance with 50 ILCS 310 (*see also 55 ILCS 5 & 65 ILCS 5 & 60 ILCS 1/80)*?

   ☐ Yes ☐ No

   b. For the current fiscal year, does the Village of Schaumburg (LPA) intend to comply with Subpart F of 2 CFR 200?

   ☐ Yes ☐ No

By completing this attestation, I certify that I have authority to sign this attestation on behalf of the LPA; and that the foregoing information is correct and complete to the best of my knowledge and belief.

Name	Title	LPA
		Village of Schaumburg

Signature & Date

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing Utilization of Motor Fuel Tax Funds for the Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road.
11/10/26
Village Board

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

Executive Summary:

Walnut Lane is classified as a residential collector roadway between Schaumburg Road to Bode Road. This segment has an average Pavement Condition Index (PCI) of 45 on a scale of 1 to 100. Village staff have identified this section for patching and resurfacing as part of the Village's Capital Improvement Program (CIP).

The proposed project will include the following improvements:

- Milling and resurfacing the existing hot-mix asphalt pavement surface course of Walnut Lane from Schaumburg Road to Bode Road
- Striping of the resurfaced pavement surface to include bike lanes on both sides of the street and parking on one side
- Removal and replacement of selected curb and gutters, and sidewalks in subpar condition
- Improvements to ADA-compliant ramp and crosswalk
- Removal & replacement of selected storm sewer pipes and drainage structures in subpar condition
- All other incidental work necessary to complete the project

The project is currently scheduled for the March 2027 Illinois Department of Transportation (IDOT) letting, with construction anticipated to begin in spring 2027.

The Village of Schaumburg has been awarded Surface Transportation Program (STP) funding to assist with construction of the Walnut Lane Resurfacing project. The Engineering and Public Works Department is also seeking approval of the Joint Funding Agreement for Federally Funded Construction, which establishes the anticipated federal participation and the Village's local share of project costs.

To fund the Village's share of the eligible participating construction costs, staff recommend utilizing Illinois Motor Fuel Tax (MFT) funds. The Illinois Department of Transportation (IDOT) administers MFT funds, which are generated from the state motor fuel tax and allocated to municipalities for eligible transportation improvements. In accordance with IDOT requirements, the Village must adopt a resolution appropriating MFT funds for this project.

Based on the Joint Funding Agreement, the Village's estimated share of participating construction cost is $597,256. Construction invoices will initially be paid from the Village's Vital Streets Fund and

subsequently reimbursed with MFT funds.

Recommended Action:

The Village Manager recommends the Engineering and Public Works Committee recommend the Village Board authorize the Village Clerk to execute the utilization of Illinois Motor Fuel Tax Funds for the Walnut Lane Resurfacing Project from Schaumburg Road to Bode Road in the amount not to exceed $597,256 and approve the required Resolution.

ATTACHMENTS:
- Resolution
- IDOT Agreement

RESOLUTION NO. R-26-____

A RESOLUTION AUTHORIZING UTILIZATION OF MOTOR FUEL TAX FUNDS FOR THE WALNUT LANE RESURFACING PROJECT FROM SCHAUMBURG ROAD TO BODE ROAD

WHEREAS, The President and Board of Trustees of the Village of Schaumburg deem it necessary to appropriate Motor Fuel Tax Funds for the purpose of resurfacing Walnut Lane from Schaumburg Road to Bode Road in accordance with the Illinois Highway Code; and

WHEREAS, it would be in the best interests of the citizens of Schaumburg to do said work;

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

SECTION ONE: That the above be incorporated as official findings of the Village of Schaumburg Board of Trustees

SECTION TWO: That there is hereby appropriated the sum of Five Hundred Ninety-Seven Thousand Two Hundred Fifty-Six dollars ($597,256) of the Village's allotment of the Motor Fuel Tax funds for the resurfacing of Walnut Lane from Schaumburg Road to Bode Road.

SECTION THREE: That the Village Clerk be and hereby is authorized to sign the Illinois Department of Transportation (IDOT) Resolution, Exhibit A, and any documents in furtherance of this Resolution.

SECTION FOUR: That the Village Clerk is hereby directed to transmit four certified copies of this Resolution to the District Office of the Department of Transportation.

SECTION FIVE: That this Resolution shall be in full force and effect of this passage and approval by required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?
☒ Yes ☐ No

Resolution Type	Resolution Number	Section Number
Original	R-26-	25-00153-00-RS

BE IT RESOLVED, by the Board (Governing Body Type) of the Village (Local Public Agency Type)
of Schaumburg (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Walnut Lane	1.4	FAU 2556	Schaumburg Road	Bode Road

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed
N/A				

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Resurfacing and patching of Walnut Lane. Select removal and replacement of curb & gutter, and sidewalks. ADA crosswalk and ramp updates. Removal and replacement of deteriorated storm sewer pipes and drainage structures.

2. That there is hereby appropriated the sum of Five Hundred Ninety-seven Thousand Two Hundred Fifty-Six dollars Dollars ($597,256.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Jane Lentino (Name of Clerk) Village (Local Public Agency Type) Clerk in and for said Village (Local Public Agency Type)
of Schaumburg (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by
Board (Governing Body Type) of Schaumburg (Name of Local Public Agency) at a meeting held on _____ (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

NOTE: Form instructions should not be included when the form is submitted.

This form shall be used when a Local Public Agency (LPA) wants to construct an improvement using Motor Fuel Tax(MFT) funds. Refer to Chapter 9 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Is this project a bondable capital improvement?	Check Yes if the project was a bondable capital improvement, check no if it is not. An example of a bondable capital project may include, but is not limited to: project development, design, land acquisition, demolition when done in preparation for additional bondable construction, construction engineering, reconstruction of a roadway, designed overlay extension or new construction of roads, bridges, ramps, overpasses and underpasses, bridge replacement and/or major bridge rehabilitation. Permanent ADA sidewalk/ramp improvements and seeding/sodding are eligible expenditures if part of a larger capital bondable project. A bondable capital improvement project does not mean the LPA was required to sell bonds to fund the project, however the project did meet the criteria to be bondable.
Resolution Number	Enter the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box choose the type of resolution: - Original would be used when passing a resolution for the first time for this project. - Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. - Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement the resolution covers.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town.
LPA Type	From the drop down box choose the LPA body type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Contract or Day Labor	From the drop down choose either Contract or Day Labor.
Roadway/Street Improvements:	
Name Street/Road	Insert the name of the Street/Road to be improved. For additional locations use the Add button.
Length	Insert the length of this segment of roadway being improved in miles.
Route	Insert the Route Number of the road/street to be improved if applicable.
From	Insert the beginning point of the improvement as it relates to the Street/Road listed to the left.
To	Insert the ending point of the improvement as it relates to the Street/Road listed to the left.
Structures:	
Name Street/Road	Insert the name of the Street/Road on which the structure is located. For additional locations use the Add button.
Existing Structure No.	Insert the existing structure number this resolution covers, if no current structure insert n/a.
Route	Insert the Route number on which the structure is located.
Location	Insert the location of the structure.
Feature Crossed	Insert the feature the structure crosses.
1	Insert a description of the major items of work of the proposed improvement.
2	Insert the dollar value of the resolution for the proposed improvement to be paid for with MFT funds in words followed by in the same amount in numerical format in the ().

Name of Clerk	Insert the name of the LPA clerk.
LPA Type	Insert the type of clerk based on the LPA type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	Insert the type of administrative body. choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day Clerk is signing the document.
Month, Year	Insert the month and year of the Clerk's signature.
Seal	The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.
Clerk Signature	Clerk shall sign here.
Approved	The Department of Transportation shall sign and date here once approved.

A minimum of three (3) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.
Following IDOT's approval, distribution will be as follows:

Local Public Agency Clerk
Engineer (Municipal, Consultant or County)
District

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Approving and Authorizing the Execution of a Third Amendment to the Employment Agreement for the Position of Village Manager, and Authorizing a One-Time Bonus Payment and a Payout of Accrued Sick Leave to the Village Manager.
11/10/26
Village Board

Presenter:

Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Schaumburg - Resolution re 3rd Amendment to Townsend VM Employment Agreement - 11.2026(2183620.1).docx
- Schaumburg - 3rd Amendment to B. Townsend VM Employment Agreement - 11.2026(2179424.1).doc

RESOLUTION NO. R-26-_____

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT TO THE EMPLOYMENT AGREEMENT FOR THE POSITION OF VILLAGE MANAGER, AND AUTHORIZING A ONE-TIME BONUS PAYMENT AND A PAYOUT OF ACCRUED SICK LEAVE TO THE VILLAGE MANAGER

WHEREAS, the Village of Schaumburg (the "Village") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and may exercise powers pertaining to its local governmental affairs; and

WHEREAS, on October 13th, 2021, the Village entered into an Employment Agreement for the Position of Village Manager with Brian Townsend ("Townsend"), which was amended by a First Amendment on June 13th, 2023, and by a Second Amendment on November 11th, 2025 (collectively, the "Employment Agreement"); and

WHEREAS, the Village and Townsend desire to further amend the Employment Agreement to provide for an increase in Townsend's base salary and an adjustment to Townsend's vacation balance, as set forth in the Third Amendment to the Employment Agreement for the Position of Village Manager attached hereto and incorporated herein as Exhibit "A" (the "Third Amendment"); and

WHEREAS, in recognition of Townsend's performance and service to the Village as Village Manager, the President and Board of Trustees of the Village desire to authorize the payment of a one-time bonus to Townsend in the amount of Fifty Thousand and 00/100 Dollars ($50,000.00); and

WHEREAS, the President and Board of Trustees of the Village further desire to authorize a payout to Townsend of two hundred (200) hours of Townsend's accrued sick leave; and

WHEREAS, the President and Board of Trustees of the Village have determined that it is in the best interests of the Village and its residents to approve the Third Amendment, the one-time bonus payment, and the payout of accrued sick leave, all as set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals are hereby incorporated into and made a part of this Resolution as if fully set forth herein.

SECTION TWO: The Third Amendment, attached hereto as Exhibit "A", is hereby approved, and the Village President and Village Clerk are hereby authorized and directed to execute the Third Amendment by and between the Village and Townsend, and to take such further steps as are necessary to comply with the terms and conditions set forth therein.

RESOLUTION NO. R-26-_____

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT TO THE EMPLOYMENT AGREEMENT FOR THE POSITION OF VILLAGE MANAGER, AND AUTHORIZING A ONE-TIME BONUS PAYMENT AND A PAYOUT OF ACCRUED SICK LEAVE TO THE VILLAGE MANAGER

SECTION THREE: The payment of a one-time bonus to Townsend in the amount of Fifty Thousand and 00/100 Dollars ($50,000.00), less all applicable taxes, withholdings, and deductions, is hereby approved and authorized. Said bonus shall be paid as soon as practicable following the passage and approval of this Resolution. Said bonus is a one-time, lump-sum payment, shall not be added to or become a part of Townsend's base salary under the Employment Agreement, and shall not be construed as establishing any entitlement to any future bonus.

SECTION FOUR: The payout to Townsend of one hundred and seventy-five (175) hours of Townsend's accrued sick leave, at the rate of one hundred and fifty-six dollars and forty-one cents ($156.41) per hour, for a total payment of twenty-seven thousand, three hundred and seventy-one dollars and seventy-five cents ($27,371.75) less all applicable taxes, withholdings, and deductions, is hereby approved and authorized. Said payout shall be paid as soon as practicable following the passage and approval of this Resolution. Upon said payout, Townsend's accrued sick leave balance shall be reduced by the number of days paid out pursuant to this Section Four. This payout is a one-time payout and shall not be construed as establishing any entitlement to any future payout of accrued sick leave, except as may otherwise be provided in the Employment Agreement or the Village's personnel policies.

SECTION FIVE: The Village Manager, the Village's finance staff, and all other appropriate Village officials and employees are hereby authorized and directed to take all actions necessary to effectuate the payments authorized in Sections Three and Four of this Resolution.

SECTION SIX: This Resolution shall be in full force and effect from and after its passage and approval as required by law.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 10th day of November, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

2183620_1

RESOLUTION NO. R-26-_____

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT TO THE EMPLOYMENT AGREEMENT FOR THE POSITION OF VILLAGE MANAGER, AND AUTHORIZING A ONE-TIME BONUS PAYMENT AND A PAYOUT OF ACCRUED SICK LEAVE TO THE VILLAGE MANAGER

Exhibit A

THIRD AMENDMENT TO THE EMPLOYMENT AGREEMENT
FOR THE POSITION OF VILLAGE MANAGER

THIRD AMENDMENT TO THE EMPLOYMENT AGREEMENT
FOR THE POSITION OF VILLAGE MANAGER

This Third Amendment to the Employment Agreement for the Position of Village Manager (the "Third Amendment") is made and entered into this ___ day of _____, 2026, by and between the Village of Schaumburg, an Illinois municipal corporation (hereinafter referred to as the "Employer"), and Brian Townsend (hereinafter referred to as the "Employee").

RECITALS

WHEREAS, the Employer and Employee entered into an Employment Agreement dated October 13, 2021 (the "Original Agreement"), as amended by a First Amendment effective May 1, 2023 (the "First Amendment") and the Second Amendment effective November 11, 2025; and

WHEREAS, the parties desire to further amend the Original Agreement, as previously amended, to provide for an increase in base salary and an adjustment to the Employee's vacation days balance; and

WHEREAS, it is in the best interests of the Village and its citizens to enter into this Third Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. **Amendment to Section 4(A) – Base Salary.**

   Section 4(A) of the Original Agreement, as previously amended, is hereby amended to read in its entirety as follows:

   "A. Base Salary. In consideration of Townsend performing all of the duties required of the Village Manager, the Village shall pay to Townsend the sum of $325,343.17 per year, retroactive to August 31, 2026, payable in installments in accordance with the Village's regular payroll and as may be adjusted in accordance with Subsection B of this section. In addition to his base salary, the Village shall deposit five percent (5%) of Townsend's base salary into a Village-sponsored deferred compensation account annually."

2. **Amendment to Section 4(D) – Vacation**

   Section 4(D) of the Original Agreement, as previously amended, is hereby amended to read in its entirety as follows:

   "Vacation: Townsend shall receive and accrue vacation days at the rate set forth in the Village of Schaumburg Personnel Manual ("Personnel Policy"). Townsend shall be subject to use and carryover provisions relative to the vacation days consistent with and on the same terms as set forth for full-time executive level employees in the Personnel Policy, as may be amended from time to time. As of August 31, 2026, forty (40) hours of vacation time are added to Townsend's existing bank of vacation days."

3. **Terms of Agreement as Amended.**

THIRD AMENDMENT TO THE EMPLOYMENT AGREEMENT
FOR THE POSITION OF VILLAGE MANAGER

All other terms and conditions of the Original Agreement, as amended by the First and Second Amendments, shall remain in full force and effect except as specifically modified by this Third Amendment.

IN WITNESS WHEREOF, the Village of Schaumburg, pursuant to the authority granted by the passage of a Resolution by its Board of Trustees, has caused this Third Amendment to be executed by the Village President and attested by the Village Clerk, and Brian Townsend has voluntarily executed the same on the dates set forth below.

Village of Schaumburg:

_____

Tom Dailly
Village President

ATTEST:

By: _____
Jane Lentino
Village Clerk

Date:_____

Employee:

_____

Brian Townsend

ATTEST:

By: _____
Notary Public

Date:_____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village President to Execute a Service Agreement with Pace for Route 905.
11/10/26
Village Board

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

Account(s):	Budget:	Expense Request:
2104768-7238 (FY27)	$412,000	$412,051.12
2104768-7238 (FY28)	$443,000	$289,016.24

The budget status for this request is: Over Budget

Amount Over Budget: $51.12

Executive Summary:

The Village has received the draft 2027 Service Agreement from Pace for the Woodfield Trolley, also known as Pace Route 905. The proposed service agreement covers Pace's operating expenses for the Woodfield Trolley from January 1, 2027, through December 31, 2027.

The total cost for the proposed agreement is $433,524.37. The proposed amount represents an increase of $32,209.86 (7.43%) over the 2026 agreement approved in the amount of $401,314.51. Pace has indicated that the increased cost was driven by an increase in labor costs as well as the ongoing maintenance of aging vehicles and high fuel costs.

Pace will continue funding 60% of the weekend service operating costs (Friday, Saturday, and Sunday) throughout the entire year, and the village will be responsible for the remaining 40% of those costs. Additionally, the village will continue to be responsible for 100% of the costs for expanded daily service between Memorial and Labor Day, and the day after Thanksgiving and New Year's Day. The costs of expanded holiday and summer services are spread evenly throughout the year and reflected in the monthly payment.

The Pace Service Agreement is based on a calendar year. Based on the Village's fiscal year, the months of May through December are covered under the 2026 Service Agreement, and the months of January through April are covered under the 2027 Service Agreement. In calculating the total cost by the village's fiscal year, the agreement slightly exceeds the FY27 budget by $51.12.

	January-April 2027	May-December 2026
FY26		$144,508.13
FY27	$289,016.24	
Total 2027 Pace Agreement	$433,524.37	

Staff continues to closely monitor ridership on the Woodfield Trolley. In September 2026, there were 2,108 rides provided, which is an increase from September 2025's ridership of 1,534. Historically, ridership for the Trolley is as follows.

Fiscal Year	Total
FY20	15,534
FY21	0
FY22	7,343
FY23	14,702
FY24	20,469
FY25	19,440
FY26	21,683
FY27 (YTD)	13,159

Following up on recommendations from the 90 North Mobility Study, staff is evaluating a potential reroute of the Trolley to serve the anticipated increase in residents, commuters, and visitors on the west side of Meacham. Staff met with Pace representatives to discuss modifications to the Woodfield Trolley service to facilitate more trips in 90 North. Staff is presently continuing to coordinate with Pace on this effort.

The Trolley is an important service that supports the retail and hospitality industry in the village. Staff recommends that the Village Board approve the agreement as presented.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village President and Village Clerk to execute a Service Agreement with Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, for Route 905 for an amount not to exceed $433,524.37 and approve the required Resolution.

ATTACHMENTS:

- R-26-XXX_Trolley_Resolution.pdf
- Trolley Agreement.pdf

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE A SERVICE AGREEMENT WITH PACE FOR ROUTE 905

WHEREAS, the Transportation Committee of the Village of Schaumburg has recommended that the Village of Schaumburg enter into a Service Agreement with Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, to operate Route 905 beginning on January 1, 2027, and it shall remain in effect through December 31, 2027; and,

WHEREAS, the Transportation Committee, Transportation Department, Finance Department, and Legal have reviewed the appropriate sections of the Service Agreement marked Attachment "A" attached hereto; and

WHEREAS, it is in the best interests of the Village of Schaumburg to execute the Service Agreement for Route 905.

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

SECTION ONE: That the Village President is hereby authorized to execute the Service Agreement with Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, for payment of operating costs for Route 905.

SECTION TWO: This Resolution shall be in full force and effect from and after its passage and approval according to law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

SERVICE AGREEMENT
Village of Schaumburg - Route 905

This service agreement ("Agreement") is between Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, an Illinois municipal corporation ("Pace"), and the Village of Schaumburg, an Illinois municipal corporation ("Client"). Pace and Client are sometimes individually referred to as a "Party" and collectively referred to as the "Parties" in this Agreement.

Pace was established under the Northern Illinois Transit Authority Act (70 ILCS 3615/1.01 et seq.) to aid and assist public transportation in the six-county northeastern Illinois area.

Article VII, section 10 of the Constitution of the State of Illinois (Ill. Const. art. VII, § 10) authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance.

The Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorizes and encourages intergovernmental cooperation.

The Parties are units of local government within the meaning of article VII, section 10 of the Constitution of the State of Illinois (Ill. Const. art. VII, § 10) and have the power and authority to enter into this Agreement.

Pace desires to provide the transportation service known as Route 905 to Client and the general public ("Service").

In consideration of the foregoing recitals, the mutual promises in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Service Description and Service Cost**. The Service description is specified in Exhibit A, and the Service cost is specified in Exhibit B.

2. **Payment of Service Cost**. Client shall pay the applicable monthly Service cost specified in Exhibit B to Pace by the 10th day of each month for which the Service is to be provided. Client shall mail payment to Pace, the Suburban Bus Division of the Northern Illinois Transit Authority, 550 W. Algonquin Road, Arlington Heights, IL 60005 Attention: Accounts Payable; provided, however, payment may be made by electronic funds transfer upon Pace's prior written approval.

3. **Calculation of Service Cost**. The Service cost is calculated using fully allocated operating costs at each facility per trip and/or route.

4. **Service Providers**. Pace, in its sole discretion, may directly provide the Service and/or may contract with one or more outside service providers to provide the Service ("contracted outside service provider(s)"). Pace will not be responsible for any failure to provide the Service due to circumstances beyond the control of Pace and/or its contracted outside service provider(s). Pace will make every reasonable effort to have the Service restored as soon as practical. Pace may make minor revisions to the Service during the term of this Agreement upon written notification to and concurrence by Client.

5. **Term**. This Agreement will be in effect beginning on January 1, 2027 and will continue thereafter through December 31, 2027 unless earlier terminated by a Party in accordance with this Agreement.

6. **Independent Relationship**. Pace is an independent contractor and not an employee, agent, joint venturer, or partner of Client, and nothing in this Agreement will be construed as creating any other relationship between Client and Pace or between any employee or agent of Pace and Client. Pace employees will at all times remain employees of Pace, and Pace will be solely responsible for all aspects of their employment, including, without limitation, compensation, benefits, payment or withholding of taxes, Social Security, Medicare, unemployment or other insurance, and workers' compensation.

7. **Insurance**. In the event Pace directly provides the Service, Pace shall name Client as additional insured under Pace's excess automobile liability policy of insurance with respect to claims asserted against Client arising from any covered negligent acts or omissions of Pace in providing the Service.

In the event one or more contracted outside service providers provide the Service, Pace shall require the contracted outside service provider(s) to obtain and maintain insurance coverage and furnish Pace with evidence of such coverage, including a certificate of insurance. Pace shall provide Client with a copy of the certificate of insurance upon Client's written request.

8. **Indemnification**. In the event Pace directly provides the Service, to the fullest extent permitted by law and within the limits of Pace's self-insured retention and the excess/umbrella auto liability insurance policies purchased by Pace, Pace shall indemnify, defend, and hold harmless Client and its directors, officers, agents, and employees from and against any and all auto liability claims, suits, losses, damages and expenses caused by the negligence of Pace and/or its directors, officers, and employees and arising out of the operation of the Service, provided Client immediately provides Pace with written notice of any such claims, suits, losses, damages, and expenses and fully cooperates with the defense of any such claims and suits. Pace's indemnification obligation under this paragraph does not extend to the negligent, willful and wanton, reckless, or intentional acts or omissions of Client and/or its directors, officers, agents, servants, and employees. Such acts or omissions are specifically excluded from indemnification and insurance coverage, including self-insurance, under this Contract.

9. **Termination**. A Party may terminate this Agreement upon 60 days' advance written notice to the other Party.

10. **Compliance with Laws**. The Parties shall comply with all local, state, and federal laws, statutes, ordinances, rules, and regulations applicable to this Agreement, including but not limited to section 2-105(A)(4) of the Illinois Human Rights Act (775 ILCS 5/2-105(A)(4)).

11. **Headings**. The headings in this Agreement are for reference and convenience only and will not affect the meaning or interpretation of this Agreement.

12. **Waiver**. Failure of a Party to exercise any right or pursue any remedy under this Agreement will not constitute a waiver of that right or remedy.

13. **Binding Effect**. This Agreement will be binding upon the Parties and their respective directors, officers, employees, agents, representatives, successors, and approved assigns.

14. **Entire Agreement and Non-Reliance**. This Agreement, including the introductory recitals and attached exhibits, which are hereby incorporated into and made a part of this Agreement, constitutes the entire agreement between the Parties and supersedes any prior written or oral understandings, agreements, or representations between the Parties that may have related in any way to the subject matter of this Agreement, and no other written or oral warranties, inducements, considerations, promises, representations, or interpretations, which are not expressly addressed in this Agreement, will be implied or impressed upon this Agreement.

Client represents and warrants that: (a) Client has conducted such independent review, investigation, and analysis (financial and otherwise) and obtained such independent legal advice as desired by Client to evaluate this Agreement and the transaction(s) contemplated by this Agreement; (b) Pace has not made any representations or warranties to Client with respect to this Agreement and the transaction(s) contemplated by this Agreement, except such representations and/or warranties that are specifically and expressly set forth in this Agreement; and (c) Client has relied only upon such representations and/or warranties by Pace that are specifically and expressly set forth in this Agreement and has not relied upon any other representations or warranties (whether oral or written or express or implied), omissions, or silences by Pace. Without limiting any representations and/or warranties made by Pace that are specifically and expressly set forth in this Agreement, Client acknowledges that Pace will not have or be subject to any liability to Client resulting from the distribution to Client or Client's use of any information, including any information provided or made available to Client or any other document or information in any form provided or made available to Client, in connection with this Agreement and the transaction(s) contemplated by this Agreement.

15. **Conflict**. In the event of a conflict or ambiguity between the terms and conditions of this Agreement and any exhibit to this Agreement, the terms and conditions of this Agreement will control.

16. **Survival**. Any provision of this Agreement that imposes an obligation after termination or expiration of this Agreement will be deemed to survive termination or expiration of this Agreement.

17. **Severability**. If any provision of this Agreement or amendment thereto is held invalid or unenforceable by an Illinois court of competent jurisdiction, that provision will be deemed severed therefrom, and the remaining provisions will remain in full force and effect.

18. **Assignment**. No Party may assign, delegate, or otherwise transfer all or any part of its rights and/or obligations under this Agreement without the prior written consent of the other Party.

19. **Amendment**. No changes, amendments, or modifications to this Agreement will be valid unless they are in writing and signed by the authorized signatory of each Party.

20. **Notice**. Any notice under this Agreement must be in writing and must be given in the following manner:

(a) by personal delivery (deemed effective as of the date and time of delivery);
(b) by commercial overnight delivery (deemed effective as of the next business day following deposit of the notice with a commercial overnight delivery company);
(c) by registered or certified mail, return receipt requested, with proper postage prepaid (deemed effective as of the third business day following deposit of the notice in the U.S. mail); or

(d) by facsimile with confirmation of transmission (deemed effective as of the date and time of the transmission, except the effective date and time shall be 8:00 a.m. on the next business day after transmission of the notice if transmitted during non-business hours).

Business days are defined as Monday through Friday, excluding federal holidays. Business hours are defined as 8:00 a.m. to 5:00 p.m. Central Time on business days. The notice must be addressed as follows or addressed to such other address as either Party may specify in writing:

If to Pace:

Pace, the Suburban Bus Division of the Northern Illinois Transit Authority
550 W. Algonquin Road
Arlington Heights, IL 60005
Attention: Executive Director

Facsimile No.: (847) 228-4205

If to Client:

Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193
Attention: Director of Transportation

Facsimile No.: (847) 923-3827

21. **Force Majeure**. A Party will not be held liable to the other Party or be deemed to have breached this Agreement for failure or delay in performing any obligation under this Agreement if the failure or delay is caused by or results from causes beyond the reasonable control of and without the fault or negligence of the affected Party, including war, fire, flood, other acts of God, civil disturbance, a terrorist act, pandemic, epidemic, or a labor strike or lockout. The affected Party shall promptly notify the other Party of such force majeure circumstances, specifying the cause and the expected duration of the delay, and shall promptly undertake all reasonable steps necessary to cure the force majeure circumstances. If a condition of force majeure continues for more than 30 consecutive days, Pace, in its sole discretion and after written notice to Client, may immediately terminate this Agreement for convenience. Where an event of force majeure occurs after a Party's failure or delay in performance, the breaching Party will not be released from liability.

22. **Governing Law, Jurisdiction, and Venue**. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois without regard to principles of conflicts of law, and the Parties shall submit to the exclusive jurisdiction and venue of the state courts of Cook County, Illinois for any dispute arising out of or related to this Agreement.

23. **Counterparts**. This Agreement may be executed in counterparts, each of which when so executed and delivered will be deemed to be an original and all of which when taken together will constitute one and the same agreement.

24. **Electronic Signatures**. This Agreement may be executed through the use of electronic signatures. Electronic signatures and signatures scanned and transmitted via email will be deemed original signatures for purposes of this Agreement.

25. **Authorization**. Each Party represents and warrants that its signatory to this Agreement has full authority to sign this Agreement on its behalf. If a Party signs this Agreement but fails to date its signature, the date that the other Party receives the signing Party's signature on this Agreement will be deemed to be the date that the signing Party signed this Agreement.

The Parties have caused this Agreement to be executed by their respective duly authorized signatory on the dates below.

PACE

By: _____
Melinda J. Metzger
Executive Director

Date: _____

CLIENT

By: _____
Tom Dailly
Village President

Date: _____

EXHIBIT A

Route 905
Service Description

January 1, 2027 – December 31, 2027

Service Description

The Service is available on New Year's Day and daily from Memorial Day through Labor Day and from the day after Thanksgiving through December 31. The Service is also available weekends (Friday-Sunday) during other times of year.

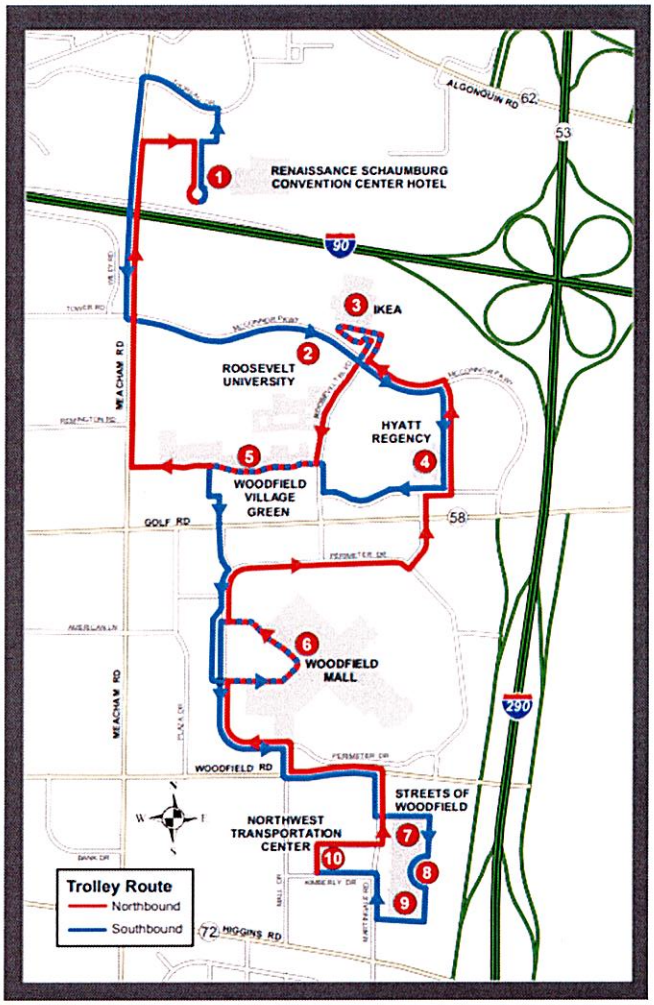

Exhibit B

Route 905
Service Cost

January 1, 2027 – December 31, 2027

2027 Annual Service Cost to Client

$433,524.37

2027 Monthly Service Cost to Client

Month	Service Cost
January	$36,127.04
February	$36,127.03
March	$36,127.03
April	$36,127.03
May	$36,127.03
June	$36,127.03
July	$36,127.03
August	$36,127.03
September	$36,127.03
October	$36,127.03
November	$36,127.03
December	$36,127.03

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with Thomas Engineering Group, LLC of Oak Park, IL for Design Services for Stage III of the North Meacham Road Corridor Streetscape Improvements in the Amount of $298,855.
11/10/26
Village Board

Presenter: Sidney Kenyon, Director of Transportation
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
4369010-7453, 27016	$200,000	$298,855

The budget status for this request is: Over Budget

Amount Over Budget: $98,855

Executive Summary:

In accordance with the recommendations of the North Meacham Road Corridor Plan, the Village is pursuing a multi-stage effort to provide complementary streetscape improvements to seamlessly blend 90 North's future architectural character together with street frontage along Meacham Road. Beginning with the adoption of the Corridor Plan into the village's Comprehensive Plan in 2020, the village is advancing the planned streetscape improvements in four separate stages. The first stage of the North Meacham Road Streetscape, representing the northwest quadrant of the planned improvements, is presently under construction. The second stage, which connects Drummer Drive to the Jane Addams Tollway (I-90) along the east side of Meacham Road, has concluded preliminary engineering. Stage III, which is southwest quadrant directly adjacent to Zurich North America, will further the implementation of the streetscape elements as recommended by the North Meacham Road Corridor Plan. Those elements will include pedestrian walkway surfaces, branded signage, benches, and attractive vegetation.

Consultant Selection

Incorporating the design aesthetics that were recommended via the North Meacham Corridor Plan, staff prepared and released a Request for Proposals (RFP) for consultant assistance for the third stage of the North Meacham Streetscape Improvements. Staff received proposals from five qualified consulting firms. Proposals were evaluated based on the experience and qualifications of the project team, relevant experience, and project approach as summarized below. Based on these criteria, staff recommends Thomas Engineering Group to provide Design Services for the third stage of the Meacham Road Corridor Streetscape Improvement project.

Thomas has submitted a scope and fee in the amount of $298,855 for Design services. The scope that is proposed is inclusive of both preliminary and final design services, as the length of the streetscape improvements area is shorter than the other three quadrants. The submitted scope and breakdown of the costs is attached to this agenda item. Due to the proximity of the project to property owned by Stonemont Financial Group--the landowner who leased its property to Zurich North America--

coordination with Zurich will be necessary to ensure that the streetscape design limits impacts to the property. While only $200,000 was budgeted for this fiscal year, the budgeted amount represents preliminary engineering services only. Final design was budgeted for FY 27/28 in the amount of $250,000, thus the combined scope and fee represents a savings of $151,145 over two fiscal years. Based on the submitted scope and fee, this phase of the project would be $98,855 over budget. Staff will submit a mid-year amendment to account for the difference. Funds for this project will be paid from the North Schaumburg TIF Fund. Staff recommends awarding the contract to Thomas Engineering Group.

Recommended Action:

The Village Manager recommends the Village Board approve a Professional Services Agreement with Thomas Engineering Group LLC, of Oak Brook, IL for Design Services for Stage III of the North Meacham Road Corridor Streetscape Improvements in the amount of $298,855 and approve the required Resolution.

ATTACHMENTS:

- R-26-XXX.docx
- Meacham Stage III Agreement
- Meacham Streetscape III Scope & Fee
- Evaluation Tabulation
- Concept Illustrations.pdf

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH THOMAS ENGINEERING GROUP, LLC OF OAK PARK, IL FOR DESIGN SERVICES FOR STAGE III OF THE NORTH MEACHAM ROAD CORRIDOR STREETSCAPE IMPROVEMENTS IN THE AMOUNT OF $298,855

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 Thomas Engineering Group, LLC of Oak Park, IL for Design Services for Meacham Streetscape Stage III; 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 Design Services for Meacham Streetscape Stage III.

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 Thomas Engineering Group, LLC marked as Attachment "A" for Design Services for Meacham Streetscape Stage III.

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

North Meacham Road Corridor Streetscape - Stage III
Design Services

THIS AGREEMENT is dated as of the day of_____, 20 26 (***"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: Thomas Engineering Group, LLC
Street Address: 2625 Butterfield Road, Suite 209W
City, State, Zip: Oak Brook, IL 60523
Telephone: (855) 533-1700
Email: jamesy@thomas-engineering.com

B. Project Description.

Preliminary and final design services for Stage III of the North Meacham Road streetscape improvements

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 $298,855, 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 730 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 warrants that the Services shall be performed 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, 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 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. 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
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: Thomas Engineering Group, LLC
Street Address: 2625 Butterfield Road, Suite 209W
City, State, Zip: Oak Brook, IL 60523
Attention: James Yuratovac, P.E., PTOE
Facsimile: N/A
Email: jamesy@thomas-engineering.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.

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By:_____
Village Manager

ATTEST:

By:_____
Village Clerk

CONSULTANT

By:_____

TITLE: Transportation Department Head

ATTEST:

By:_____

TITLE: Traffic and Safety Group Lead

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:

MEACHAM ROAD STREETSCAPE STAGE III (ZURICH WAY TO I-90)

PHASE I PRELIMINARY ENGINEERING & PHASE II DESIGN ENGINEERING

PROJECT UNDERSTANDING & LIMITS

The Village of Schaumburg has selected Thomas Engineering Group, LLC (TEG) to provide professional engineering services for the Meacham Road Streetscape Stage III project.

Project Description

Streetscape improvements to further advance the design of the streetscape along North Meacham Road. Improvements include a multi-use path, landscaping, corner treatments, furnishings, and identifier signage in line with the design palette in the Corridor Plan. The project limits for Stage III of the Meacham Road Corridor Streetscape are along the west side of Meacham Road from Zurich Way to Interstate 90.

The project combines Phase I (Preliminary Engineering / Concept Development) and Phase II (Final Design / PS&E) services under a single agreement to support the Village's target Spring 2029 construction start. This project continues the high-quality streetscape and multi-use path aesthetics established in Stages I and II, transforming the corridor into a unified gateway that aligns with the Village's 90 North Master Plan and supports high-density redevelopment.

PROJECT AT A GLANCE

CLIENT	Village of Schaumburg
PRIME CONSULTANT	Thomas Engineering Group, LLC (TEG)
PROJECT LIMITS	West side of Meacham Road from Zurich Way to Interstate 90
SERVICES	Phase I Preliminary Engineering / Concept Development and Phase II Final Design / PS&E under a single agreement
CONTRACT TERM	24 months — October 1, 2026 through September 30, 2028
TARGET CONSTRUCTION	Spring 2029
SUBCONSULTANTS	The Lakota Group (landscape architecture / urban design); Hines Inc. (irrigation design); Rubino Engineering, Inc. (geotechnical / environmental testing)
COMPENSATION	Per attached Exhibit D, Cost Estimate of Consultant Services (CECS) Worksheet, BLR 05514

PHASE I: PRELIMINARY ENGINEERING & CONCEPT DEVELOPMENT SERVICES

TASK 1: Project Administration & Coordination (TEG)

1.1 Kick-off Meeting: Prepare for, attend, and document the project kick-off meeting with Village staff and key stakeholders to establish communication protocols, review project goals, and confirm schedule priorities.

1.2 Progress Meetings: Attend regular progress meetings with Village staff (estimated 12 total meetings) coordinated across prime and subconsultant team members.

1.3 Status & Scheduling: Prepare monthly progress reports, quarterly status updates, and maintain the project critical-path schedule for the 12-month Local Track Phase I delivery.

1.4 Stakeholder Alignment: Conduct initial alignment coordination meetings with internal Village departments (Engineering, Public Works, Transportation).

TASK 2: Data Collection & Surveys (TEG)

2.1 Topographic Survey & Base Mapping: Perform a comprehensive topographic survey along the west side of Meacham Road from Zurich Way to the I-90 overpass (obtaining a fresh survey to update older data), establishing horizontal and vertical control tied directly to the control network established in Stages I and II. Work includes field crew mobilization, traffic control setup, and base map compilation.

2.2 Drainage Structure Inventory: Field-locate and inventory all existing drainage structures, rim elevations, invert elevations, and pipe sizes within the project limits.

TASK 3: Utility Coordination - Phase I (TEG)

3.1 JULIE Design Stage Inquiry & Atlas Matrix: Initiate a design-stage JULIE utility inquiry, compile utility atlases from affected utility providers, and establish an initial utility conflict matrix. Implement an early engagement strategy focusing heavily on Nicor Gas and ComEd.

TASK 4: Environmental Studies & Tree Inventory (TEG)

4.1 PESA, EcoCAT, & Tree Inventory: Perform environmental screening including an updated Preliminary Environmental Site Assessment (PESA) review, processing IDNR EcoCAT consultation, and conducting a comprehensive corridor tree inventory in coordination with an ISA Certified Arborist.

TASK 5: Geotechnical & Environmental Testing (Rubino Engineering Subconsultant)

5.1 Soil Borings & Geotechnical Investigation (Rubino Scope): Perform soil borings along the proposed path alignment and median improvement areas to evaluate subgrade support and inform pavement thickness design.

5.2 pH Testing & LPC-662/663 Analysis (Rubino Scope): Conduct environmental soil sampling and laboratory pH analysis to determine soil management and disposal requirements per IEPA LPC-662 / LPC-663 uncontaminated soil certification standards.

5.3 TEG Geotechnical Coordination & Report Review: Coordinate boring locations with utilities, review draft geotechnical and environmental testing reports from Rubino, and integrate soil parameters into preliminary path designs.

TASK 6: Drainage Studies & Memorandum (TEG)

6.1 Drainage Technical Memorandum / Hydraulic Review: Perform hydraulic and hydrologic evaluations and prepare a comprehensive Drainage Technical Memorandum (serving as the IDOT/LPA Location Drainage Technical Memorandum equivalent) to evaluate existing storm sewer capacity and ensure compliance with Village and MWRD stormwater standards.

TASK 7: Public Involvement / Stakeholder Meetings (TEG)

7.1 Stakeholder Focused Meetings (Zurich/Pace): Prepare exhibits, materials, and documentation for targeted stakeholder engagement meetings with Zurich North America regarding property connections/easements, and Pace regarding bus stop integration.

TASK 8: Project Development Report (PDR) (TEG)

8.1 Abbreviated PDR Preparation & Documentation: Prepare the Abbreviated Project Development Report documenting existing conditions, geometric criteria, utility findings, environmental clearances, and preliminary recommendations for Village review.

TASK 9: Preliminary Plans (60% Submittal) (TEG)

9.1 Preliminary Plan Exhibits & Layouts (60%): Develop preliminary 60% concept plans, typical sections, path alignments, grading, and streetscape layouts for Village Board review and approval.

9.2 Engineer's Estimate (Concept & 60%): Prepare an Engineer's Estimate of Probable Construction Cost at the concept and 60% design milestones, with landscape and hardscape quantities developed jointly with the landscape architecture subconsultant. Unit costs will be developed from recent IDOT letting data and compared directly to actual bid results from the Village's Stage I construction project.

TASK 10: Landscape Architecture - Phase I (The Lakota Group Subconsultant)

10.1 Preliminary Landscape Design Plans (Lakota Scope): Develop preliminary landscape plans, including locations, limits, and styles of paving, lighting, signage, site furnishings, and planting concepts.

10.2 TEG Landscape Coordination & Concept Integration: Coordinate with Lakota throughout Phase I, attend presentation meetings, and integrate preliminary landscape elements into the civil base sheets.

PHASE II: FINAL DESIGN, PS&E, & CONSTRUCTION SUPPORT SERVICES

TASK 11: Design Engineering & Geometrics (TEG)

11.1 Alignment, Typical Sections, & Geometrics: Finalize horizontal and vertical alignments, cross-sections at 50-foot intervals, and connection details throughout the corridor.

TASK 12: 90% Pre-Final Plans & Specifications (TEG)

12.1 Roadway Plan/Profile & Details: Prepare comprehensive roadway plan and profile sheets, typical sections, and pavement removal plans.

12.2 Lighting Plan & Electrical Details: Develop detailed streetscape lighting layout sheets, light pole fixture schedules, conduit and handhole routing, electrical service connections, and circuit diagram details.

12.3 ADA Detailed Design: Prepare detailed intersection and curb ramp grading sheets, detectable warning layouts, cross-slope verifications, and ADA-compliant pedestrian crossing details meeting PROWAG standards.

12.4 Drainage, Erosion Control & Cross-Sections: Develop final storm sewer adjustments, drainage profiles, and detailed Erosion and Sediment Control (ESC) plans complying with MWRD standards.

12.5 Signing, Striping, Specs & Estimate: Prepare pavement marking, signing, MOT staging plans, technical specifications, and itemized cost estimates.

12.6 Pre-Final QC / Constructability Review: Conduct an independent internal QA/QC and constructability review led by experienced resident engineering staff.

TASK 13: Landscape Architecture - Phase II (The Lakota Group Subconsultant)

13.1 Refined Landscape Drawings & Details (Lakota Scope): Prepare refined landscape construction drawings, planting schedules, layout dimensions, final hardscape/paver details, and sign/furnishing placement specifications.

13.2 TEG Landscape Coordination & Plan Integration: Manage Lakota coordination, review landscape drawing submittals, and integrate landscape sheets into the final contract plan set.

TASK 14: Irrigation System Design (Hines Inc. Subconsultant)

14.1 Irrigation Plan Design & Specifications (Hines Scope): Prepare detailed irrigation construction documents across 50%, 75%, and 100% CD submittals, including water balance calculations, controller/tap documentation, mainline/lateral pipe sizing, sprinkler/drip layouts, and CSI technical specifications.

14.2 TEG Irrigation Coordination & Utility Integration: Coordinate potable water tap connections, electrical power sources, and civil grading constraints with Hines, incorporating final irrigation drawings into the contract package.

TASK 15: 100% Final Plans & PS&E Package (TEG)

15.1 Address Comments & Final Submittal: Address all agency and Village review comments, finalize special provisions, compile the complete biddable PS&E package, and submit for final approval.

15.2 Final QC Review: Execute a final independent executive quality control review prior to advertising.

15.3 Final Engineer's Estimate: Prepare the final Engineer's Estimate of Probable Construction Cost accompanying the 100% PS&E package to support the Village's bid evaluation.

15.4 GIS Data Deliverable: Deliver project GIS data at project close, including lighting locations, paver areas, storm structures and pipes, and street tree information, in a format compatible with the Village's GIS.

TASK 16: Utility Conflict Resolution & Permitting (TEG)

16.1 Utility Coordination & ComEd Vault Resolution: Manage active utility relocation protocols with Nicor Gas, ComEd, and other agencies, and develop screening solutions for the heavy vehicle utility vault.

16.2 Permit Submittals (Storm/IEPA): Prepare and submit permit application packages to the Metropolitan Water Reclamation District (MWRD WMO permit), Illinois Environmental Protection Agency (IEPA LPC-662/663), and Village of Schaumburg.

TASK 17: Right-of-Way & Easement Support (TEG)

17.1 Plats, Legals, & Easement Exhibits: Prepare necessary Plats of Highways, legal descriptions, and temporary/permanent easement exhibits for property coordination at the Zurich campus interface. *(Note: Land acquisition, appraisals, negotiations, and relocation assistance are excluded and are to be handled by the Village or a separate right-of-way agent).*

TASK 18: Phase II Administration & Coordination (TEG)

18.1 Progress Mtgs & Administration: Maintain ongoing project administration, invoicing, schedule management, and conduct progress meetings with Village staff through final plan delivery.

TASK 19: Bidding & Construction Assistance (TEG)

19.1 Bidding Support & Construction Interpretation: Respond to contractor inquiries during bidding, issue addenda, review bid tabulations, prepare the recommendation of award letter, and provide technical interpretations and shop drawing reviews during construction.

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	NA

Prime Consultant (Firm) Name	Prepared By	Date
Thomas Engineering Group	Jim Yuratovac	9/17/2026

Consultant / Subconsultant Name	Job Number
Thomas Engineering Group	NA

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	**24**	**MONTHS**	**OVERHEAD RATE**	**131.53%**
START DATE	**10/1/2026**		**COMPLEXITY FACTOR**	
RAISE DATE	**1/1/2027**		**% OF RAISE**	**3.00%**
END DATE	9/30/2028			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	10/1/2026	1/1/2027	3	12.50%
1	1/2/2027	1/1/2028	12	51.50%
2	1/2/2028	10/1/2028	9	39.78%

The total escalation = 3.78%

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	NA

Consultant / Subconsultant Name	Job Number
Thomas Engineering Group	NA

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	**90.00**
ESCALATION FACTOR	**3.78%**

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

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Project Principal	$90.00	$90.00
Senior Project Manager	$85.56	$88.80
Project/Resident Engineer IV	$71.70	$74.41
Project/Resident Engineer III	$57.70	$59.88
Engineer II	$42.50	$44.11
Engineer I	$36.24	$37.61
Chief Surveyor	$90.00	$90.00
Senior Electrical Engineer	$90.00	$90.00
Technical Manager	$61.45	$63.78
Technician II	$40.00	$41.51
Intern	$23.00	$23.87
QC/QA Reviewer	$77.00	$79.91

Local Public Agency	County	Section Number
Village of Schaumburg	Cook	NA

Consultant / Subconsultant Name	Job Number
Thomas Engineering Group	NA

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total (Payroll Only)	Contribution to Prime Consultant
Lakota	18,109.00	1,810.90

Total	18,109.00	1,810.90

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	NA

Consultant / Subconsultant Name	Job Number
Thomas Engineering Group	NA

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	500	$0.76	$380.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/full day	12	$90.00	$1,080.00
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)	4	$25.00	$100.00
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)	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)			$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
Environmental Radius Report	Actual Cost	1	$500.00	$500.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS:	**$2,560.00**

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
NA

Consultant / Subconsultant Name
Thomas Engineering Group

Job Number
NA

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 131.53%

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
Project Admin & Coordination	180	78	5,887	7,743	1,943		15,753	5.27%
Data Collection & Surveys	1,080	202	13,153	17,300	4,340		35,873	12.00%
Utility Coordination (Phase I)	0	24	1,606	2,112	530		4,248	1.42%
Environmental Studies & Tree Inventory	500	28	1,785	2,348	589		5,222	1.75%
Geotechnical & Environmental Testing (Rubino Sub)	0	18	1,281	1,685	423	7,500	10,889	3.64%
Drainage Studies & Memorandum	0	54	3,478	4,575	1,148		9,201	3.08%
Public Involvement / Stakeholder Meetings	500	24	1,943	2,556	641		5,640	1.89%
Project Development Report (PDR)	0	68	4,606	6,058	1,520		12,184	4.08%
Preliminary Plans (60%)	0	106	7,027	9,243	2,319		18,589	6.22%
Landscape Architecture - Phase I (Lakota Sub)	0	16	1,248	1,641	412	17,461	20,762	6.95%
Design Engineering & Geometrics	0	58	3,937	5,179	1,299		10,415	3.48%
90% Pre-Final Plans	0	296	20,227	26,605	6,675		53,507	17.90%
Landscape Architecture - Phase II (Lakota Sub)	0	14	1,041	1,369	344	23,654	26,408	8.84%
Irrigation System Design (Hines Sub)	0	12	892	1,174	294	8,500	10,860	3.63%
100% Final Plans & PS&E	0	114	7,607	10,006	2,510		20,123	6.73%
Utility Conflict Resolution & Permitting	0	92	6,248	8,217	2,062		16,527	5.53%
Right-of-Way & Easement Support	0	18	1,479	1,945	488		3,912	1.31%
Phase II Administration & Coordination	300	32	2,495	3,282	823		6,900	2.31%
Bidding & Construction Assistance	0	56	3,889	5,116	1,283		10,288	3.44%
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			-	-	-		-	
			-	-	-		-	
Subconsultant DL					1,553.51		1,554	0.52%
TOTALS	2,560	1310	89,829	118,154	31,197	57,115	298,855	100.00%

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
NA

Consultant / Subconsultant Name
Thomas Engineering Group

Job Number
NA

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Project Admin & Coordination			Data Collection & Surveys			Utility Coordination (Phase I)			Environmental Studies & Tree Inventory			Environmental Testing (Rubino Sub)		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Principal	90.00	8.0	0.61%	0.55	0			0			0			0			0		
Senior Project Manager	88.80	170.0	12.98%	11.52	30	38.46%	34.15	2	0.99%	0.88	4	16.67%	14.80	4	14.29%	12.69	4	22.22%	19.73
Project/Resident Engineer	74.41	354.0	27.02%	20.11	24	30.77%	22.90	2	0.99%	0.74	8	33.33%	24.80	6	21.43%	15.95	6	33.33%	24.80
Project/Resident Engineer	59.88	370.0	28.24%	16.91	24	30.77%	18.43	4	1.98%	1.19	8	33.33%	19.96	12	42.86%	25.66	8	44.44%	26.61
Engineer II	44.11	128.0	9.77%	4.31	0			2	0.99%	0.44	4	16.67%	7.35	6	21.43%	9.45	0		
Engineer I	37.61	0.0			0			0			0			0			0		
Chief Surveyor	90.00	72.0	5.50%	4.95	0			64	31.68%	28.51	0			0			0		
Senior Electrical Engineer	90.00	32.0	2.44%	2.20	0			0			0			0			0		
Technical Manager	63.78	68.0	5.19%	3.31	0			64	31.68%	20.21	0			0			0		
Technician II	41.51	64.0	4.89%	2.03	0			64	31.68%	13.15	0			0			0		
Intern	23.87	0.0			0			0			0			0			0		
QC/QA Reviewer	79.91	44.0	3.36%	2.68	0			0			0			0			0		
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TOTALS		1310.0	100%	$68.57	78.0	100.00%	$75.47	202.0	100%	$65.11	24.0	100%	$66.92	28.0	100%	$63.75	18.0	100%	$71.15

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
NA

Consultant / Subconsultant Name
Thomas Engineering Group

Job Number
NA

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Drainage Studies & Memorandum			Public Involvement / Stakeholder Meetings			Project Development Report (PDR)			Preliminary Plans (60%)			Landscape Architecture - Phase I (Lakota Sub)			Design Engineering & Geometrics		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Principal	90.00	0			2	8.33%	7.50	0			0			0			0		
Senior Project Manager	88.80	2	3.70%	3.29	8	33.33%	29.60	8	11.76%	10.45	12	11.32%	10.05	6	37.50%	33.30	6	10.34%	9.19
Project/Resident Engineer IV	74.41	16	29.63%	22.05	12	50.00%	37.21	24	35.29%	26.26	32	30.19%	22.46	8	50.00%	37.21	20	34.48%	25.66
Project/Resident Engineer III	59.88	24	44.44%	26.61	0			24	35.29%	21.14	40	37.74%	22.60	2	12.50%	7.49	32	55.17%	33.04
Engineer II	44.11	8	14.81%	6.53	0			8	11.76%	5.19	16	15.09%	6.66	0			0		
Engineer I	37.61	0			0			0			0			0			0		
Chief Surveyor	90.00	0			0			0			0			0			0		
Senior Electrical Engineer	90.00	0			0			0			0			0			0		
Technical Manager	63.78	0			0			0			0			0			0		
Technician II	41.51	0			0			0			0			0			0		
Intern	23.87	0			0			0			0			0			0		
QC/QA Reviewer	79.91	4	7.41%	5.92	2	8.33%	6.66	4	5.88%	4.70	6	5.66%	4.52	0			0		
TOTALS		54.0	100%	$64.41	24.0	100%	$80.97	68.0	100%	$67.74	106.0	100%	$66.30	16.0	100%	$77.99	58.0	100%	$67.88

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
NA

Consultant / Subconsultant Name
Thomas Engineering Group

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	90% Pre-Final Plans			Landscape Architecture - Phase II (Lakota Sub)			Irrigation System Design (Hines Sub)			100% Final Plans & PS&E			Utility Conflict Resolution & Permitting			Right-of-Way & Easement Support		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Principal	90.00	2	0.68%	0.61	0			0			2	1.75%	1.58	0			0		
Senior Project Manager	88.80	22	7.43%	6.60	4	28.57%	25.37	4	33.33%	29.60	8	7.02%	6.23	16	17.39%	15.44	4	22.22%	19.73
Project/Resident Engineer IV	74.41	88	29.73%	22.12	6	42.86%	31.89	4	33.33%	24.80	40	35.09%	26.11	32	34.78%	25.88	2	11.11%	8.27
Project/Resident Engineer III	59.88	88	29.73%	17.80	4	28.57%	17.11	4	33.33%	19.96	40	35.09%	21.01	32	34.78%	20.83	0		
Engineer II	44.11	48	16.22%	7.15	0			0			16	14.04%	6.19	12	13.04%	5.75	0		
Engineer I	37.61	0			0			0			0			0			0		
Chief Surveyor	90.00	0			0			0			0			0			8	44.44%	40.00
Senior Electrical Engineer	90.00	32	10.81%	9.73	0			0			0			0			0		
Technical Manager	63.78	0			0			0			0			0			4	22.22%	14.17
Technician II	41.51	0			0			0			0			0			0		
Intern	23.87	0			0			0			0			0			0		
QC/QA Reviewer	79.91	16	5.41%	4.32	0			0			8	7.02%	5.61	0			0		
TOTALS		296.0	100%	$68.34	14.0	100%	$74.37	12.0	100%	$74.36	114.0	100%	$66.73	92.0	100%	$67.91	18.0	100%	$82.17

Local Public Agency
Village of Schaumburg

County
Cook

Section Number
NA

Consultant / Subconsultant Name
Thomas Engineering Group

Job Number

AVERAGE HOURLY PROJECT RATES

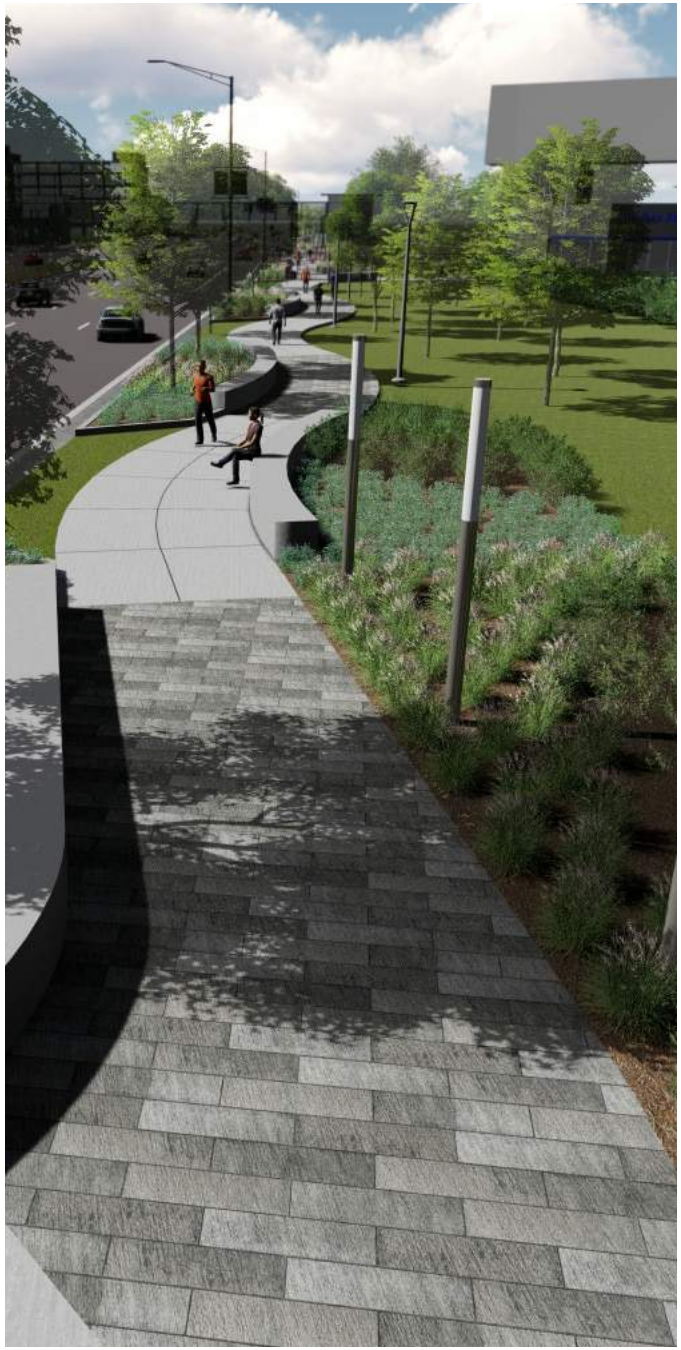
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Phase II Administration & Coordination			Bidding & Construction Assistance														
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Project Principal	90.00	0			2	3.57%	3.21												
Senior Project Manager	88.80	16	50.00%	44.40	10	17.86%	15.86												
Project/Resident Engineer IV	74.41	8	25.00%	18.60	16	28.57%	21.26												
Project/Resident Engineer III	59.88	8	25.00%	14.97	16	28.57%	17.11												
Engineer II	44.11	0			8	14.29%	6.30												
Engineer I	37.61	0			0														
Chief Surveyor	90.00	0			0														
Senior Electrical Engineer	90.00	0			0														
Technical Manager	63.78	0			0														
Technician II	41.51	0			0														
Intern	23.87	0			0														
QC/QA Reviewer	79.91	0			4	7.14%	5.71												
TOTALS		32.0	100%	$77.97	56.0	100%	$69.45	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

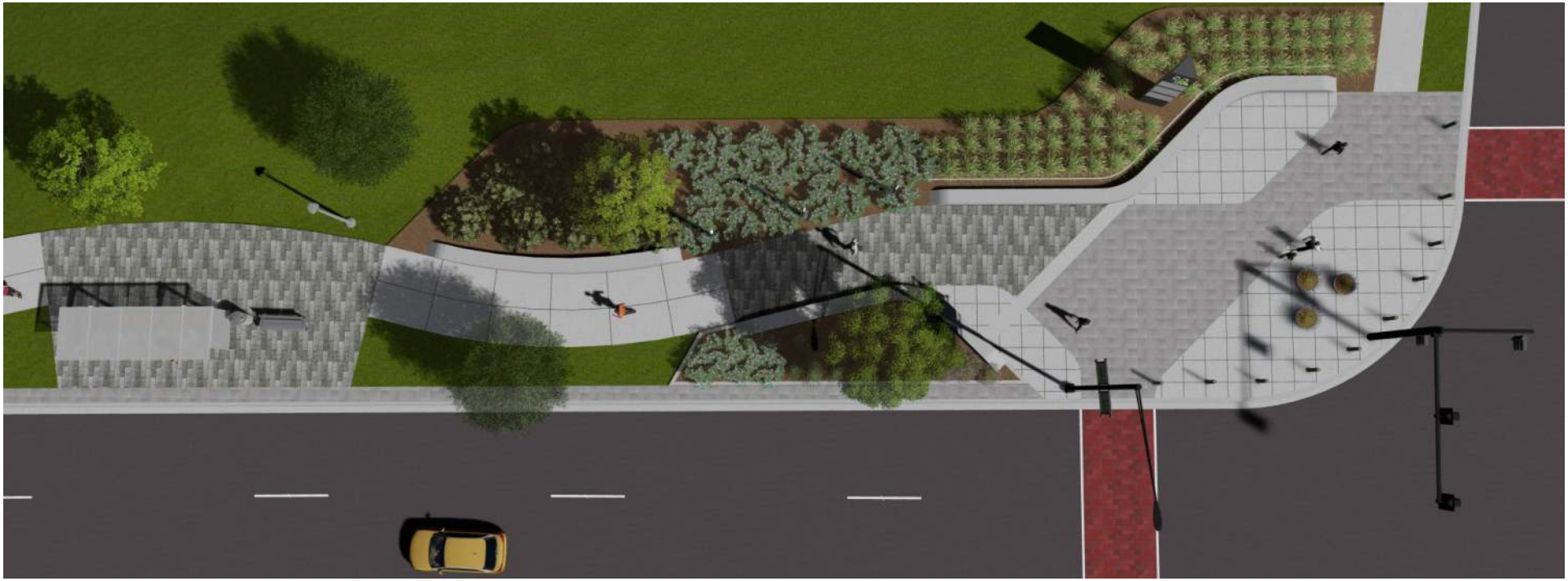
Meacham Streetscape – Stage III
VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Key Personnel	Qualifications of Firm and Team	Project Approach	Relevant Experience	Total Score (Max Score 50)
Thomas Engineering Group, LLC	8.7	13.7	13	8.7	**44**
Primera Engineers, Ltd.	8.7	12.7	12	8.3	**41.67**
Ciorba Group, Inc.	7.3	12	11.7	8	**39**
Wight & Company	7.3	12.7	12.3	5.7	**38**
Baxter & Woodman, Inc.	6	11	11	7	**35**





CONCEPT ILLUSTRATIONS

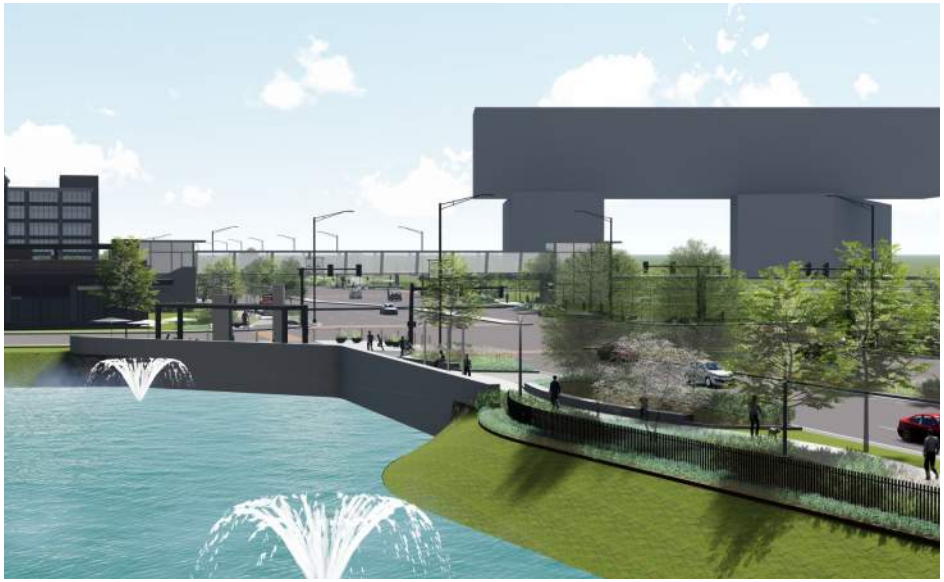







The Box Shop
90 NORTH


90 NORTH









Pedestrian Bridge



Signature Gateway



Secondary Identifier

DESIGN COMPONENTS

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with Hanson Professional Services, Inc. for the Commerce Drive Feasibility Study in the amount of $118,119.
11/10/26
Village Board

Presenter: Sidney Kenyon, Director of Transportation
Lead Department: Transportation

Account(s):	Budget:	Expense Request:
4409010-7453, 27013 10-110	$375,000	$118,119

The budget status for this request is: Under Budget

Amount Under Budget: $256,881

Executive Summary:

Commerce Drive between Roselle Road and Basswood Road is a local road in north central Schaumburg with generally a two-lane cross section. At the intersection with Roselle Road, there is a dedicated left (southbound) turn lane and dual dedicated right (northbound) turn lanes. Commerce Drive is an urban cross section with curb and gutter throughout the project limits. Existing sidewalk is provided on the south side of the street throughout the length of the project limits. On the north side of the street, there is existing sidewalk east of Amada Court to Basswood Drive and there are no bicycle or pedestrian accommodations beyond the offstreet bike path connection west of Amada Court. Commerce Drive is characterized by office and industrial land uses throughout the corridor. There is no dedicated on-street parking within the project limits.

Commerce Drive's pavement condition has deteriorated, necessitating rehabilitation between Roselle Road and Amada Court. In the 2024 Pavement Condition Index (PCI) assessment conducted by Engineering and Public Works, the PCI scores west of Amada Court were between 45 and 58, indicating reconstruction could be necessary in this stretch. The lowest rated pavement was closest to Roselle Road where the cross section widens to 80 feet. Commerce Drive is not eligible for federal funds due to its designation as a local road. Therefore staff is seeking to evaluate options for grant funding and project delivery.

Consultant Solicitation and Selection

Staff invited four engineering firms to participate in a request for qualifications (RFQ) process. The firms that were invited were prequalified through the Illinois Department of Transportation (IDOT) for Special Services – Surveying. Staff sought to ensure that the successful firm could deliver quickly on topographical and boundary surveys that would translate to future phases of engineering. One firm, Hanson Professional Services, responded to the RFQ. Staff reviewed the proposal and determined that, based on the qualifications of the proposed project team, the firm's relevant experience, and their proposed approach to the feasibility study, they were qualified to lead the project. In addition, their project references indicated that they were pleased with the performance of the members of their

proposed project team. Staff followed up with communications with the other three firms to determine why they did not respond. Two firms indicated that their availability was too limited to take on additional work at this time. The fourth firm did not respond after multiple attempts through phone calls and electronic mail to solicit their feedback.

Hanson submitted a scope and cost proposal in the amount of $118,119 for Planning Services for the Commerce Drive Feasibility Study. A detailed scope and breakdown of the costs is attached. In anticipation that the village would immediately pursue Phase I Preliminary Engineering, the village originally budgeted $375,000 in FY27. However after deliberation regarding Commerce Drive's eligibility for federal funds, staff determined more evaluation would be necessary before resolving how to advance the project. The scope and fee submitted by Hanson is $256,881 under budget.

Based on the experience of the firm, qualifications of the proposed project team, and quality of their project references, staff is recommending awarding the contract to Hanson Professional Services. Upon completion of the feasibility study, staff will present the results at a future Transportation Committee meeting to recommend next steps for rehabilitating Commerce Drive.

Recommended Action:

The Village Manager recommends the Village Board approve a Professional Services Agreement with Hanson Professional Services, Inc. of Lisle, IL for Planning Services for the Commerce Drive Feasibility Study in the amount of $118,119 and approve the required Resolution.

ATTACHMENTS:

- R-26-XXX
- Hanson PSA.pdf
- Hanson Scope and Fee Proposal.pdf

RESOLUTION NO. R-26-_____

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH HANSON PROFESSIONAL SERVICES, INC. FOR THE COMMERCE DRIVE FEASIBILITY STUDY IN THE AMOUNT OF $118,119

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 Hanson Professional Services, Inc. for the Commerce Drive Feasibility Study; 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 Hanson Professional Services, Inc. for the Commerce Drive Feasibility Study.

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 Hanson Professional Services, Inc. marked as Attachment "A" for the Commerce Drive Feasibility Study.

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

Commerce Drive Feasibility Study
Planning Services

THIS AGREEMENT is dated as of the day of November, 2026 (***"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: Hanson Professional Services, Inc.
Street Address: 2441 Warrenville Rd. Suite 210
City, State, Zip: Lisle, IL 60532
Telephone: 630-593-3926
Email: mtodorovic@hanson-inc.com

B. Project Description.

A feasibility study for improvements to Commerce Drive from Roselle Road to Basswood 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 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 $118,119, 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 the undisputed portions 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 warrants that the Services shall be performed 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, or expressed or implied by law, which are hereby reserved unto the Village. Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed by either party to the other party. The Consultant is not acting as a municipal advisor to the Village as defined by the Securities and Exchange Commission.

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 damages, liabilities, losses, and expenses, including reasonable attorneys' fees and administrative expenses recoverable under applicable law, to the extent 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 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 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. 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 representsand 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, and attorneys, from and against 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 cause the Services to be 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 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.** Subject to Section 8.N. Dispute Resolution, the Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including reasonable 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
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: Hanson Professional Services, Inc.
Street Address: 2441 Warrenville Rd. Suite 210
City, State, Zip: Lisle, IL 60532
Attention: Mike Todorovic
Facsimile: _____
Email: mtodorovic@hanson-inc.com

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

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. **Dispute Resolution.** The parties shall endeavor to resolve disputes arising under this Agreement through good-faith negotiations. Any dispute shall first be referred to the parties' respective project managers. If the dispute is not resolved, either party may refer the matter to an executive representative of each party for consideration. The parties agree to submit the dispute to mediation before commencing litigation.

O. **Mutual Waiver of Consequential Damages. N**otwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Village nor the Consultant, their respective elected officials, officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for incidental, indirect, or consequential damages arising out of or connected in any way to the Services or this Agreement. This mutual waiver of consequential damages shall include, but not be limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict and implied warranty.

[SIGNATURES FOLLOW]

VILLAGE OF SCHAUMBURG

By:_____
Village Manager

ATTEST:

By:_____
Village Clerk

CONSULTANT

By: John Nelson

TITLE: Vice President

ATTEST:

By: Mike Todorovic

TITLE: Senior Project Manager

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.

PH 630.593.3926
HANSON-INC.COM
2441 Warrenville Road, Suite 210
Lisle, IL 60532

September 30, 2026

Mr. Sidney Kenyon, AICP
Director of Transportation
Village of Schaumburg
1000 E. Woodfield Road
Schaumburg, IL 60193

Dear Mr. Kenyon:

Hanson Professional Services Inc. is pleased to submit the enclosed Scope of Services for the Commerce Drive Feasibility Study. The proposed services are intended to document existing corridor conditions, evaluate improvement concepts, identify a preferred implementation approach, develop planning-level probable-cost information, and outline potential funding opportunities that may support future project advancement.

Our team appreciates the opportunity to work with the Village of Schaumburg on this important corridor initiative. The proposed approach has been developed based on information currently available, project discussions to date, and our understanding of the Village's objectives for Commerce Drive. We look forward to collaborating with Village staff throughout the study and assisting in the evaluation of practical, implementable improvements for the corridor.

If there are questions regarding the enclosed scope or if modifications would be helpful, please contact me at your convenience.

Sincerely,

HANSON PROFESSIONAL SERVICES INC.



Mike Todorovic, MPA, PE
Senior Project Manager

Enclosure: Scope of Services

COMMERCE DRIVE FEASIBILITY STUDY

Scope of Services

Village of Schaumburg | Project No. 26L0128 | September 2026

Project Understanding

The Village of Schaumburg is evaluating improvements to Commerce Drive in response to roadway conditions, multimodal connectivity needs, industrial access, drainage and utility constraints, right-of-way limitations, and opportunities for phased implementation. Hanson Professional Services Inc. proposes a focused feasibility study that documents existing conditions, develops and compares corridor concepts, identifies a preferred implementation approach, prepares planning-level probable-cost information, and outlines potential funding pathways. The services are structured to give the Village a practical basis for programming and subsequent preliminary engineering.

Scope Organization

The scope follows the task and activity structure established in the project work breakdown structure. Related services are consolidated to reduce administrative effort, avoid duplicative technical memoranda, and focus project resources on decisions that advance the project. Technical findings are incorporated into the feasibility study rather than issued as separate discipline-specific reports unless the parties authorize added services in writing.

General Scope Assumptions and Limitations

The services are intended to produce a focused feasibility study and do not constitute Phase I, preliminary, or design engineering. The study relies on information supplied by the Village and other agencies, supplemented by the survey, field visit, and traffic-count services described above. The base scope includes no more than three integrated corridor concepts, refinement of one preferred alternative or phased program, and one consolidated Village review of the draft report. Public open houses, extensive stakeholder outreach, detailed traffic modeling, environmental field investigations or documentation, geotechnical investigation, pavement cores, hydraulic modeling, structural design, subsurface utility engineering, land-acquisition services, grant-application preparation, permitting, and construction documents are excluded unless authorized as added services in writing. Material expansion of survey limits, meeting requirements, concept count, review cycles, or level of engineering development may require an amendment to the scope and fee.

Task 1 - Project Management & Coordination

Hanson proposes project management and coordination intended to maintain alignment with the Village's objectives, schedule, budget, and decision needs.

Work Plan, Schedule, Communication Protocols, and Project Setup

Hanson proposes to confirm the study objectives, task sequence, milestones, team responsibilities, communication procedures, and document-management approach. The project plan establishes the basis for coordinating roadway, traffic, funding, survey, geospatial, and report-production services.

Budget, Progress, Invoicing, Decisions, and Action-Item Management

Hanson proposes to monitor task progress and expenditures, prepare progress information and invoices, and maintain a concise record of project decisions and open action items.

Internal Coordination

Hanson proposes coordination among the project manager, project engineer, traffic engineer, funding specialist, survey and geospatial staff, and other technical personnel as appropriate.

Task 2 - Data Collection and Existing Conditions

Hanson proposes to compile, review, and interpret available information used to establish the corridor baseline and identify principal opportunities and constraints affecting potential improvements.

Data and Records Review

Hanson proposes a request for available Village and agency information and a review of records relevant to the feasibility study. The review focuses on available GIS and aerial information, roadway and pavement records, traffic and crash information, bicycle and pedestrian planning documents, utility records, drainage information, development and access information, and available property, easement, and right-of-way documentation.

Field Review and Infrastructure Assessment

Hanson proposes a coordinated field visit to document visible roadway, pavement, curb and gutter, sidewalk and path, drainage, utility, lighting, traffic devices, access, grading, and other physical conditions that may affect concept development.

Traffic, Safety, Multimodal, Freight, and Access Review

Hanson proposes to review available traffic and crash information and assess corridor conditions affecting vehicular operations, industrial and freight access, pedestrian and bicycle connectivity, informal crossing activity, and the interface with Roselle Road.

Constraint Identification

Hanson proposes to consolidate principal right-of-way, property, drainage, grading, utility, access, jurisdictional, and physical constraints into a common project knowledge base in order to support screening and comparison of available alternatives.

Traffic Counts

Hanson proposes to coordinate and perform the traffic-count effort identified in the work breakdown structure to supplement available traffic information and support project funding positioning.

Task 3 - Survey and Field Services

Hanson proposes survey and geospatial services intended to support potential land acquisition activities, corridor concept development, impact screening, planning-level quantities, and identification of key implementation constraints.

Task Management and Coordination

Survey and geospatial personnel propose to coordinate survey limits, datum and reference requirements, utility record research, field activities, processing, and deliverables with the project manager and project engineer.

Title Research

Hanson proposes targeted research of available plats, right-of-way records, easements, and other property information used to support boundary interpretation within the defined study limits. The research is intended for feasibility-level assessment and excludes title commitments, ALTA/NSPS surveys, acquisition documents, and legal opinions.

Boundary Survey

Hanson proposes to recover and evaluate available boundary and right-of-way evidence within the identified survey limits and incorporate the interpreted information into the project base. The boundary services support screening of potential property and easement impacts but exclude plats of highway, acquisition plats, and legal descriptions.

Topographic Survey

Hanson proposes to use a Lidar-equipped drone to collect topographic and visible-feature information within the identified survey limits, including roadway and roadside features, pedestrian and bicycle facilities, driveways and access points, drainage structures, visible utility appurtenances, traffic-device and lighting features, significant grading conditions, walls, trees, and other physical constraints relevant to the concepts. Sub-surface data collection and reconnaissance are excluded.

Modeling

Hanson proposes to process field information and prepare the survey base, surface, and geospatial files used for feasibility-level concept development and probable-cost preparation.

Utility Coordination

Hanson proposes to incorporate available visible and record utility information into the project base and identify apparent conflicts that could materially affect the concepts. Utility quality-level investigation, subsurface utility engineering, potholing, relocation design, and utility agreement preparation are excluded.

Quality Review

Qualified survey and geospatial personnel propose to review survey information and deliverables for consistency with the agreed limits, reference framework, field data, and intended feasibility use before incorporation into the study.

Task 4 - Concept Alternatives, Evaluation, and Probable Cost

Hanson proposes to develop a limited set of integrated corridor concepts, compare relative impacts and benefits, refine one preferred implementation approach, and prepare planning-level probable-cost information.

Establish Criteria and Develop Up to Three Integrated Corridor Concepts

Hanson proposes to establish practical feasibility criteria and develop up to three concepts addressing roadway and traffic equipment condition, bicycle and pedestrian connectivity, potential path alignment on

the north or south side of the corridor, drainage and grading considerations, access, safety, and logical phasing.

Compare Impacts and Implementation Considerations

Hanson proposes to compare the concepts using a concise evaluation framework addressing roadway function, multimodal connectivity, safety, industrial and freight access, property and right-of-way impacts, grading and drainage, utilities, constructability, jurisdictional coordination, implementation complexity, and planning-level probable cost.

Refine One Preferred Alternative and Implementation Approach

Based on the comparative evaluation and Village input, Hanson proposes to refine one preferred corridor concept or phased improvement program. Refinement defines the principal improvement elements, identifies major constraints and dependencies, and establishes a practical approach for advancing the project into subsequent funding, preliminary engineering, and implementation activities.

Planning-Level Probable Cost and Phased Budget

Hanson proposes planning-level quantities and an opinion of probable implementation cost for the preferred concept.

Task 5 - Funding and Implementation Strategy

Hanson proposes a targeted assessment of potential funding pathways and recommended next steps to help the Village position the preferred improvements for implementation.

Funding-Program Screening

Hanson proposes to screen the project against funding programs that may support eligible roadway, bicycle and pedestrian, freight, safety, county, economic-development, and related infrastructure improvements. The screening considers Federal-Aid Urban factors, regional surface transportation programs, trail and active-transportation opportunities, Invest in Cook, freight-related programs, and other programs determined to be relevant to the preferred concept.

Funding Matrix

Hanson proposes a concise funding matrix summarizing potentially applicable programs, general eligibility considerations, likely project components, anticipated application pathways, timing considerations, and material limitations or risks. The matrix serves as a planning resource and does not constitute a determination of award eligibility or a funding application.

Funding Sequence and Implementation Roadmap

Hanson proposes recommendations regarding project scoping, phasing, and advancement to improve implementation readiness and alignment with potential funding opportunities. The roadmap identifies logical near-term actions, anticipated coordination needs, and the relationship between funding pursuits and subsequent engineering. Grant applications, benefit-cost analyses, environmental documentation, and funding-agency submittals are excluded.

Task 6 - External Coordination and Reporting

Hanson proposes to coordinate the feasibility study with the Village and select stakeholders and/or agencies with jurisdiction, document findings in a consolidated report, and conduct one controlled review and issuance process.

Milestone Meetings and External Coordination

Hanson proposes to participate in monthly (6 expected) milestone meetings with the Village and conduct focused coordination with Cook County, regional agencies, utilities, and other entities where input is material to the feasibility analysis.

Draft Feasibility Study Report

Hanson proposes a consolidated draft feasibility study report documenting the project purpose, available data, existing conditions, survey information, major constraints, concept development, alternatives comparison, preferred implementation approach, planning-level probable costs, funding opportunities, and recommended next steps. Technical information developed under the preceding tasks is incorporated into the report, exhibits, tables, and appendices.

Review and Issued Report

Hanson proposes to review the draft report with the Village, address one consolidated set of Village comments, and issue the revised feasibility study report and electronic deliverables. Revisions that introduce new alternatives, materially expand the study limits, change the selected concept, or request added technical analysis after the consolidated review are excluded.

26L0128 Schaumburg Commerce Drive Feasibility Study
Work Breakdown Structure and Fee Proposal

Task #	Activity #	Task Description	Labor $	Expenses $	Total $	% of Total	Other Direct Costs: Travel	Other Direct Costs: Other	Ave Hourly Rate	Total Hours	Project Manager 270.00 EASVII	Project Engineer 200.00 EASV	Traffic Engineer 200.00 EASV	Traffic Designer 175.00 EASIV	Grant Funding 125.00 ADMV	Traffic Counts 145.00 EASII	Professional Land Surveyor 175.00 EASIV	Geospatial Lead 175.00 EASIV	Survey Tech 145.00 TVI	Survey Tech 165.00 TVII	Geospatial Tech EASII	CAD Tech 145.00 TVI	Geospatial Manager 123.00 EASVII	Geospatial Manager 270.00 EASVII
		Totals	$ 104,965	$ 13,154	$ 118,119	100.0%	$ 4,554	$ 8,600	$ 183.18	573	70	143	60	12	55	10	27	45	49	51	35	15	1	
		Click here for Help inserting rows																						
1		**1 Project Management & Controls**	**$ 8,190**	**$ -**	**$ 8,190**	**6.9%**	**$ -**	**$ -**	**$ 240.88**	**34**	**22**	**8**	**2**	**-**	**2**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	1	Work plan, schedule, communication protocols, and project setup	1880	0	$ 1,880				$ 235.00	8	4	4												
	2	Budget, progress, invoicing, decisions, and action-item management	3240	0	$ 3,240				$ 270.00	12	12													
	3	Internal coordination	3070	0	$ 3,070				$ 219.29	14	6	4	2		2									
2		**2 Data Collection and Existing Conditions**	**$ 15,600**	**$ 7,850.00**	**$ 23,450**	**19.9%**	**$ 850**	**$ 7,000**	**$ 200.00**	**78**	**9**	**32**	**19**	**12**	**-**	**6**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	1	Data and records review	2540	$ -	$ 2,540				$ 211.67	12	2	8	2											
	2	Field review and infrastructure assessment	6240	750	$ 6,990		$ 750		$ 195.00	32	2	12	6	12										
	3	Traffic, safety, multimodal, freight and access review	2540	0	$ 2,540				$ 211.67	12	2	2	8											
	4	Constraint identification	1940	0	$ 1,940				$ 215.56	9	2	6	1											
	5	Traffic counts	2340	7100	$ 9,440		$ 100	$ 7,000	$ 180.00	13	1	4	2			6								
3		**3 Survey and Field Work**	**$ 36,440**	**$ 4,804.00**	**$ 41,244**	**34.9%**	**$ 3,204**	**$ 1,600**	**$ 158.43**	**230**	**-**	**7**	**-**	**-**	**-**	**-**	**27**	**45**	**49**	**51**	**35**	**15**	**1**	
	1	Task management and oversight	1653	$ -	$ 1,653				$ 150.27	11		1					1	4	1	1	1	1	1	
	2	Title research	1722	$ 300	$ 2,022			$ 300	$ 123.00	14												14		
	3	Boundary survey	7350	$ -	$ 7,350				$ 175.00	42							22	20						
	4	Topographic survey	14690	$ 4,504	$ 19,194		$ 3,204	$ 1,300	$ 156.28	94		4							48	42				
	5	Modeling	10150	$ -	$ 10,150				$ 158.59	64		2						20		8	34			
	6	Utility coordination	175	$ -	$ 175				$ 175.00	1								1						
	7	Quality control	700	$ -	$ 700				$ 175.00	4							4							
4		**4 Concept Alternatives, Evaluation, and Cost**	**$ 18,155**	**$ -**	**$ 18,155**	**15.4%**	**$ -**	**$ -**	**$ 208.68**	**87**	**14**	**50**	**20**	**-**	**3**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	1	Establish criteria and develop up to three integrated corridor concepts	7880	0	$ 7,880				$ 207.37	38	4	26	8											
	2	Compare impacts and implementation considerations	4130	0	$ 4,130				$ 206.50	20	4	10	4		2									
	3	Refine one preferred alternative and implementation approach	3065	0	$ 3,065				$ 204.33	15	2	8	4		1									
	4	Planning-level cost estimate and phased budget	3080	0	$ 3,080				$ 220.00	14	4	6	4											
5		**5 Funding and Implementation Strategy**	**$ 9,900**	**$ -**	**$ 9,900**	**8.4%**	**$ -**	**$ -**	**$ 162.30**	**61**	**10**	**6**	**5**	**-**	**40**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	1	Funding-program screening	3680	0	$ 3,680				$ 160.00	23	4	1	2		16									
	2	Funding matrix	3240	0	$ 3,240				$ 162.00	20	2	4	2		12									
	3	Funding sequence and implementation roadmap	2980	0	$ 2,980				$ 165.56	18	4	1	1		12									
6		**6 External Coordination and Reporting**	**$ 16,680**	**$ 500.00**	**$ 17,180**	**14.5%**	**$ 500**	**$ -**	**$ 200.96**	**83**	**15**	**40**	**14**	**-**	**10**	**4**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	1	Milestone meetings and external coordination	4520	500	$ 5,020		$ 500		$ 205.45	22	6	8	4		4									
	2	Draft feasibility study report	6260	0	$ 6,260				$ 201.94	31	3	20	6		2									
	3	Review and final report	5900	0	$ 5,900				$ 196.67	30	6	12	4		4	4								

2026 Hanson Professional Services Inc.
BASIS OF PAYMENT
CONSULTING SERVICES

The following schedule is for normal design and consulting services provided on an hourly basis.

1. **ENGINEER/SCIENTIST POSITIONS:**

ENGINEER/SCIENTIST I	$135.00
ENGINEER/SCIENTIST II	$145.00
ENGINEER/SCIENTIST III	$155.00
ENGINEER/SCIENTIST IV	$175.00
ENGINEER/SCIENTIST V	$200.00
ENGINEER/SCIENTIST VI	$235.00
ENGINEER/SCIENTIST VII	$270.00
ENGINEER/SCIENTIST VIII	$305.00
PRINCIPAL	$350.00

2. **TECHNICAL POSITIONS:**

AIDE	$75.00
TECHNICIAN I	$85.00
TECHNICIAN II	$100.00
TECHNICIAN III	$115.00
TECHNICIAN IV	$130.00
TECHNICIAN V	$145.00
TECHNICIAN VI	$155.00
TECHNICIAN VII	$165.00
TECHNICIAN VIII	$175.00
MANAGER/DESIGNER	$180.00

3. **ADMINISTRATIVE:**

ADMINISTRATIVE I	$80.00
ADMINISTRATIVE II	$85.00
ADMINISTRATIVE III	$90.00
ADMINISTRATIVE IV	$105.00
ADMINISTRATIVE V	$125.00
ADMINISTRATIVE VI	$150.00
ADMINISTRATIVE VII	$215.00

4. Charges for special services, expert testimony, etc., will be negotiated.

5. The above rates cover straight time only. Overtime directed by the client will be surcharged by 25 percent.

6. Charges for outside consultants and contractors will be at invoice cost plus 10 percent.

7. All direct job expenses and materials other than normal office supplies will be charged at cost plus 10 percent.

8. Separate data hosting charges and/or a technology fee will be assessed, depending on the nature of the services provided. Where applicable, the fee structure will be identified in the agreement.

9. Mileage charges for automobiles will be at the published IRS rate at the time the charges are incurred. Mileage charges for mobile labs or trucks will be at the published IRS rate at the time the charges are incurred plus 50%.

   Charges for vehicles that will remain assigned to a specific job will be $100.00 per day or $2,000.00 per four-week billing cycle for automobiles and SUVs, and $120.00 per day or $2,400.00 per four-week billing cycle for mobile labs or trucks in lieu of mileage charges. Rental vehicles will be charged at actual cost in accordance with item 7 above.

10. Services will be billed at a minimum of every four weeks and at the completion of the project. There will be an additional charge of 1 1/2 percent per month compounded monthly on amounts outstanding more than 30 days.

11. Rates are subject to change and will be superseded by a new rate schedule on or about January 1 of each year during the duration of the services agreement.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Granting an Amendment to Existing Special Use to add Medical Cannabis Dispensary for Floramedex, LLC d/b/a Sunnyside (1739 E. Golf Road - Woodfield Gatherings – Z2609-02).
11/10/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- 26-XXX Z2609-02 Floramedex dba Sunnyside ORD

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING AN AMENDMENT TO EXISTING SPECIAL USE TO ADD MEDICAL CANNABIS DISPENSARY FOR FLORAMEDEX, LLC D/B/A SUNNYSIDE (1739 E. GOLF ROAD - WOODFIELD GATHERINGS)

CASE NO. Z2609-02

ADOPTED: NOVEMBER 10, 2026

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

NOVEMBER 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING AN AMENDMENT TO EXISTING SPECIAL USE TO ADD MEDICAL CANNABIS DISPENSARY FOR FLORAMEDEX, LLC D/B/A SUNNYSIDE (1739 E. GOLF ROAD - WOODFIELD GATHERINGS)

CASE NO. Z2609-02

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on October 28, 2026 and has recommended an Amendment to Existing Special Use to Add Medical Cannabis Dispensary for Floramedex, LLC d/b/a Sunnyside located at 1739 E. Golf Road - Woodfield Gatherings, Case No. Z2609-02;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of an Amendment to Existing Special Use to Add Medical Cannabis Dispensary for Floramedex, LLC d/b/a Sunnyside located at 1739 E. Golf Road - Woodfield Gatherings, Case No. Z2609-02 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 Amendment to Existing Special Use to Add Medical Cannabis Dispensary described as follows:

- Amendment to Existing Special Use to add a Medical Cannabis Dispensary [Title 15, Chapter 154, Section 154.90.21 of the Zoning Ordinance]

for Floramedex, LLC d/b/a Sunnyside located at 1739 E. Golf Road - Woodfield Gatherings, Case No. Z2609-02 be and is hereby granted on the property legally described as:

> THAT PART OF LOT 3A IN THE PLAT OF RESUBDIVISION OF LOT 3 OF WOODFIELD, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 2014 AS DOCUMENT 1416845026, DESCRIBED AS FOLLOWS:
>
> BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3A; THENCE SOUTH 02 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 3A, A DISTANCE OF 199.42 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 71 DEGREES 51 MINUTES 22 SECONDS WEST ALONG SAID EASTERLY LINE, 38.66 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 02 DEGREES 13 MINUTES 13 SECONDS EAST ALONG SAID EASTERLY LINE, 141.25 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE, SAID ANGLE POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 3B IN SAID PLAT OF RESUBDIVISION OF LOT 3 WOODFIELD; THENCE SOUTH 87 DEGREES 44 MINUTES 50 SECONDS WEST, 318.32 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND

ORDINANCE NO. 26-

AN ORDINANCE GRANTING AN AMENDMENT TO EXISTING SPECIAL USE TO ADD MEDICAL CANNABIS DISPENSARY FOR FLORAMEDEX, LLC D/B/A SUNNYSIDE (1739 E. GOLF ROAD - WOODFIELD GATHERINGS)

CASE NO. Z2609-02

SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 276.00 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 07 MINUTES 37 SECONDS WEST, A CHORD LENGTH OF 129.99 FEET, AN ARC LENGTH OF 131.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG A CURVE CONCAVE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 39.00 FEET, A CHORD BEARING OF NORTH 83 DEGREES 01 MINUTE 11 SECONDS WEST, A CHORD LENGTH OF 46.37 FEET, AN ARC LENGTH OF 49.65 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY AND NORTHERLY ALONG A CURVE CONCAVE NORTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 191.00 FEET, A CHORD BEARING OF NORTH 24 DEGREES 18 MINUTES 24 SECONDS WEST, A CHORD LENGTH OF 144.58 FEET, AN ARC LENGTH OF 148.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 02 DEGREES 04 MINUTES 01 SECOND WEST, TANGENT TO THE LAST DESCRIBED COURSE, 193.28 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 42 DEGREES 56 MINUTES 04 SECONDS EAST, A CHORD LENGTH OF 35.36 FEET, AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID LOT 3A; THENCE NORTH 87 DEGREES 56 MINUTES 08 SECONDS EAST ALONG SAID NORTH LINE, 555.50 FEET TO THE POINT OF BEGINNING, 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. All terms and conditions of Ordinance No. 20-034 and 24-016 not specifically revised herein are hereby reaffirmed by reference.

2. Prior to the issuance of a business license, the Petitioner shall provide a copy of the approved State license to operate a medical cannabis establishment.

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

   a. Project narrative, received by the Community Development Department on September 29, 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 AN AMENDMENT TO EXISTING SPECIAL USE TO ADD MEDICAL CANNABIS DISPENSARY FOR FLORAMEDEX, LLC D/B/A SUNNYSIDE (1739 E. GOLF ROAD - WOODFIELD GATHERINGS)

CASE NO. Z2609-02

AYES:

NAYS:

ABSENT:

ADOPTED this 10th day of November, 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 an Internet Auto Sales Facility for Auto Hub Motors LLC (1212 Mitchell Boulevard – Z2608-03).
11/10/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Z2608-03 Auto Hub Motors ORD Final.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR AN INTERNET AUTO SALES FACILITY FOR AUTO HUB MOTORS LLC (1212 MITCHELL BOULEVARD)

CASE NO. Z2608-03

ADOPTED: NOVEMBER 10, 2026

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

NOVEMBER 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR AN INTERNET AUTO SALES FACILITY FOR AUTO HUB MOTORS LLC (1212 MITCHELL BOULEVARD)

CASE NO. Z2608-03

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on October 28, 2026 and has recommended a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC located at 1212 Mitchell Boulevard, Case No. Z2608-03;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC located at 1212 Mitchell Boulevard, Case No. Z2608-03 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 an Internet Auto Sales Facility described as follows:

- Special Use for an Internet Auto Sales Facility in the M-1 District [Title 15, Chapter 154, Section 154.90.08 of the Zoning Ordinance]

for Auto Hub Motors LLC located at 1212 Mitchell Boulevard, Case No. Z2608-03 be and is hereby granted on the property legally described as:

PARCEL 1:
LOT 2 IN KRAMER'S RESUBDIVISION OF LOT 5 IN BLOCK 1 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 7, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:
THAT PART OF LOT B IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT NO. 1, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 6, 1970 IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS AS DOCUMENT 21152282 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT LR2501940, LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN KRAMER'S SUBDIVISION OF LOT 5 IN BLOCK 1 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 7, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SPECIAL USE FOR AN INTERNET AUTO SALES FACILITY FOR AUTO HUB MOTORS LLC (1212 MITCHELL BOULEVARD)

CASE NO. Z2608-03

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. All activities, shall occur completely within the enclosed building, except the arrival and departure of automobiles.
2. The business must remain in compliance with applicable regulations of the State of Illinois Secretary of State with respect to licensing and obtain a state dealers license.
3. No signage on the premises which invites the general public to view cars for sale shall be permitted.
4. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on July 7, 2026.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Business Narrative and Statement, prepared by Birch Real Estate Team, dated October 20, 2026 and received by the Community Development Department on October 20, 2026.
   b. Floor Plan, received by the Community Development Department on July 7, 2026.
   c. Plat of Survey, received by the Community Development Department on July 7, 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 10th day of November, 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Granting a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew (177 N. Barrington Road - Z2607-02).
11/10/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- FINAL Z2607-02 7_Brew ORD.docx

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF SUBDIVISION, SPECIAL USE FOR A TYPE "B" RESTAURANT, SPECIAL USE FOR A DRIVE THROUGH, LANDSCAPE VARIATION, PARKING VARIATION AND PARKING SETBACK VARIATION FOR 7 BREW (177 N. BARRINGTON ROAD)

CASE NO. Z2607-02

ADOPTED: NOVEMBER 10, 2026

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

NOVEMBER 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF SUBDIVISION, SPECIAL USE FOR A TYPE "B" RESTAURANT, SPECIAL USE FOR A DRIVE THROUGH, LANDSCAPE VARIATION, PARKING VARIATION AND PARKING SETBACK VARIATION FOR 7 BREW (177 N. BARRINGTON ROAD)

CASE NO. Z2607-02

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on October 28, 2026 and has recommended a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew located at 177 N. Barrington Road, Case No. Z2607-02;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew located at 177 N. Barrington Road, Case No. Z2607-02 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 Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation described as follows:

- Plat of Subdivision [Title 15, Chapter 154, Section 154.47 of the Zoning Ordinance]
- Site Plan Approval to Construct a 1,140 Square Foot Building [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Special Use for a Type "B" Restaurant [Title 15, Chapter 154, Section 154.90.04(A)(2) of the Zoning Ordinance]
- Special Use for a Drive Through [Title 15, Chapter 154, Section 154.90.13 of the Zoning Ordinance]
- Variation to Reduce the Foundation Landscape Area on the west side of the building by 10', from 10' to 0' and on the east side of the building by 3', from 10' to 7'[Title 15, Chapter 154.136 (M)(1) of the Zoning Ordinance]
- Parking Variation to Provide 49 Additional Parking Spaces from the Maximum Permitted 10 Spaces [Title 15, Chapter 154, Section 154.122(D) of the Zoning Ordinance]
- Variation to Reduce Interior Parking Setback from 5' to 0' [Title 15, Chapter 154, Section 154.173(C)(6)(b)(2) of the Zoning Ordinance]

for 7 Brew located at 177 N. Barrington Road, Case No. Z2607-02 be and is hereby granted on the property legally described as:

PARCEL 1:
LOTS 1, 2 AND 4 IN PRAIRIE TOWN CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 114 OF SECTION 19,

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF SUBDIVISION, SPECIAL USE FOR A TYPE "B" RESTAURANT, SPECIAL USE FOR A DRIVE THROUGH, LANDSCAPE VARIATION, PARKING VARIATION AND PARKING SETBACK VARIATION FOR 7 BREW (177 N. BARRINGTON ROAD)

CASE NO. Z2607-02

TOWNSHIP 41, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF TAKEN BY THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY ORDER RECORDED AUGUST 19, 2016 AS DOCUMENT NUMBER 1623245044), ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1993 AS DOCUMENT 93719477, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASE ' T FOR THE BENEFIT OF PARCEL 1 FOR PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS AND FOR PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING DRIVEWAY AND SIDEWALK AREAS AND ALSO NON-EXCLUSIVE PERPETUAL EASEMENTS OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF THE COMMON AREA FOR INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION, AND REMOVAL OF UTILITY LINES AND AN EASEMENT FOR MAINTENANCE, CONSTRUCTION AND REPLACEMENT OF UNDERGROUND FOOTINGS AND TO DISCHARGE SURFACE STORM DRAINAGE AND/OR RUNOFF AS SET FORTH IN OPERATION AND EASEMENT AGREEMENT DATED MAY 11, 1993 AND RECORDED MAY 20, 1993 AS DOCUMENT 93382707, AS AFFECTED BY (I) AMENDMENT TO OPERATION AND EASE {NT AGREEMENT BETWEEN KMART CORPORATION, LEAPS & BONDS, INC. AND KOHL'S DEPART ZNT STORES, INC. DATED MARCH 16, 19.94 AND RECORDED MARCH 22, 1994 AS DOCUMENT 94259759; (II) SECOND AMENDMENT TO OPERATION AND EASEMENT AGREEMENT BETWEEN KMART CORPORATION, LEAPS & BONDS, INC. AND KOHL'S DEPARTMENT STORES, INC. DATED AUGUST 8, 1994 AND RECORDED AUGUST 12, 1994 AS DOCUMENT 94717116; DECLARATION MADE BY KMART CORPORATION DATED JANUARY 23, 1995 AND RECORDED JANUARY 31, 1995 AS DOCUMENT 95072883; (IV) ASSIGNMENT OF OPERATING AGREEMENTS MADE BY KBS RETAIL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP TO ALLIED DISTRICT PROPERTIES, L.P. DATED AUGUST 1, 1995 AND RECORDED AUGUST 9, 1995 AS DOCUMENT NUMBER 95526817; DECLARATION MADE AND ENTERED JULY 25, 1996 BY KBS RETAIL LIMITED PARTNERSHIP AND RECORDED AUGUST 19, 1996 AS DOCUMENT 96632660; (VI) THIRD AMENDMENT TO OPERATION AND EASEMENT AGREEMENT BETWEEN KMART CORPORATION, LEAPS & BOUNDS INC. AND KOHL'S ILLINOIS, INC.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF SUBDIVISION, SPECIAL USE FOR A TYPE "B" RESTAURANT, SPECIAL USE FOR A DRIVE THROUGH, LANDSCAPE VARIATION, PARKING VARIATION AND PARKING SETBACK VARIATION FOR 7 BREW (177 N. BARRINGTON ROAD)

CASE NO. Z2607-02

DATED JULY 20, 2000 AND RECORDED JULY 26, 2000 AS DOCUMENT 00563414; (VII) FOURTH AMENDMENT TO OPERATION AND EASEMENT AGREEMENT BY AND AMONG ALLIED DISTRICT PROPERTIES, L.P., SAMI PRAIRIE TOWN, LLC, AND LOWE'S HOME CENTERS, INC., DATED JANUARY 28, 2005 AND RECORDED JANUARY 28, 2005 AS DOCUMENT 0502834103; (VIII) ASSIGNMENT OF OPERATION AND BASEMENT AGREEMENT MADE BY PRAIRIE TOWNE LLC, AS ASSIGNOR TO ARC PTSCHILOOI, LLC, AS ASSIGNEE DATED JUNE 4, 2014 AND RECORDED JUNE 9, 2014 AS DOCUMENT NUMBER 1416029049; AND (IX) FIFTH AMENDMENT TO OPERATION AND EASE 'NT AGREEMENT MADE BY ARC PTSCHILOO], LLC DATED FEBRUARY 27, 2023 AND RECORDED MARCH 10, 2023 AS DOCUMENT 2306957020.

PARCEL 3:

A NON-EXCLUSIVE AND PERPETUAL BASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY ACCESS BASEMENT AGREEMENT DATED JANUARY 20, 2005 AND RECORDED JANUARY 28, 2005 AS DOCUMENT NUMBER 0502834101 BY AND BETWEEN ALLIED DISTRICT PROPERTIES LP., AN ILLINOIS LIMITED PARTNERSHIP AND SAMI PRAIRIE TOWN, LLC AS SHOW ON EXHIBIT D ATTACHED THERETO.

(LEGAL DESCRIPTION NOT PROVIDED IN THE FACE OF THE TITLE COMMITMENT & PROVIDED BASED IN DEED REFERENCED WITHIN TITLE COMMITMENT)

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 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, 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.
2. 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.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF SUBDIVISION, SPECIAL USE FOR A TYPE "B" RESTAURANT, SPECIAL USE FOR A DRIVE THROUGH, LANDSCAPE VARIATION, PARKING VARIATION AND PARKING SETBACK VARIATION FOR 7 BREW (177 N. BARRINGTON ROAD)

CASE NO. Z2607-02

3. 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.
4. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Plat of Subdivision to the Community Development Department for review and approval to illustrating the following:
    a. Revise the Plat of Subdivision to show an easement for utilities that pass through the property but serve other lots (e.g. storm sewer, sanitary). The easement shall grant the right but not the obligation to the Village to maintain.
5. Prior to the issuance of Land Development Permit, the Plat of Subdivision and all covenants concerning shared site elements shall be approved and recorded with Cook County. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Landscape Plans to the Community Development Department which include the following:
    a. Label all existing plantings by species and quantity on Landscape Plan as Tree Preservation Plan becomes an archival document following construction.
    b. Shade trees are required in all parking lot islands. Serviceberries are not considered a shade tree; replace with suitable species. Staff would allow a single-stem Japanese Tree Lilac as an alternative.
    c. Provide product descriptions for bike racks north of the proposed building.
    d. On sheet L3 remove reference to seed for site restoration, sod is required.
6. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:
    a. Provide a concrete path and pad to the fire department connection.
    b. Should the sidewalk connection extend past the property line, the petitioner shall coordinate with IDOT for the proposed sidewalk connection on Barrington Road and submit all related correspondence and approval documentation to the village prior to issuance of village permits.
    c. Relocate “Do Not Enter” pavement marking to the north to notify motorists prior to the drive through exit.
    d. As noted on sheet 6 of the civil plans, extend the curb and landscaping east and omit the parking space adjacent to the drive through exit.
    e. Prior to the issuance of a permit, a completed traffic agreement is required per code section 154.121 for the village’s review.
    f. In the traffic impact study, update the footers of the capacity analysis summary sheets to match each measured condition. All footers currently state “existing” throughout the no-build and projected conditions.

g. In the traffic impact study, the crash analysis shall be updated with the most recent 5 years of crash data available, 2021-2025.

h. In the traffic management plan, indicate what the next step will be when Tier 3 gets exceeded.

i. The Applicant shall follow the calculations laid out in §505 of the WMO to determine if additional detention volume is required for the project.

j. The 12" storm sewer at MH-5 will connect to a 4" perforated underdrain, switch the 4" underdrain to a 12" perforated pipe and switch the dead-end at MH 6 with a 12" perforated pipe connection to Observation Port 2.

k. Upsize necessary segments of roof drains and storm sewers to 8" and 10" diameters, respectively, which are the village minimums.

l. All required MWRD documents and stormwater conveyance calculations shall be provided.

m. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduit burial detail, etc.

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. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg. The plans will receive a detailed review during the commercial building permit process.

8. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a detailed review during the commercial building permit process.

9. Separate sign permits will be required for all signage.

10. The following plans/exhibits shall be adopted as part of the governing ordinance:

    a. Project Narrative, prepared by 7 Brew and received by the Community Development Department on September 14, 2026.

    b. 7 Brew Operations Narrative, prepared by 7 Brew and received by the Community Development Department on September 14, 2026.

    c. Tree Preservation L1, prepared Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.

    d. Landscape Plan L2, prepared Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF SUBDIVISION, SPECIAL USE FOR A TYPE "B" RESTAURANT, SPECIAL USE FOR A DRIVE THROUGH, LANDSCAPE VARIATION, PARKING VARIATION AND PARKING SETBACK VARIATION FOR 7 BREW (177 N. BARRINGTON ROAD)

CASE NO. Z2607-02

e. Floor Plan A1.2, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.

f. Roof Plan A1.7, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.

g. Exterior Elevations A2.0-A2.3, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.

h. Building Section A3.0, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.

i. Trash Enclosure A5.4, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.

j. Material Color Board, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.

k. Renderings, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.

l. Title Sheet 1, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.

m. Existing Conditions and Demolition Plan 2, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.

n. Site Dimensional and Paving Plan 5, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026

o. Signage and Striping Plan 6, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026

p. Utility Plan 8, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026

q. Photometric Site Plan SE1.1, prepared by Aaron M. Fiegel, dated September 14, 2026 and received by the Community Development Department on September 15, 2026.

r. Sign Package, prepared by Pattison ID, dated June 18, 2026 and received by the Community Development Department on September 14, 2026.

s. Plat of Subdivision, prepared by Atwell, dated May 27, 2026 and received by the Community Development Department on September 14, 2026.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, PLAT OF SUBDIVISION, SPECIAL USE FOR A TYPE "B" RESTAURANT, SPECIAL USE FOR A DRIVE THROUGH, LANDSCAPE VARIATION, PARKING VARIATION AND PARKING SETBACK VARIATION FOR 7 BREW (177 N. BARRINGTON ROAD)

CASE NO. Z2607-02

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 10th day of November, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Granting a Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review for Village of Schaumburg - Public Safety Building (1000 Woodfield Road - Z2605-05).
11/10/26
Village Board

Presenter:

Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:

- 26-XXX Z2605-05 VOS Public Safety Bldg ORD

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, LANDSCAPE VARIATIONS, FENCE VARIATION, AND WOODFIELD REGIONAL CENTER DESIGN REVIEW FOR VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING (1000 WOODFIELD ROAD)

CASE NO. Z2605-05

ADOPTED: NOVEMBER 10, 2026

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

NOVEMBER 11, 2026

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, LANDSCAPE VARIATIONS, FENCE VARIATION, AND WOODFIELD REGIONAL CENTER DESIGN REVIEW FOR VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING (1000 WOODFIELD ROAD)

CASE NO. Z2605-05

WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on October 28, 2026 and has recommended a Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review for Village of Schaumburg – Public Safety Building located at 1000 Woodfield Road, Case No. Z2605-05;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review for Village of Schaumburg – Public Safety Building located at 1000 Woodfield Road, Case No. Z2605-05 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 Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review described as follows:

- Site Plan Approval to construct a 155,716 square foot Police Station Building [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Landscape Variation to Omit a Required Landscape Island at the end of a Parking Row [Title 15, Chapter 154, Section 154.136(L)(2)(a)(1) of the Zoning Ordinance]
- Landscape Variation to Omit a Required Shade Tree from Parking Lot Island [Title 15, Chapter 154, Section 154.136(L)(2)(b)(2) of the Zoning Ordinance]
- Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]
- Woodfield Regional Center Design Review

for Village of Schaumburg – Public Safety Building located at 1000 Woodfield Road, Case No. Z2605-05 be and is hereby granted on the property legally described as:

PARCEL 1:
THAT PART OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH EAST 1/4 AFORESAID; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 927.60 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS, WEST, A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING; THENCE

CONTINUING NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST 710.00 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE 760.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 566.00 FEET; THENCE SOUTH 08 DEGREES 26 MINUTES 11 SECONDS WEST A DISTANCE OF 256.03 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 24 SECONDS EAST A DISTANCE OF 278.64 FEET; THENCE SOUTH 47 DEGREES 58 MINUTES 24 SECONDS EAST A DISTANCE OF 254.55 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST 33.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WOODFIELD ROAD; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 823.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 50.12 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF WOODFIELD ROAD, A DISTANCE OF 924.16 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 229.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST A DISTANCE OF 59.00 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 481.00 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE 760 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 59.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST A DISTANCE OF 481.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED AND SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS DATED JULY 2, 1979 BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED OCTOBER 24, 1978 AND KNOWN AS TRUST #100103, LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, LANDSCAPE VARIATIONS, FENCE VARIATION, AND WOODFIELD REGIONAL CENTER DESIGN REVIEW FOR VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING (1000 WOODFIELD ROAD)

CASE NO. Z2605-05

PERSONALLY, BUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED OCTOBER 24, 1978 AND KNOWN AS TRUST #100104, AND THE FIRST NATIONAL BANK OF CHICAGO, NOT PERSONALLY, BUT AS TRUSTEE OF THE FIRST NATIONAL BANK OF CHICAGO GROUP TRUST FOR PENSION AND PROFIT SHARING TRUSTS, FUND "F", UNDER DECLARATION OF TRUST DATED DECEMBER 1, 1972, AND RECORDED OCTOBER 17, 1979 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25196718, OVER THE FOLLOWING DESCRIBED REAL PROPERTY:

PARCEL "A":

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AS DESCRIBED IN DOCUMENT NUMBER 10488004 WITH THE WEST LINE OF THE AFORESAID NORTHEAST 1/4; THENCE SOUTH 530.00 FEET ALONG SAID WEST LINE TO A POINT; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, 482.00 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AFORESAID; THENCE SOUTH 14 DEGREES 43 MINUTES 48 SECONDS EAST, 112.178 FEET THENCE SOUTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, 218.229 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 34 SECONDS EAST, 38.33 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 49 SECONDS EAST, 162.788 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, 227.00 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, 155.694 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, 175.00 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 10 SECONDS EAST, 70.00 FEET; THENCE NORTHEASTERLY 617.352 FEET ALONG THE ARC OF A CIRCLE OF 500.00 FEET RADIUS, CONVEX TO THE NORTHWEST AND WHOSE CHORD BEARS NORTH 54 DEGREES 37 MINUTES 34 SECONDS EAST TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING 771.913 FEET WESTERLY OF THE EAST LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 14 (AS MEASURED ALONG A LINE DRAWN 66.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERN TERMINUS AND WESTERLY EXTENSION THEREOF OF MEACHAM ROAD AS DESCRIBED PER COURT CASE NO. 68-"L"-13469, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13,

TOWNSHIP AND RANGE AFORESAID); THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, 171.24 FEET ALONG THE AFORESAID WESTERLY EXTENSION OF THE SOUTHERN TERMINUS OF MEACHAM ROAD; THENCE NORTH 2 DEGREES 40 MINUTES 10 SECONDS WEST, 66.072 FEET; THENCE NORTHWESTERLY 84.054 FEET ALONG THE ARC OF A CIRCLE OF 84.00 FEET RADIUS, CONVEX TO THE SOUTHWEST AND WHOSE CHORD BEARS NORTH 61 DEGREES 20 MINUTES 11 SECONDS WEST, TO A POINT OF TANGENCY; THENCE NORTH 32 DEGREES 40 MINUTES 10 SECONDS WEST, 256.717 FEET ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 157.079 FEET ALONG THE ARC OF A CIRCLE OF 150.00 FEET RADIUS, WHICH ARC IS TANGENT TO THE AFORESAID 561.22 FEET PARALLEL LINE AT A POINT 1404.175 FEET (AS MEASURED ALONG SAID PARALLEL LINE), EASTERLY OF THE POINT OF BEGINNING, CONVEX TO THE NORTHEAST AND HAS A CHORD BEARING OF NORTH 62 DEGREES 40 MINUTES 10 SECONDS WEST, TO SAID PARALLEL LINE; THENCE SOUTH 87 DEGREES 19 MINUTES 50 SECONDS WEST, 1404.175 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, (EXCEPTING THAT PART OF THE AFORESAID PARCEL FALLING WITHIN DEDICATED STREETS AND HIGHWAYS AS SHOWN ON DOCUMENT NUMBER 22935012 RECORDED DECEMBER 16, 1974) IN COOK COUNTY, ILLINOIS;

PARCEL "B":

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 14 WITH A LINE BEING 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD, PER DOCUMENT NUMBER 10488004; THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING; THENCE EASTWARD ALONG A LINE BEING PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AFORESAID, NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 482.00 FEET; THENCE SOUTH 14 DEGREES 43 MINUTES 48 SECONDS EAST, A DISTANCE OF 112.178 FEET; THENCE SOUTH 87 DEGREES 22

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MINUTES 25 SECONDS EAST, A DISTANCE OF 218.229 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 34 SECONDS EAST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 162.788 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 227.00 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 97.198 FEET; THENCE SOUTH 62 DEGREES 27 MINUTES 08 SECONDS WEST, A DISTANCE OF 54.06 FEET; THENCE SOUTH 37 DEGREES 44 MINUTES 07 SECONDS EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 64 DEGREES 50 MINUTES 51 SECONDS EAST, A DISTANCE OF 127.53 FEET; THENCE SOUTH 23 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 244.51 FEET; THENCE SOUTH 8 DEGREES 26 MINUTES 11 SECONDS WEST, A DISTANCE OF 334.05 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 278.64 FEET; THENCE SOUTH 47 DEGREES 58 MINUTES 24 SECONDS EAST, A DISTANCE OF 254.55 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 83.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE WESTWARD ALONG THE SAID SOUTH LINE, SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 1751.19 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 14; THENCE NORTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 1486.043 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART OF THE FOREGOING PARCEL DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 927.60 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST 50.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST 710.00 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE 760.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, 566.00 FEET; THENCE SOUTH 8 DEGREES 26 MINUTES 11 SECONDS WEST 256.03 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 24 SECONDS EAST 278.64 FEET; THENCE SOUTH 47 DEGREES 58 MINUTES 24 SECONDS EAST 254.55 FEET;

THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST 33.45 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WOODFIELD ROAD; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 823.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND ALSO THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 50.12 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WOODFIELD ROAD, A DISTANCE OF 924.16 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 229.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST A DISTANCE OF 59.00 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 481.00 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 59.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST A DISTANCE OF 481.00 FEET TO THE POINT OF BEGINNING,IN COOK COUNTY, ILLINOIS;

PARCEL "C":

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 14; THENCE EASTWARD ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4, NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 1751.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST, A DISTANCE OF 83.45 FEET; THENCE NORTH 47 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 254.55 FEET; THENCE NORTH 33 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF 278.64 FEET; THENCE NORTH 8 DEGREES 26 MINUTES 11 SECONDS EAST, A DISTANCE OF 334.05 FEET; THENCE NORTH 23 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 244.51 FEET; THENCE NORTH 64 DEGREES 50 MINUTES 51

SECONDS WEST, A DISTANCE OF 127.53 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 07 SECONDS WEST, A DISTANCE OF 95.78 FEET; THENCE NORTH 62 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 54.06 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 58.496 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 5 DEGREES 02 MINUTES 21 SECONDS EAST, A DISTANCE OF 298.79 FEET; THENCE SOUTH 10 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 447.39 FEET; THENCE SOUTH 42 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 502.73 FEET TO A POINT ON THE NORTHERLY LINE OF WOODFIELD ROAD AS DEDICATED AS DOCUMENT NUMBER 22935012; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF SECTION 14; THENCE WESTWARD ALONG THE SAID SOUTH LINE, SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DEDICATED FOR ROAD PURPOSES BY PLAT OF DEDICATION FOR PUBLIC STREET DATED JULY 9, 1974 AND RECORDED DECEMBER 16, 1974 AS DOCUMENT NUMBER 22935012, ALL IN COOK COUNTY, ILLINOIS;

PARCEL "D":

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AS DESCRIBED IN DOCUMENT NUMBER 10488004 WITH THE WEST LINE OF THE AFORESAID NORTHEAST 1/4; THENCE SOUTH 530.00 FEET ALONG SAID WEST LINE TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST 482.00 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AFORESAID; THENCE SOUTH 14 DEGREES 43 MINUTES 48 SECONDS EAST 112.178 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, 218.229 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 34 SECONDS EAST 38.33 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 49 SECONDS EAST, 162.788 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS

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EAST 227.00 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST 155.694 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST 175.00 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 10 SECONDS EAST 70.00 FEET; THENCE NORTHEASTERLY 617.352 FEET ALONG THE ARC OF A CIRCLE OF 500.00 FEET RADIUS, CONVEX TO THE NORTHWEST AND WHOSE CHORD BEARS NORTH 54 DEGREES 37 MINUTES 34 SECONDS EAST TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING 771.913 FEET WESTERLY OF THE EAST LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 14 (AS MEASURED ALONG A LINE DRAWN 66.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERN TERMINUS AND THE WESTERLY EXTENSION THEREOF OF MEACHAM ROAD AS DESCRIBED PER COURT CASE # 68-"L"-13469 IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP AND RANGE AFORESAID); THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS EAST 771.913 FEET ALONG SAID EXTENSION TO THE EAST LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 14; THENCE SOUTH 0 DEGREES 04 MINUTES 02 SECONDS EAST 1506.436 FEET ALONG SAID EAST LINE OF THE NORTHEAST 1/4 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST 2699.57 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1486.043 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THOSE PARTS OF THE FOREGOING PARCEL DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 14 WITH A UINE BEING 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD, PER DOCUMENT NUMBER 10488004; THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING; THENCE EASTWARD ALONG A LINE BEING PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AFORESAID, NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 482.00

FEET; THENCE SOUTH 14 DEGREES 43 MINUTES 48 SECONDS EAST, A DISTANCE OF 112.178 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, A DISTANCE OF 218.229 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 34 SECONDS EAST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 162.788 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 227.00 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 97.198 FEET; THENCE SOUTH 62 DEGREES 27 MINUTES 08 SECONDS WEST, A DISTANCE OF 54.06 FEET; THENCE SOUTH 37 DEGREES 44 MINUTES 07 SECONDS EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 64 DEGREES 50 MINUTES 51 SECONDS EAST, A DISTANCE OF 127.53 FEET; THENCE SOUTH 23 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 244.51 FEET; THENCE SOUTH 8 DEGREES 26 MINUTES 11 SECONDS WEST, A DISTANCE OF 334.05 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 278.64 FEET; THENCE SOUTH 47 DEGREES 58 MINUTES 24 SECONDS EAST, A DISTANCE OF 254.55 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 83.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE WESTWARD ALONG THE SAID SOUTH LINE, SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 1751.19 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 14; THENCE NORTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 1486.043 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; AND ALSO EXCEPT THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 14; THENCE EASTWARD ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4 NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 1751.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST, A DISTANCE OF 83.45 FEET; THENCE NORTH 47 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 254.55 FEET; THENCE NORTH 33 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF 278.64 FEET; THENCE NORTH 8 DEGREES 26 MINUTES 11 SECONDS EAST, A DISTANCE OF 334.05 FEET; THENCE NORTH 23 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 244.51 FEET; THENCE NORTH 64 DEGREES 50 MINUTES 51

SECONDS WEST, A DISTANCE OF 127.53 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 07 SECONDS WEST, A DISTANCE OF 95.78 FEET; THENCE NORTH 6 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 54.06 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 58.496 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 5 DEGREES 02 MINUTES 21 SECONDS EAST, A DISTANCE OF 298.79 FEET; THENCE SOUTH 10 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 447.39 FEET; THENCE SOUTH 42 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF 502.73 FEET TO A POINT ON THE NORTHERLY LINE OF WOODFIELD ROAD AS DEDICATED AS DOCUMENT NUMBER 22935012; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE WESTWARD ALONG SAID SOUTH LINE, SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DEDICATED FOR ROAD PURPOSES BY PLAT OF DEDICATION FOR PUBLIC STREET DATED JULY 9, 1974 AND RECORDED DECEMBER 16, 1974 AS DOCUMENT NUMBER 22935012, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED AND SET FORTH IN EASEMENT GRANT DATED JUNE 3, 1980 BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 24, 1978 AND KNOWN AS TRUST NUMBER 100103, GRANTOR, AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 24, 1978 AND KNOWN AS TRUST NUMBER 100104, GRANTEE, AND RECORDED JULY 14, 1980 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25513407 FOR PARKING OF MOTOR VEHICLES AND FOR ACCESS AND INGRESS OVER THE FOLLOWING DESCRIBED REAL PROPERTY: THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 , A DISTANCE OF 50.12 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST

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ALONG THE NORTHERLY RIGHT-OF-WAY UNE OF WOODFIELD ROAD, AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 924.16 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 229.00 FEET TO A POINT; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST A DISTANCE OF 59.00 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 72.00 FEET TO A POINT; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG A UNE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 72.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 72.00 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 72.00 FEET TO THE HEREIN ABOVE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1000 E. WOODFIELD ROAD, SCHAUMBURG, 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. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.
2. Other required permits include MWRD, IEPA and IEPA NPDES.
3. Prior to the issuance of a land development permit, the Engineer of Record shall provide fire flow data, and add a note to the plans stating that adequate fire flow is available to the development and that the flow meets the requirements of Village code section 151.11 (B) (1) Fire Protection System.
4. 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.
5. A separate demo permit is required.
6. Any looped water main within the property (including the existing 10-inch main that runs north south that is being tapped into in the latest submittal) will need to be in a Public Utility Easement that grants maintenance rights to the Village. CDD Engineering can provide the Schaumburg standard easement provisions for use in the easement.

7. The village is investigating the history and operations of the existing Woodfield Lakes pond as relates to available storage volume. Adjustments maybe required based on the findings.
8. Prior to the issuance of a building permit, provide sliding gate details.
9. No signage is being approved with this request. Separate sign permits will be required.
10. The material sample board call out for parking garage should read as "pre-cast concrete brick panel" instead of "think brick".
11. Exits from the garage shall be provided with a path that provides access to a public way.
12. All utility and water main backfill must be CA-6.
13. 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 Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
14. Prior to the issuance of a Land Development Permit, the Engineering Plans shall be revised to include the following:
    a. Provide the location of the fire department connection located south of the building on Sheet C2.0.
    b. A 10-inch valve is called out on the 6-inch water service. Please verify.
    c. Provide striped crosswalks across both external drive aisles.
    d. Omit stop signs and stop bars to maintain free flowing traffic for northbound and southbound vehicles circulating through the western drive aisle.
    e. Remove the depressed curb ramp on the north side of the parking garage. All proposed curb ramps shall lead to an intentional destination with a receiving ramp.
    f. Amend the design to standard curb with a depressed portion for an access route originating from the southern ADA access aisle.
    g. There is a conflict with the proposed detention basin at the northwest corner of the property with Sanitary and or Water Mains. Reroute utilities via continuous loop through the north parking lot to avoid conflict.
    h. Provide a continues water main loop in the north parking lot.
    i. Adjust watermain routing to avoid additional crossings.
    j. Include the following note on the plans - All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). EPW will investigate shutdowns prior to scheduled construction to ensure that valves are functioning properly. Contractor shall contact EPW Dispatch Lin (847-923-6612) a minimum of seven working days prior to shutdown to schedule the pre-shutdown investigation. Contractor shall contact EPW a minimum of 48 hours prior to shutdown

to confirm schedule and details of shutdown. Depending on the number of existing businesses serviced by the affected water main, special circumstances (night shutdown) may be required.

k. Add the limits of the regulatory floodplain and floodway to the existing conditions and proposed grading sheets. The floodplain shall be delineated onto the site topography by elevation according to the Flood Insurance Study (FIS) profile for Salt Creek West Branch (727.0 ft); the limits of the floodway shall be scaled directly from the effective Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). It appears the floodway clips the southeastern portion of the development where the stormwater basin and path are proposed. *The limits of the floodplain are not delineated based on the site-specific topography.*

l. Stage-storage calculations are provided for Lake Woodfield which utilize a NWL of 616.20 ft. We understand that the existing pumping operation to re-establish the NWL is currently being investigated and a topographic survey to verify this existing volume will be provided following that. Please note that the topographic survey and accounting of current storage volume will be a requirement of the MWRD permit.

m. The existing floodplain fill calculations assume a bottom elevation of 725 ft for the existing compensatory storage basin, but the existing spot elevations show a bottom of approximately 724.8 ft at the lowest point.

n. There are discrepancies between the information shown on the plans vs. the stormwater calculations for the north basin (e.g., the stage-storage calculations show a volume of 0.67 ac-ft but the plans show a total of 1.05 ac-ft (0.10 volume control + 0.95 detention).

o. The restrictor calculations should be revised so that the allowable release rate of 0.20 cfs/acre is being discharged under the "no tailwater" condition. The 100-year tailwater of 727.0 ft should then be applied to this restrictor for the purposes of determining the required detention volume. It appears the tailwater condition was applied as the invert, rather than the centroid, which leads to a slight variation in results.

p. Show the location of the outlet control structure (OCS) for the north basin on the Utility Plan.

q. The OCS details show overflows over the baffle wall; verify there is enough vertical clearance to provide these internal overflow weirs.

r. Verify all assumed roof drainage patterns with the architectural plans.

s. Stormwater conveyance (storm sewers/overland flow route) calculations should be included with the final design. These calculations should account for any offsite areas that drain through the project site.

t. An Illinois Environmental Protection Agency (IEPA) National Pollutant Discharge Elimination System (NPDES) ILR10 Construction Permit will be required for the project since it proposes to disturb greater than one (1) acre.

u. A Floodway Construction Permit from the Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR) will be required for the proposed work within the regulatory floodway of Salt Creek West Branch. It appears the proposed work may be covered under Regional Permit No. 3.

v. Based on our review of the proposed development, the following MWRD permit documents will be required:

i. MWRD WMO permit application (Schedules A, B, and C)

ii. Schedule D-Legacy

iii. Schedule H

iv. Schedule P

v. Fee Payment Voucher Form (review fee should be waived)

15. Prior to the issuance of a Land Development Permit, the Landscape Plans shall be revised and resubmitted to the Community Development Department to illustrate the following:

a. On Sheet C7.0 of the Civil Plans both basin sections indicate 'See Landscape Plans for Soil Mix Design'. A soil mix doesn't appear on either landscape sheet.

b. The paver detail on sheet L2.0 indicates the patio pavers are to be set on an aggregate base. The patio is located adjoins the building and as the backfill around the building's foundation settles the pavers will drop. We recommend placing the pavers on a rigid base and tying the base to the foundation.

c. Leucanthemum x superbum, Shasta Daisy is being proposed within areas to be irrigated. This plant does not tolerate irrigation. Either select a different perennial or remove it from irrigation areas. The attached photo shows how they do not survive in irrigated areas.

16. Prior to the issuance of a Land Development Permit, the Photometric Plans shall be revised and resubmitted to the Community Development Department to illustrate the following:

a. Each calculation grid perimeter should be shown and labeled, or color coded differently to clearly show their limits.

b. In the luminaire schedule, indicate the photometric (ies) files used in the photometric calculations.

c. In the luminaire schedule, indicate the tilt (referenced above horizontal) for all fixtures to verify that fixtures have a zero-degree tilt and so as not to project glare to roadways or neighboring properties.

d. In the luminaire schedule, indicate the arm length used for each fixture. Where luminaires are mounted directly to pole this will be 0.

e. Light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.

f. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.

17. The following plans/exhibits shall be adopted as part of the governing ordinance:

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, LANDSCAPE VARIATIONS, FENCE VARIATION, AND WOODFIELD REGIONAL CENTER DESIGN REVIEW FOR VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING (1000 WOODFIELD ROAD)

CASE NO. Z2605-05

a. Title Sheet, Sheet G1.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

b. Code Data, Sheet G1.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

c. Life Safety Plan - Building A, Sheet G1.3, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

d. Life Safety Plan - Building A, Sheet G1.4, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

e. Life Safety Plan - Building B, Sheet G1.5, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

f. Parking Calculation Plans, Sheet G1.8, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

g. Cover Sheet, Sheet C0.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

h. Standard Village Notes, Sheet C0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

i. MWRD General Notes, Sheet C0.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

j. Site Demolition Plan, Sheet C1.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

k. Site Geometry Plan, Sheet C2.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

l. Site Striping and Signage Plan, Sheet C2.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

m. Site Striping and Signage Plan, Sheet C2.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

n. Site Utility Plan, Sheet C3.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

o. Grading and Paving Plan, Sheet C4.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

p. Erosion and Sediment Control Plan, Sheet C5.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

q. Site Operations and Maintenance Plan, Sheet C6.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

r. Site Work Details, Sheet C7.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

s. Site Work Details, Sheet C7.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

t. Site Work Details, Sheet C7.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

u. Proposed Drainage Exhibit, Sheet DEX-1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

v. Delivery Truck Turning, Sheet CSK-01, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.

w. Refuse Truck Turning, Sheet CSK-02, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.

x. Fire Truck Turning Secure, Sheet CSK-03, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.

y. Fire Truck Turning Public, Sheet CSK-04, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.

z. Landscape Plan, Sheet L1.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

aa. Landscape Details, Sheet L2.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

bb. Irrigation Layout Plan, Sheet L3.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

cc. Site Plan, Sheet AS0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

dd. Enlarged Site Views, Sheet AS1.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ee. Overall Ground Floor Plan, Sheet A1.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ff. Ground Floor Plan - A1, Sheet A1.1a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

gg. Ground Floor Plan - A2, Sheet A1.1b, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

hh. Ground Floor Plan - A3, Sheet A1.1c, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ii. Ground Floor Plan - B1, Sheet A1.1d, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

jj. Overall Upper Floor Plan, Sheet A1.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

kk. Upper Floor Plan - A1, Sheet A1.2a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ll. Upper Floor Plan - A2, Sheet A1.2b, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

mm. Upper Floor Plan - A3 and Clerestory, Sheet A1.2c, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

nn. Building Elevations, Sheet A4.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

oo. Building Elevations, Sheet A4.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

pp. Building Elevations, Sheet A4.3, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

qq. Building Elevations, Sheet A4.4, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

rr. Building Elevations, Sheet A4.5, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ss. Ground Floor Plan - Fire Protection - A1, Sheet FP1-1a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

tt. Ground Floor Plan - Fire Protection - B1, Sheet FP1-1d, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

uu. Notes and Details - Fire Protection, Sheet FP5-1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ORDINANCE NO. 26-

AN ORDINANCE GRANTING A SITE PLAN APPROVAL, LANDSCAPE VARIATIONS, FENCE VARIATION, AND WOODFIELD REGIONAL CENTER DESIGN REVIEW FOR VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING (1000 WOODFIELD ROAD)

CASE NO. Z2605-05

vv. Electrical Site Plan, Sheet ES0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ww. Photometric Site Plan, Sheet EP.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

xx. Photometric Fixture Cut Sheets, Sheet EP.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

yy. Electronic Exterior Materials Board, received by the Community Development Department on August 28, 2026.

zz. ALTA / NSPS Land Title Survey, Sheet 02, prepared by Edward J. Molly & Associates, dated July 22, 2024, and received by the Community Development Department on August 28, 2026.

aaa. Project Narrative, prepared by Williams Associates Architects LTD, dated May 15, 2026, and received by the Community Development Department on May 18, 2026.

bbb. Variation Justification Narrative, prepared by Williams Associates Architects LTD, dated May 15, 2026, and received by the Community Development Department on May 18, 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 10th day of November, 2026.

Tom Dailly, Village President

ATTEST:

Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resignations and Appointments of Committee Members
11/10/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- VBM November 10, 2026 Appointments Memo.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

OFFICE OF MAYOR TOM DAILLY

MEMORANDUM

Date: November 3, 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 November 10, 2026, Board meeting.

Septemberfest Committee (all terms end 4/30/27):

Removal(s): Ken Johnson (resigned 11/02/2026)
Dawn Hamilton (Resigned 10/05/2026)
Crystal Schuster (Resigned 10/05/2026)

Respectfully,

Tom Dailly

Tom Dailly
Mayor