AGENDA

Finance Legal Administrative
General Government

Monday, April 20, 2026
7:00 PM
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. March 16, 2026

III. NEW BUSINESS

A. Finance Department Monthly Report for March 2026

B. Recommendation to Approve the Metropolitan Mayors Caucus Membership Dues

C. Recommendation to Extend Lobbying Services Agreement with Thomson Weir, LLC for FY 26/27

D. Schweikher House Preservation Trust 2025 Annual Report - Informational

E. Recommendation to Approve Third Year Renewal for the Three-Year Contract with Tyler Technologies (MUNIS)

F. Recommendation to Award Bid for the Purchase of Fortinet Support Renewal and Endpoint Client Subscriptions to Saitech Inc.

G. Recommendation to Approve a Purchase Order for Security Video System Server Upgrades from Pace Systems, Inc.

H. Recommendation to Allocate the Village of Schaumburg Tax-Exempt Private Activity Bonding Authority to the Town of Normal for the Assist Homeownership Program

I. Recommendation to Approve a New Development Agreement for the Existing Class 6B at 1050 Albion Avenue for Yamada America, Inc.

J. Recommendation to Approve the TIF Redevelopment Agreement for the Loeber Farm Development Between the Village of Schaumburg and Nitti Group, LLC

K. Recommendation to Adopt an Ordinance Amending the Fee Schedule to Adjust Rates for

the Al Larson Cultural Center

IV. COMMENTS FROM THE PUBLIC

V. ADJOURNMENT

VI. NEXT VILLAGE BOARD MEETING

A. April 28, 2026

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

March 16, 2026
04/20/26
Finance Legal Administrative General Government

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FLAGG Minutes 20260316.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

I have reviewed the minutes, and they accurately represent the actions taken by the Finance, Legal, Administrative, and General Government Committee.

Lisa Petersen
Lisa Petersen
Director of Finance

Finance Legal Administrative General Government
Minutes of March 16, 2026

CALL TO ORDER

The Finance Legal Administrative General Government meeting was called to order at 6:00 p.m. by Trustee Bieschke.

ROLL CALL

Members Present: Brian Bieschke
Jamie Clar
Jack Sullivan

Member(s) Absent: none

Staff & Guests Present:
Brian Townsend, Village Manager
Lisa Petersen, Finance Director
Matt Frank, Economic Development Director
Kassandra Schref, Director of Communications & Outreach
Fabio Puccini, Fire Chief
Peter Schaak, Director of IT
Joe Carey, Director of Human Resources
Christiana Henry, Red Caffeine
Bill Skowronski, Red Caffeine
Eric Peterson, Daily Herald

APPROVAL OF MINUTES:

A motion was made by Trustee Sullivan, seconded by Trustee Clar, to approve the minutes of February 17, 2025. Voice vote 3-0. All Ayes.

MOTION CARRIED

RECEIVED
MAR 18 2026
VILLAGE MANAGER'S OFFICE

NEW BUSINESS:

1. **Presentation of Lifestyle Brand Concept and Advertising Campaign - Informational**

Ms. Schref explained that the Village of Schaumburg issued an RFP for Advertising, Media Planning and Media Buying Services in 2025 to identify a qualified, full-service agency partner to build a comprehensive advertising campaign that enhances Schaumburg's brand, strategically plans and executes media, and integrates analytics to measure effectiveness. Red Caffeine was awarded the RFP in October 2025. Staff has been working with Red Caffeine on developing a Lifestyle Campaign over the past several months to advance Schaumburg's brand, promote community assets, and support economic development initiatives. The proposed "Your Village. Your Vibe." Lifestyle Campaign expands the Village's brand narrative beyond its well-known commercial destinations to highlight the broader lifestyle experience the community offers.

Mr. Frank added that from an economic development standpoint we have had good experience with Red Caffeine. The goal is to expand exposure of Schaumburg and Christiana Henry and Bill Skowronski are here to go over the proposed campaign.

Mr. Skowronski added that the campaign aims to answer two central questions: What is life like in Schaumburg? What makes Schaumburg feel unique and special? Through storytelling and community participation, the campaign empowers residents, employees, and visitors to share their experiences and showcase the moments that define Schaumburg's identity. Over the past 70 years, Schaumburg has evolved into a diverse and dynamic community shaped by the people who live and work there. This campaign invites those individuals to help define and celebrate the Village's distinct sense of place. The presentation provides an overview of the Your Village. Your Vibe. Lifestyle Campaign, including the brand narrative, creative direction, and recommended next steps for media planning and placement.

Trustee Bieschke stated that he likes the colors and the vibrancy. It's new yet familiar.

Trustee Clar asked how success will be assessed?

Ms. Henry answered, stating that Google analytics and the Monthly Analytics report will help track our goals, she said radio is hardest to track.

Trustee Bieschke asked if the first phase is local?

Ms. Henry answered Yes, through internal awareness and ownership.

A motion was made by Trustee Sullivan, seconded by Trustee Clar, to Accept the Presentation of Lifestyle Brand Concept and Advertising Campaign as Informational. Voice Vote 3-0. All Ayes

MOTION CARRIED

2. Finance Department Monthly Report for February 2026

Ms. Petersen stated that revenues remain strong. There is a $5.3M positive variance for taxes in the month of February and this is due to our budget spreads, which are based on the months in which funds were received last year. Due to the delay in property tax bills, the months of receipt shifted. Conversely, expenditures are also affected since we are moving the allocations for police and fire pension out of the General fund.

Ms. Petersen continued that this month we did see a higher number of delinquencies in local taxes, some of which could be due to the shorter month. However, we are making these businesses a priority while working with Community Development on Business License Renewal enforcement so no one gets too far behind.

A motion was made by Trustee Sullivan, seconded by Trustee Clar, to recommend the Village Board accept the Monthly Report for February 2026. Voice Vote 3-0. All Ayes

MOTION CARRIED

3. Recommendation to Amend Policy Statement 1.26 - Procedural Rules for Remote Attendance at Village Meetings

Mr. Townsend explained that a new state law was enacted to include performing active military duty as a service member as a reason for attending meetings remotely. As such, Policy Statement 1.26 - Procedural Rules for Remote Attendance at Village Meetings is being amended to include the addition of performing active military duty as a service member.

Mr. Townsend explained that since this is a policy change, the amendment gets presented to the appropriate Standing Committee, then Village Board, and then sent to Committee of the Whole for review before going back to Village Board for final approval.

A motion was made by Trustee Sullivan, seconded by Trustee Clar, to recommend the Village Board Amend Policy Statement 1.26 - Procedural Rules for Remote Attendance at Village Meetings. Voice Vote 3-0. All Ayes

MOTION CARRIED

4. Recommendation to Approve Waiver of Competitive Bidding and Award the Purchase of New Firefighter Turnout Gear to Municipal Emergency Services (MES).

Chief Puccini stated that this request is for the purchase of sets and individual pieces of turnout gear for personnel whose current gear have exceeded their 10-year end-of-useful-life limit, as well as 40 additional sets to purchase a second set of fire suppression personal protective clothing. An initial 6-month trial period with three different turnout gear sets from three manufacturers were tested, Firedex was selected as the preferred manufacturer based on performance, delivery time, and cost. This selected gear has been in regular use by our members since the end of 2024 and has met our needs. The turnout gear will be purchased through MES, a current vendor for the Village. We have attempted to get multiple bids but only 2 vendors responded, as a result we are requesting a waiver based on the lack of three quotes.

Chief Puccini explained that starting in FY25 the Village developed a phased plan to purchase a second set of gear for each firefighter, FY 27 will be the last year of this phased program. In FY25, 40 sets were purchased and in FY26, 40 sets will be purchased. This plan also includes building a reserve stock to support candidate training and to address unforeseen damage or repairs. The current cost for new turnout gear is $3,940 per set, with a separate line item allocated for the purchase of complete sets of gear for new hires. Additionally, all MABAS Division 1 departments are either providing or working towards providing two sets of turnout gear for their personnel.

Trustee Bieschke asked does this get everyone a second set?

Chief Puccini answered, this would be the second phase of the second set for everyone, the last phase will be purchased in FY27.

Mr. Townsend stated that this purchase was brought to FLAGG because he wants to get it done before the end of the fiscal year in accordance with the budget. However, the final phase will be brought to the Public Safety committee in FY27.

A motion was made by Trustee Clar, seconded by Trustee Sullivan, to recommend the Village Board approve waiver of competitive bidding and award the purchase of new firefighter turnout gear to Municipal Emergency Services (MES). Voice Vote 3-0. All Ayes

MOTION CARRIED

5. Recommendation to Approve Annual Non-Union Pay Plan Adjustments for FY26-27

Mr. Carey explained that the Village of Schaumburg is committed to offering its employees a fair and competitive pay plan to attract and retain quality employees who provide exceptional service to the village and its residents. To achieve this, the Village Board has adopted a base compensation strategy. This strategy, developed from a comprehensive compensation study for non-union employees, is founded on formal job evaluations and benchmarking against both public and private sector positions. New salary ranges were developed, and salary adjustments under this strategy are to be based on performance and the relationship of an employee's pay to the midpoint of the salary range.

Mr. Carey continued that after completing the Base Compensation Strategy process this year, the Human Resources Department is recommending a 3% increase to the salary ranges for non-represented employees effective May 1, 2026. There is no fiscal impact to this recommendation. This adjustment only changes the salary ranges and not the salaries of those within those ranges. A separate process involving the focal performance appraisals impacts actual salaries.

A motion was made by Trustee Sullivan, seconded by Trustee Clar, to approve the Annual Non-Union Pay Plan Adjustments for FY26-27. Voice vote 3-0. All Ayes.

MOTION CARRIED

6. **Recommendation to Approve Authorization of the Village Manager to Execute Year 2 of the Enterprise and Temporary Village Hall Agreements with Comcast for MetroE and Internet Connection Services**

Mr. Schaak began by saying that Comcast service has been reliable over the term of the prior agreement with minimal outages and/or downtime. Comcast service is easily accessible at all the needed village facilities. Changing to a different provider for remote facility connection will require additional capital investment to extend the provider's service to village facilities. The existing Comcast service continues to be the best option for the village. This request is to fund year two of the enterprise Comcast contract covering multiple facilities and year two of the separate 1000 E. Woodfield Rd. contract in the total amount of $184,752.

Trustee Bieschke asked if we are updating some services?

Mr. Schaak answered Yes, there are a couple changes.

Trustee Clar asked why is Station 54 is three times the price of 52 & 53?

Mr. Schaak explained that Administrative Staff and training is located at Station 54, so they require more bandwidth.

Trustee Clar asked will there be redundancy with the fiber that is being built.

Mr. Schaak replied in the affirmative.

A motion was made by Trustee Clar, seconded by Trustee Sullivan to approve Authorization of the Village Manager to Execute Year 2 of the Enterprise and Temporary Village Hall Agreements with Comcast for MetroE and Internet Connection Services. Voice Vote 3-0. All Ayes.

MOTION CARRIED

7. **Recommendation to Approve Year Two of the Five-Year Contract of the Enterprise Phone System with RingCentral**

Mr. Schaak explained that RingCentral is the Village's provider for its enterprise phone system service. Ring Central is used across the organization for inbound and outbound calling, including the 311 Customer Service Center. Ring Central was implemented in 2025 with a five-year contract term. This request is to fund year two of the contract for a total cost of $143,216. The original anticipated budget was $134,000. Actual taxes, fees, and surcharges are higher than anticipated resulting in a projected amount that exceeds the budget. The total anticipated expense is $143,216 which is $9,216 over budget. Information Technology staff recommends continuing with the RingCentral cloud-based phone system in the amount of $143,216.

Trustee Bieschke asked why we are slightly over budget?

Mr. Schaak explained that there is difficulty in projecting costs for this service.

A motion was made by Trustee Sullivan, seconded by Trustee Clar to approve Year Two of the Five-Year Contract of the Enterprise Phone System with RingCentral. Voice Vote 3-0. All Ayes.

MOTION CARRIED

8. **Recommendation to Waive Competitive Bidding and Approve Renewal of Microsoft Cloud Services Infrastructure Subscription with Microsoft Corporation.**

   Mr. Schaak stated that in 2023, Information Technology staff completed a project to migrate critical village servers. The anticipated total annual cost for both Azure infrastructure and storage is $180,000. The requested services and subscriptions are only available directly from Microsoft. No other reseller can provide these Microsoft services. Therefore, this request is to waive competitive bidding and sole source this purchase to Microsoft.

   A motion was made by Trustee Sullivan, seconded by Trustee Clar to waive competitive bidding and approve Renewal of Microsoft Cloud Services Infrastructure Subscription with Microsoft Corporation. Voice Vote 3-0. All Ayes.

   MOTION CARRIED

9. **Recommendation to Waive Competitive Bidding and Approve Renewal of Microsoft 365 License Subscription with LiftOff, LLC.**

   Mr. Schaak explained that the Village utilizes Microsoft 365 for email, SharePoint, Teams, Word, Excel, PowerPoint and other productivity tools. Most village staff have a Microsoft G1 license that provides web-only access to Microsoft Office. Advanced users who interact with complex spreadsheets, highly stylized Word documents, and perform other advanced actions have a G3 (online plus local) license. In addition, Power BI is used across the organization to query, structure, and visualize data for reporting and analysis. This year, fifty Copilot subscriptions have been added to the license count. The current subscription cost is approximately $127,000. The addition of Copilot licenses adds $15,000 annually, bringing the total to $142,000. Some additional funds are included for expansion of service over the course of the year, bringing the expected annual total to $146,000. LiftOff, LLC is our Partner of Record with Microsoft. There is no discounted pricing provided, as pricing is fixed by Microsoft. Therefore, this request is to waive competitive bidding and sole source this purchase to LiftOff, LLC.

   A motion was made by Trustee Clar, seconded by Trustee Sullivan to waive competitive bidding and approve Renewal of Microsoft 365 License Subscription with LiftOff, LLC. Voice Vote 3-0. All Ayes.

   MOTION CARRIED

10. **Implementation of Regroup Mass Notification System - Informational**

    Ms. Schref stated with the village is moving forward with "Phase 0" of implementation of the Regroup Mass Notification system. This phase focuses on restoring public communication through Village of Schaumburg social media channels. Moving forward, staff will work with village departments to determine how Regroup may be used operationally in the future. The platform would allow authorized staff across departments to activate alerts 24 hours a day, 7 days a week, 365 days a year, making governance, permissions, and messaging protocols important components of implementation planning.

Ms. Schref explained that the estimated cost for the Regroup platform with the full capabilities described is approximately $13,000 annually for the base system (supporting up to 30,000 contacts), with a one-time implementation fee of approximately $1,000. Several municipalities and agencies currently use the Regroup platform, including Kane County, Winnebago County, Peoria County, and the Village of River Grove. Kane County has offered to share implementation insights and lessons learned as Schaumburg evaluates future system capabilities.

Trustee Sullivan asked is we can expand on the 30,000 residents?

Ms. Schref explained that we can increase the number, but this is a good start.

Trustee Bieschke asked if this is elastic? For example, during Septemberfest can we increase to have 100,000 people for just three days?

Ms. Schref said we can expand it as much as we need.

A motion was made by Trustee Sullivan, seconded by Trustee Clar, to accept the Implementation of Regroup Mass Notification System as Informational. Voice Vote 3-0. All Ayes

MOTION CARRIED

UNFINISHED BUSINESS: None

DEFERRALS: None

COMMENTS FROM THE AUDIENCE: None

ADJOURNMENT:

A motion was made by Trustee Clar, seconded by Trustee Sullivan to adjourn the Finance Legal Administrative General Government at 6:58 p.m. Voice vote 3-0. All Ayes.

MOTION CARRIED

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Finance Department Monthly Report for March 2026
04/20/26
Finance Legal Administrative General Government

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026 March Finance Monthly Report.pdf

FINANCE DEPARTMENT MONTHLY REPORT

March 2026

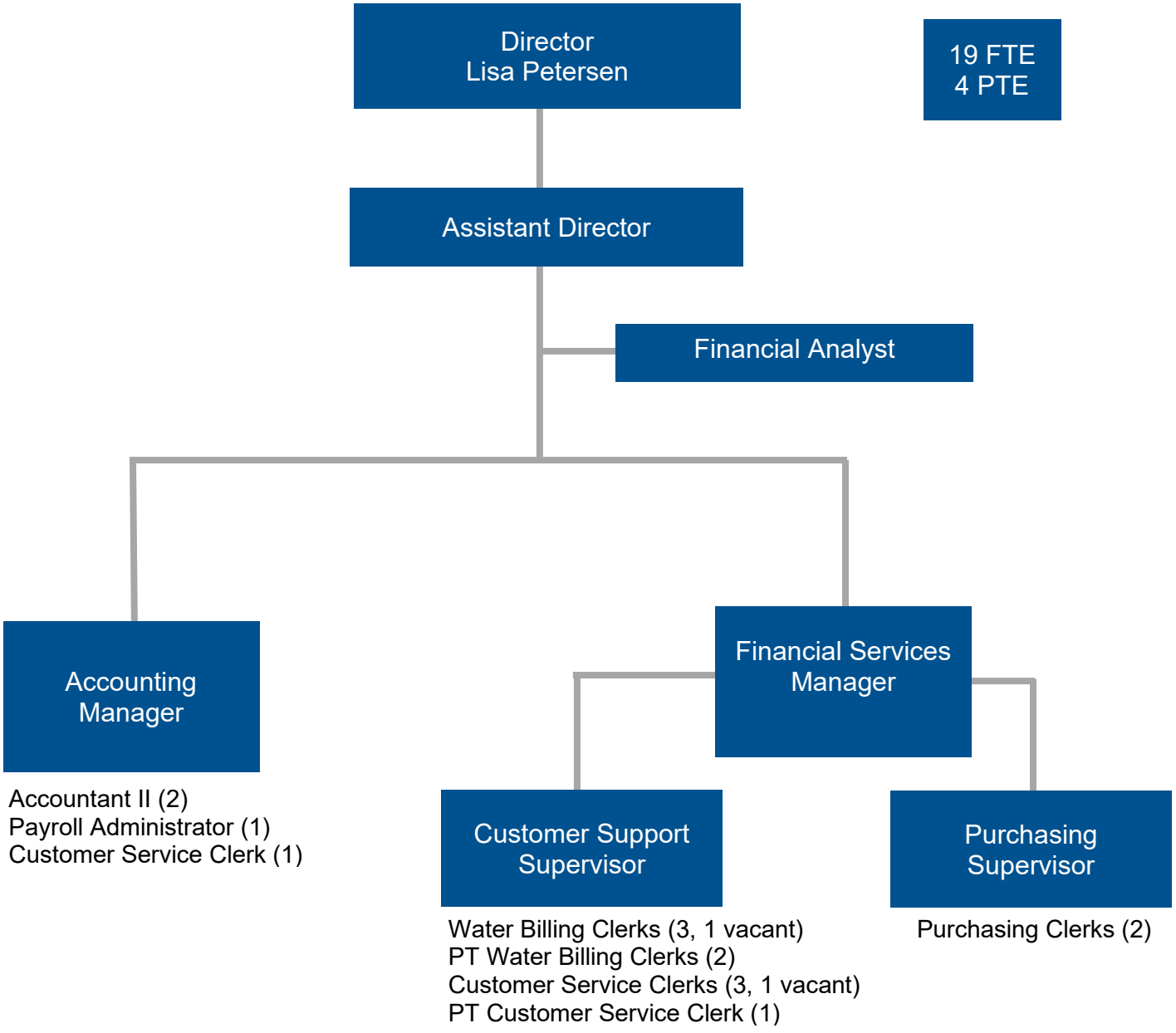
VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

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ORGANIZATION CHART



DEPARTMENT OVERVIEW

The Finance Department is responsible for all financial operations of the village including budgeting, forecasting, investing, and reporting compliance, and is comprised of three primary divisions, purchasing, revenue management and accounting. The mission of the Finance Department is to provide responsible fiscal leadership through transparent reporting; accurate, balanced, and accessible customer service; and proactive oversight of village resources.

There are three divisions within the Finance Department:

The Purchasing Division oversees the expenditure of village funds and provides departments with the processes necessary to ensure that village departments procure the items and services they need to operate efficiently and effectively, while maintaining control and accountability over the village's budget.

The Revenue Management Division is responsible for billing, collecting, and reporting all village revenue. This division generates, collects, and accounts for the monthly utility bills sent to all Schaumburg residents and businesses; it is also responsible for issuing business, liquor, raffle, rental licenses, and commuter parking passes.

The Accounting Division is responsible for all financial reporting requirements and reconciling the general ledger monthly. This division oversees and assists with the preparation of the Annual Comprehensive Financial Report (Annual Report), processes payroll for the entire organization, and provides reports and analyses to the pension boards, Cook and DuPage Counties, the State of Illinois, and other federal agencies as required.

KEY ACTIVITIES

- The Finance budget team collaborated on writing the FY26/27 Budget.
- The Accounting team prepared for the year-end close and the audit.
- Two new people joined the Finance team filling long-term vacancies.

Renaissance Hotel & Convention Center Fund (591)

The Renaissance Hotel and Convention Center Fund accounts for the day-to-day operations of the hotel and convention center. This fund follows a calendar year fiscal year.

Revenues recorded in February totaled $4,932,828. Expenditures for the period totaled $3,649,642. Year-to-date revenues exceed expenses by $1,752,559.

Hotel/Convention Center Fund (590)

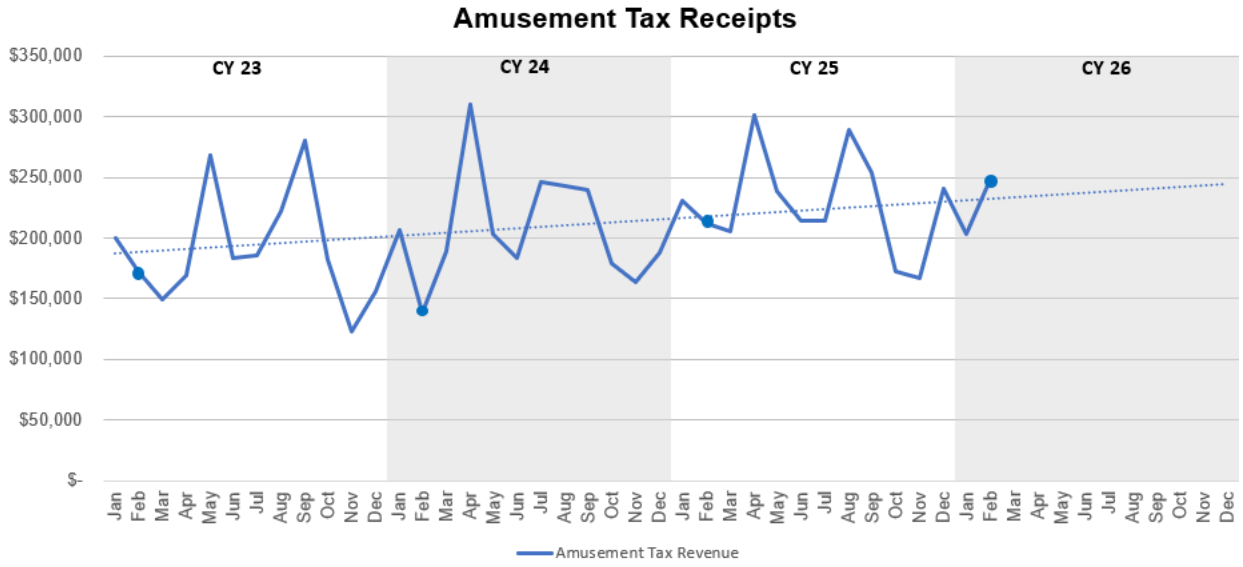
The Hotel and Convention Center Fund accounts for the receipt of various revenues earmarked for payment of debt on the bonds issued to fund the construction of the property. A total of $1,042,190 was earned as revenue in the Hotel and Convention Center Fund in February.

The Hotel Tax receipts portion of these deposits was $238,290, which was above the projected amount of $206,899. The Food and Beverage Tax receipts portion of these deposits was $311,420, which was above the projected amount of $272,530. The Amusement Tax receipts were $248,208, which was above the projected amount of $213.290. The remaining deposits of $244,272 are made up of other revenues including $222,537 in interest earned from investments.

Below is a forecast of cash available for Debt Service and owner obligations. The deficits in 2024 and 2025 are due to meeting space and guest room renovations, which are now complete.

Hotel & Convention Center Fund Projected Cash for Debt Service & Capital Improvements	Actual 2024	Actual 2025	Budget 2026
Net Operating Income/Due to Owner	9,117,447	7,366,497	9,112,771
Village-allocated Tax Revenue	9,925,457	10,337,155	10,650,786
Interest Income	3,004,498	1,492,709	2,000,000
Total Revenue	22,047,402	19,196,361	21,763,557
Debt Service	14,651,714	14,975,250	15,284,150
Owner Expenses (renovation & other)	8,525,504	5,398,880	564,000
Total Expenses	23,177,218	20,374,130	15,848,150
Net Income/(Deficit)	(1,129,816)	(1,177,769)	5,915,407
Ending Available Cash 1/31/2026		*39,832,667*	*45,748,074*

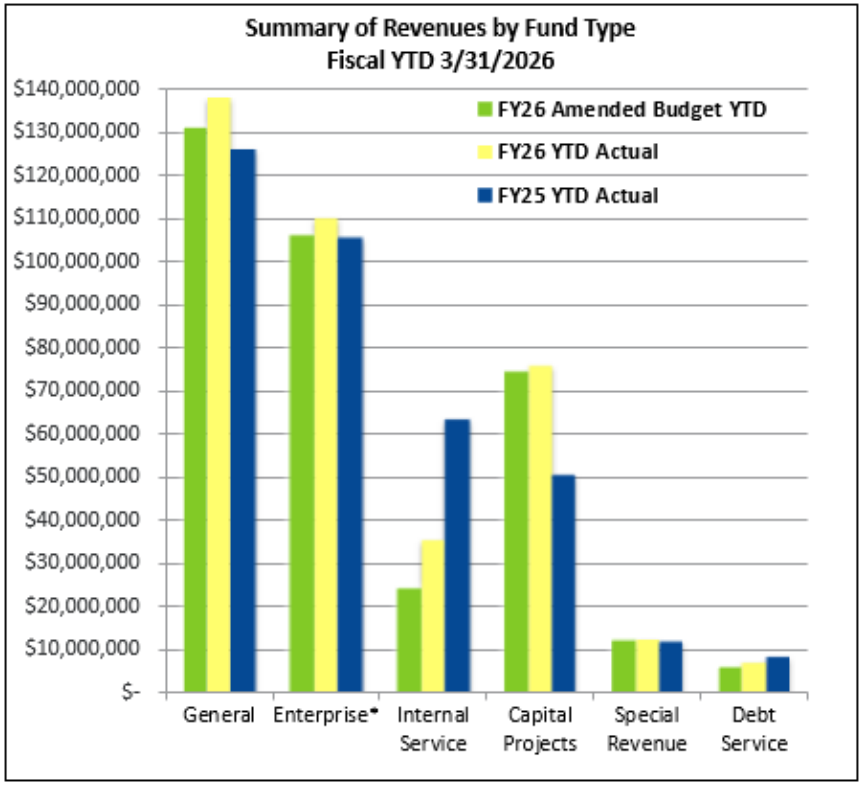
Amusement Tax – 100% of receipts are used to support the Hotel and Convention Center. Therefore, these revenues are reported on a calendar year basis to be consistent with the facility's budget. February tax receipts, which reflect January sales, totaled $248,208, a $35,882 or 16.9% increase compared to the same month last year. There were 5 delinquent businesses.

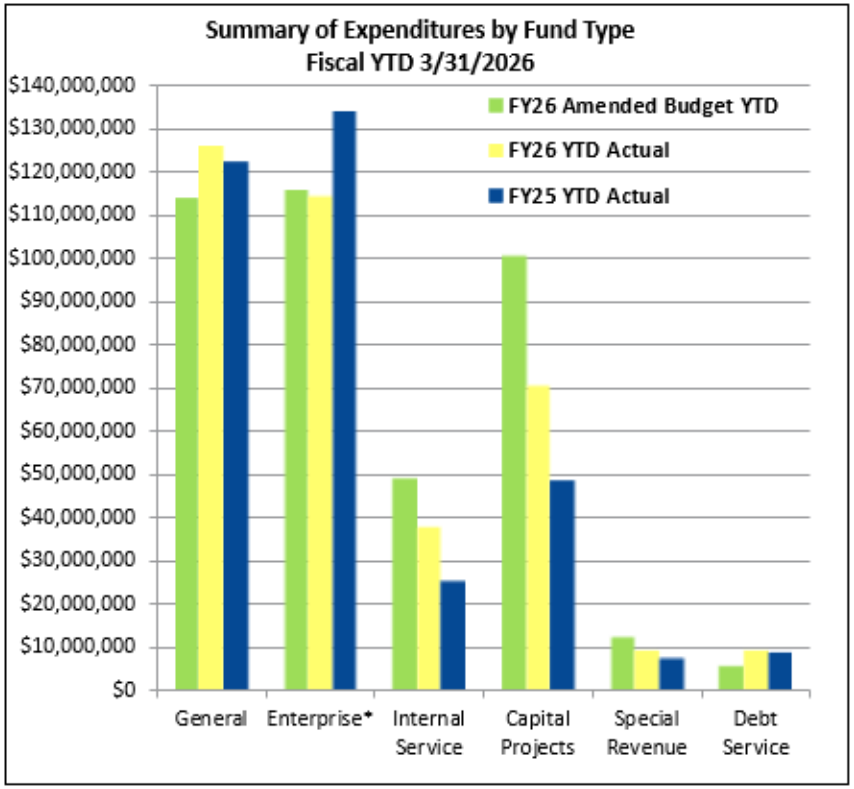


Baseball Fund

The Schaumburg Boomers baseball team occupies Wintrust stadium. There is no debt outstanding. YTD expenses exceed revenues by $941,603 including a non-cash charge for depreciation of $641,667.

REVENUE & EXPENSES BY FUND TYPE





*Enterprise includes Hotel Convention Center April-February revenue and expenses.

GENERAL FUND

For March, General Fund revenues totaled $12,211,494 and expenditures totaled $9,031,198 resulting in an operating surplus of $3,180,297. From a budget perspective, we expected revenues to exceed expenditures by $2,474,609 in March.

Further details of revenues and expenditures are provided below.

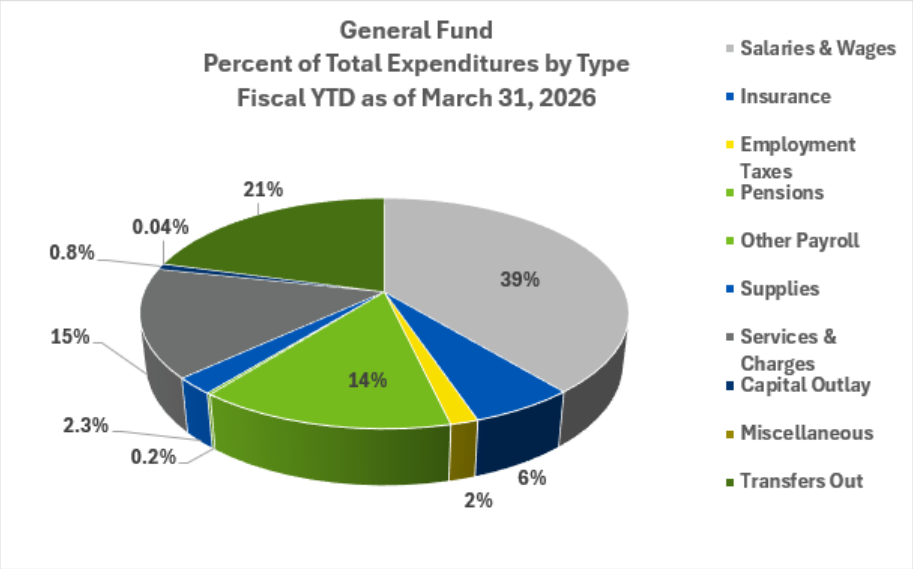
	MTD Amended Budget	MTD Actual	YTD Amended Budget	YTD Actual
Revenues	$ 11,460,277	$ 12,211,494	$130,761,817	$ 138,131,979
Expenditures	$ 8,985,668	$ 9,031,198	$113,751,301	$ 125,715,409
Excess (Deficiency)	$ 2,474,609	$ 3,180,297	$ 17,010,516	$ 12,416,569

Revenues in the General Fund for March totaled $12,211,494 which was 6.6% above budgeted amounts of $11,460,277.

General Fund Revenue Type	MTD Amended Budget	MTD Actual	$ Variance	% Variance	YTD Amended Budget	YTD Actual	$ Variance	% Variance
Taxes	$ 4,169,507	$ 4,756,493	$ 586,986	14.1%	$ 54,816,069	$ 59,261,270	$ 4,445,201	8.1%
Licenses & Permits	180,563	254,918	74,355	41.2%	3,928,945	4,006,156	77,211	2.0%
Intergovernmental	5,698,318	5,882,477	184,159	3.2%	55,245,212	56,961,632	1,716,420	3.1%
Charges for Services	903,918	689,829	(214,090)	(23.7%)	10,486,631	11,732,912	1,246,281	11.9%
Fines & Forfeits	153,608	153,222	(386)	(0.3%)	1,700,009	1,593,863	(106,146)	(6.2%)
Investment Income	187,500	200,939	13,439	7.2%	2,062,500	1,496,237	(566,263)	(27.5%)
Miscellaneous	44,395	196,149	151,754	341.8%	1,175,303	2,227,759	1,052,456	89.5%
Operating Transfers	122,468	77,468	(45,000)	(36.7%)	1,347,150	852,150	(495,000)	(36.7%)
Total Revenue	**$ 11,460,277**	**$ 12,211,494**	**$ 751,218**	**6.6%**	**$ 130,761,817**	**$ 138,131,979**	**$ 7,370,161**	**5.6%**

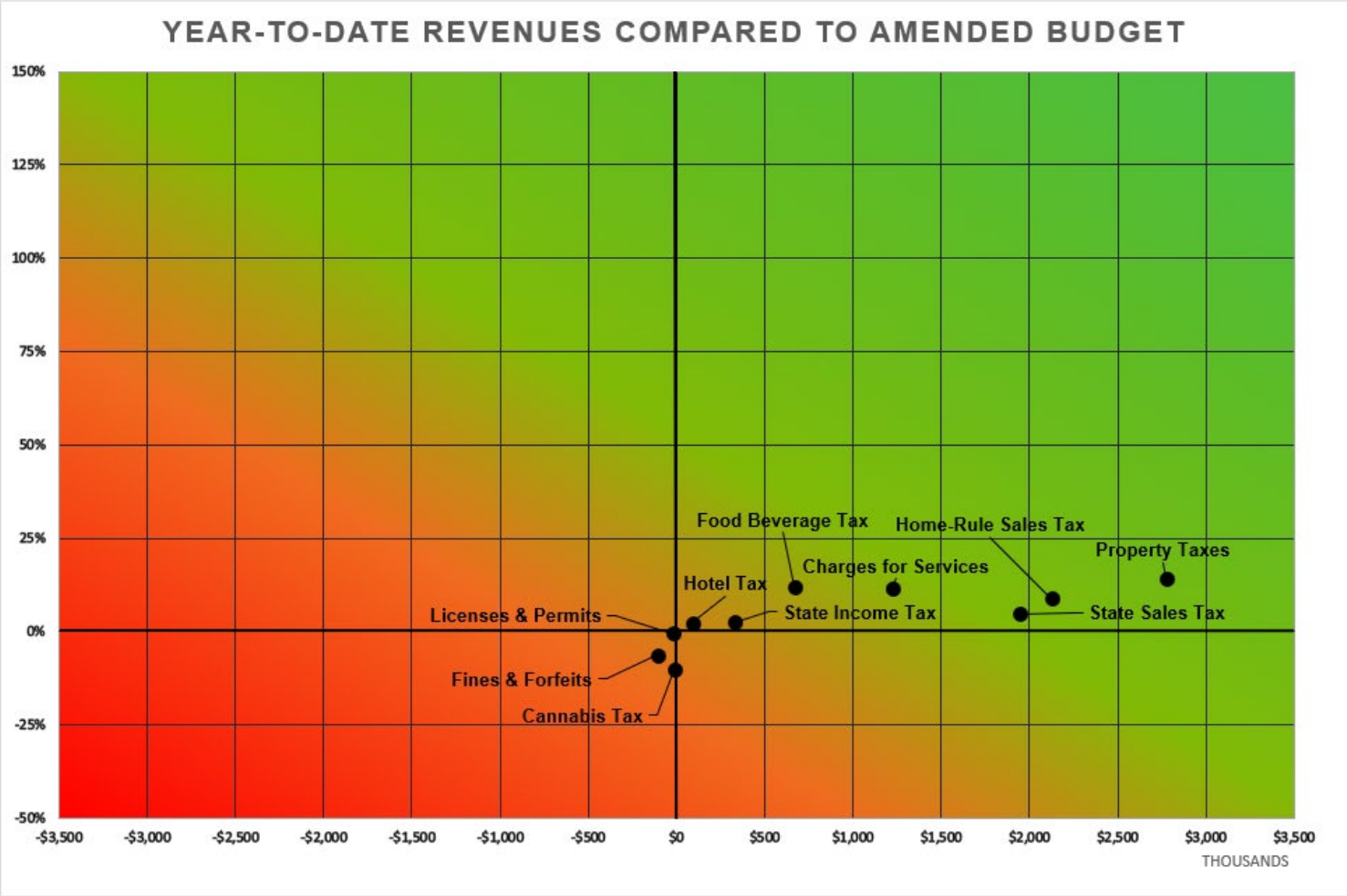
Expenditures in the General Fund for March totaled $9,031,198, which is 0.5% above budgeted amounts of $8,985,668.

General Fund Expense Type	MTD Amended Budget	MTD Actual	$ Variance	% Variance	YTD Amended Budget	YTD Actual	$ Variance	% Variance
Salaries & Wages	$ 4,359,849	$ 4,254,957	$ (104,892)	(2.4%)	$ 52,946,705	$ 48,982,145	$ (3,964,560)	(7.5%)
Insurance	668,753	668,859	106	0.0%	7,356,280	7,357,541	1,261	0.0%
Employment Taxes	166,198	165,162	(1,036)	(0.6%)	1,995,656	1,948,367	(47,288)	(2.4%)
Pensions	560,709	694,619	133,910	23.9%	15,574,454	17,906,763	2,332,309	15.0%
Other Payroll	15,740	14,733	(1,007)	(6.4%)	321,658	283,297	(38,361)	(11.9%)
Supplies	291,149	350,225	59,076	20.3%	3,344,471	2,906,067	(438,404)	(13.1%)
Services & Charges	1,913,588	1,949,532	35,944	1.9%	21,105,482	19,169,010	(1,936,472)	(9.2%)
Capital Outlay	107,071	29,018	(78,054)	(72.9%)	1,177,785	1,029,830	(147,955)	(12.6%)
Miscellaneous	2,083	3,567	1,483	71.2%	23,017	49,168	26,152	113.6%
Operating Transfers Out	900,527	900,527	(0)	(0.0%)	9,905,793	26,083,221	16,177,428	163.3%
Total Expenditures	**$ 8,985,668**	**$ 9,031,198**	**$ 45,530**	**0.5%**	**$ 113,751,301**	**$ 125,715,409**	**$ 11,964,109**	**10.5%**



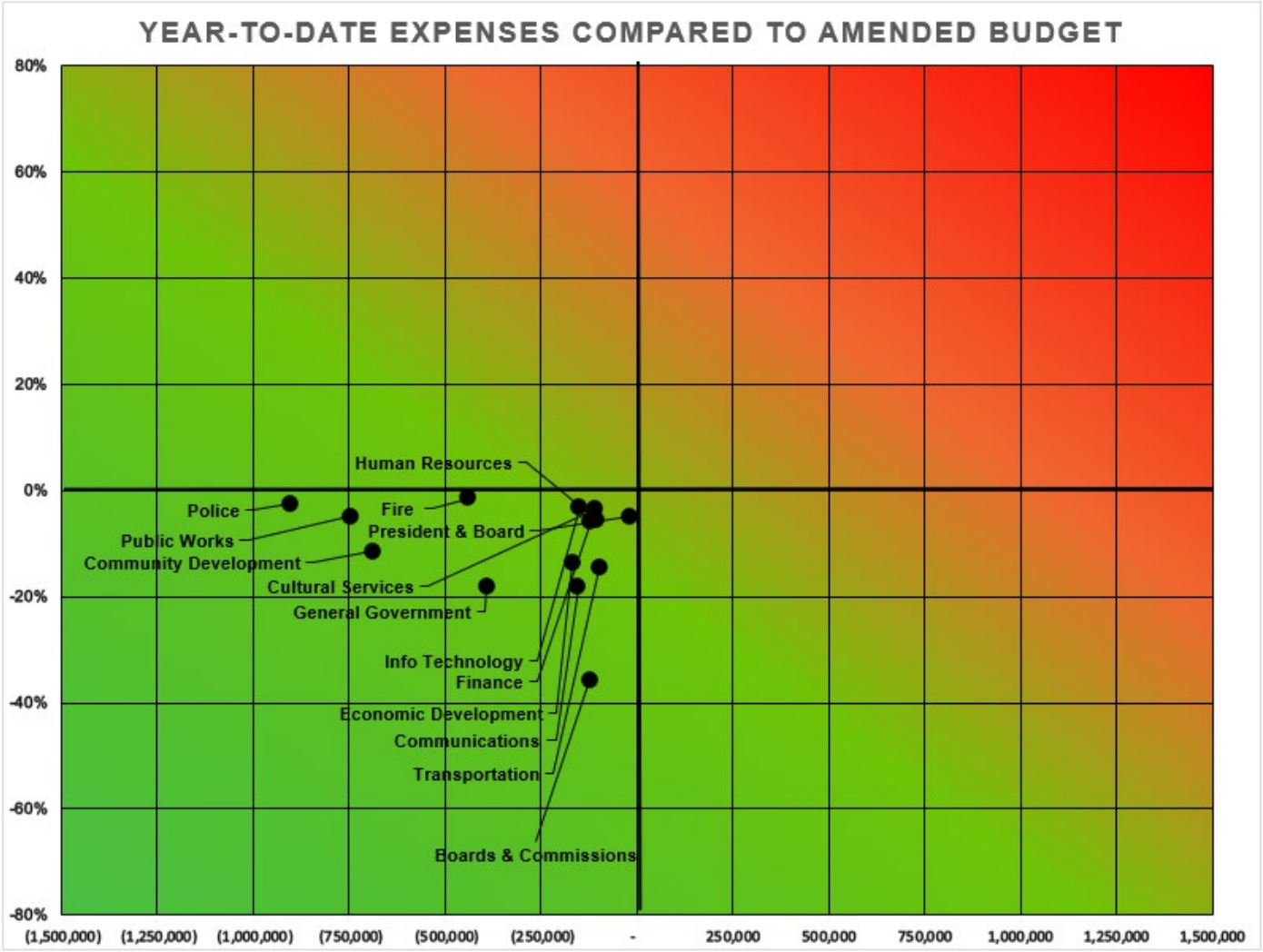
YEAR TO DATE GENERAL FUND REVENUES

The graph below visualizes how the YTD major General Fund Revenues compare to the FY 25/26 Budget Targets, both by dollar amount and percentage.

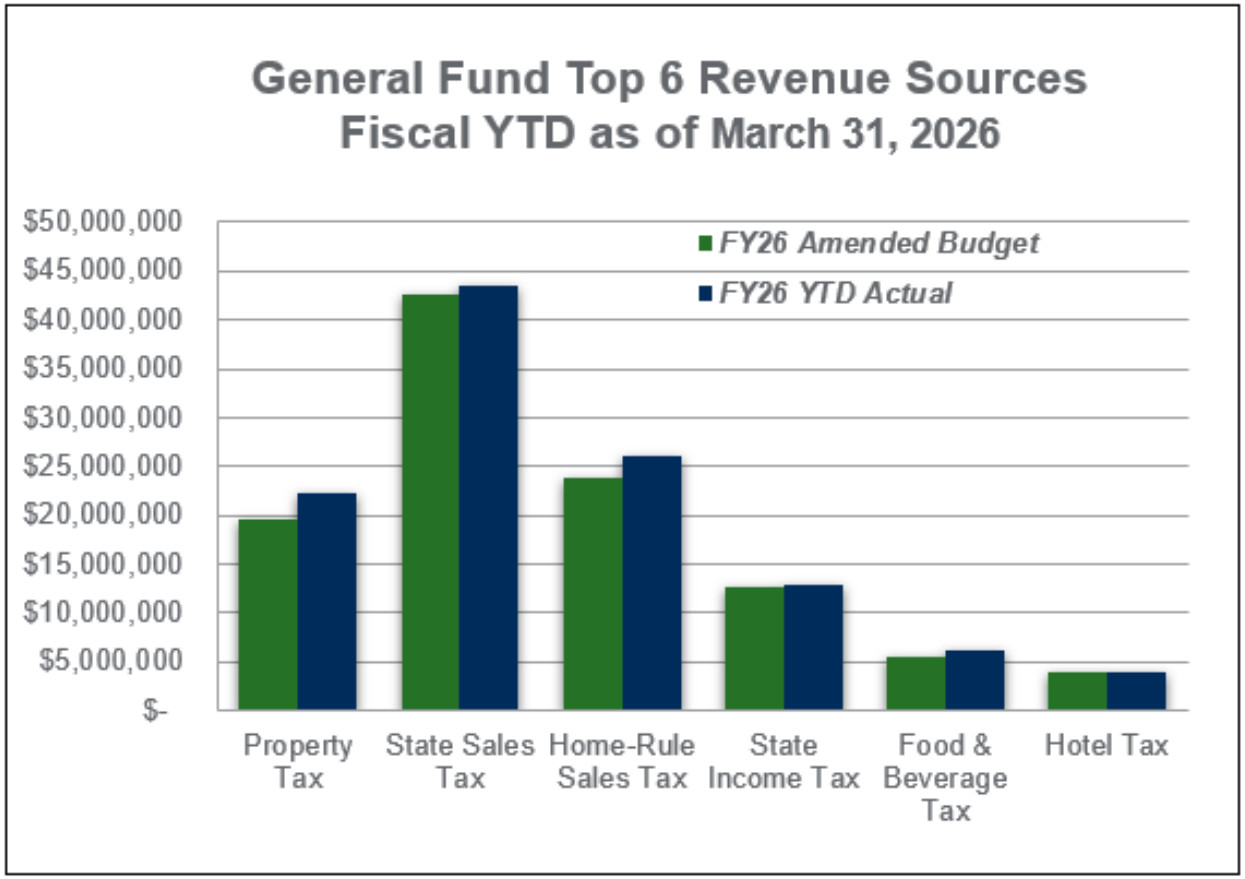


YEAR TO DATE GENERAL FUND EXPENSES

The graph below visualizes how the YTD Department General Fund Expenses compare to the FY 25/26 Budget Targets, both by dollar amount and percentage Police and Fire are under budget but will flatten when property taxes are received. The Village's contribution to the public safety pension funds comes from the property tax levy, when property taxes are received, they are sent to the pension funds, which is reflected as an expense in the Police and Fire Departments.

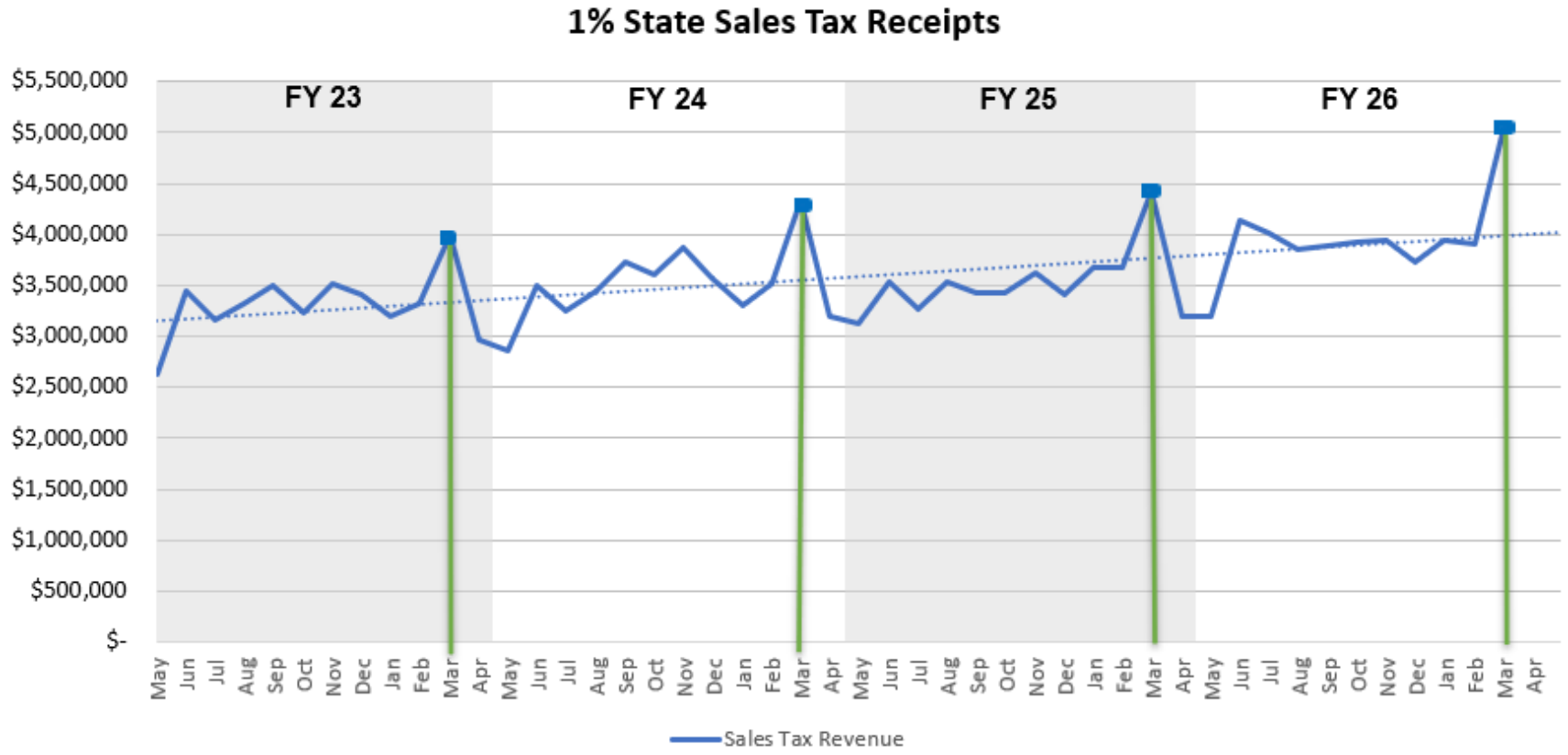


ANALYSIS OF KEY REVENUES



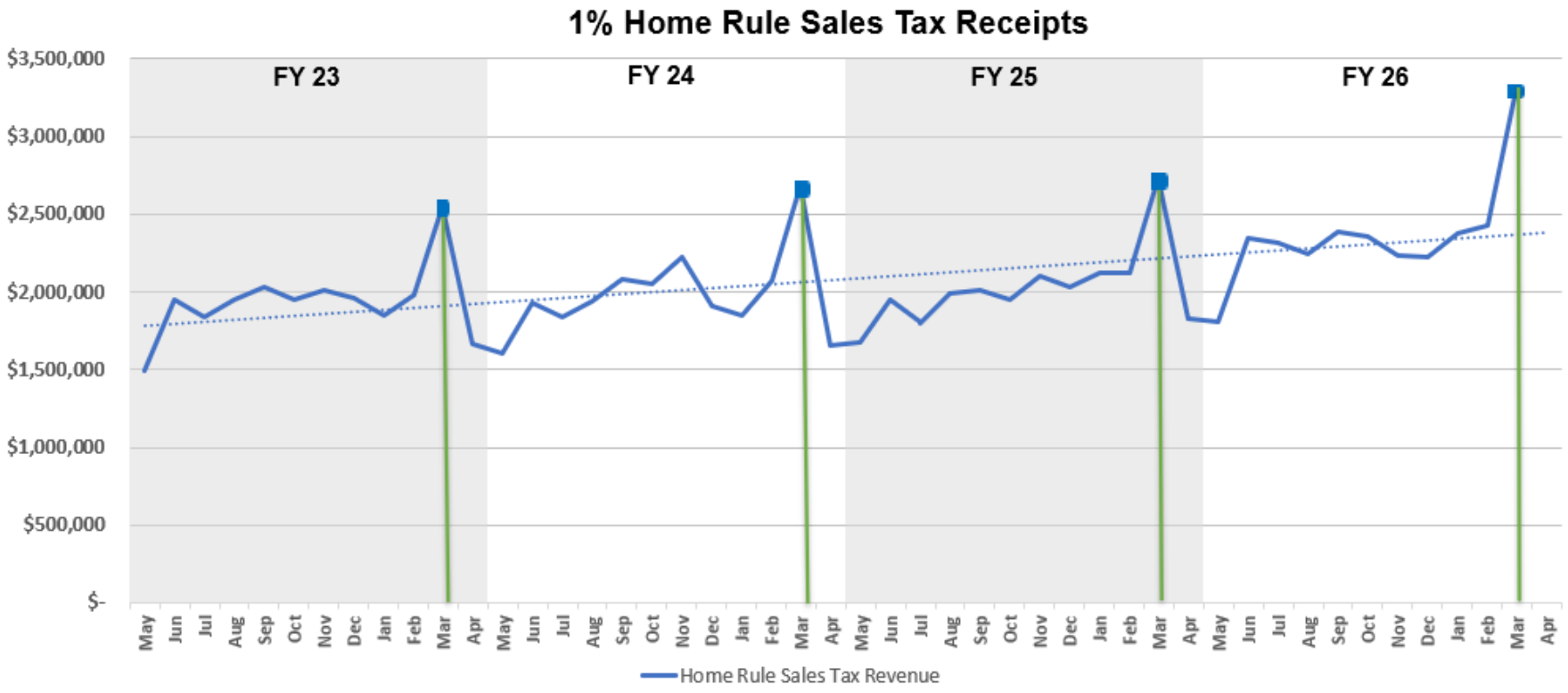
March **State Sales** tax receipts (General Fund), which were for December sales, totaled $5,040,870, a $626,556 or a 14.2% increase compared to the same month last year. This marks the highest single month of Sales Tax Revenue in Village history and the first time monthly receipts have exceeded $5 million. The peak values in this chart reflect March revenues, which correspond to December sales.

After reviewing Illinois Department of Revenue sales tax remittances, we observed that Tesla's remittances to the Village have declined significantly following changes in their business processes. We notified the Illinois Department of Revenue, and they are reviewing this business practice change. Depending on the outcome of that review, the Village will analyze the impact on its revenues.

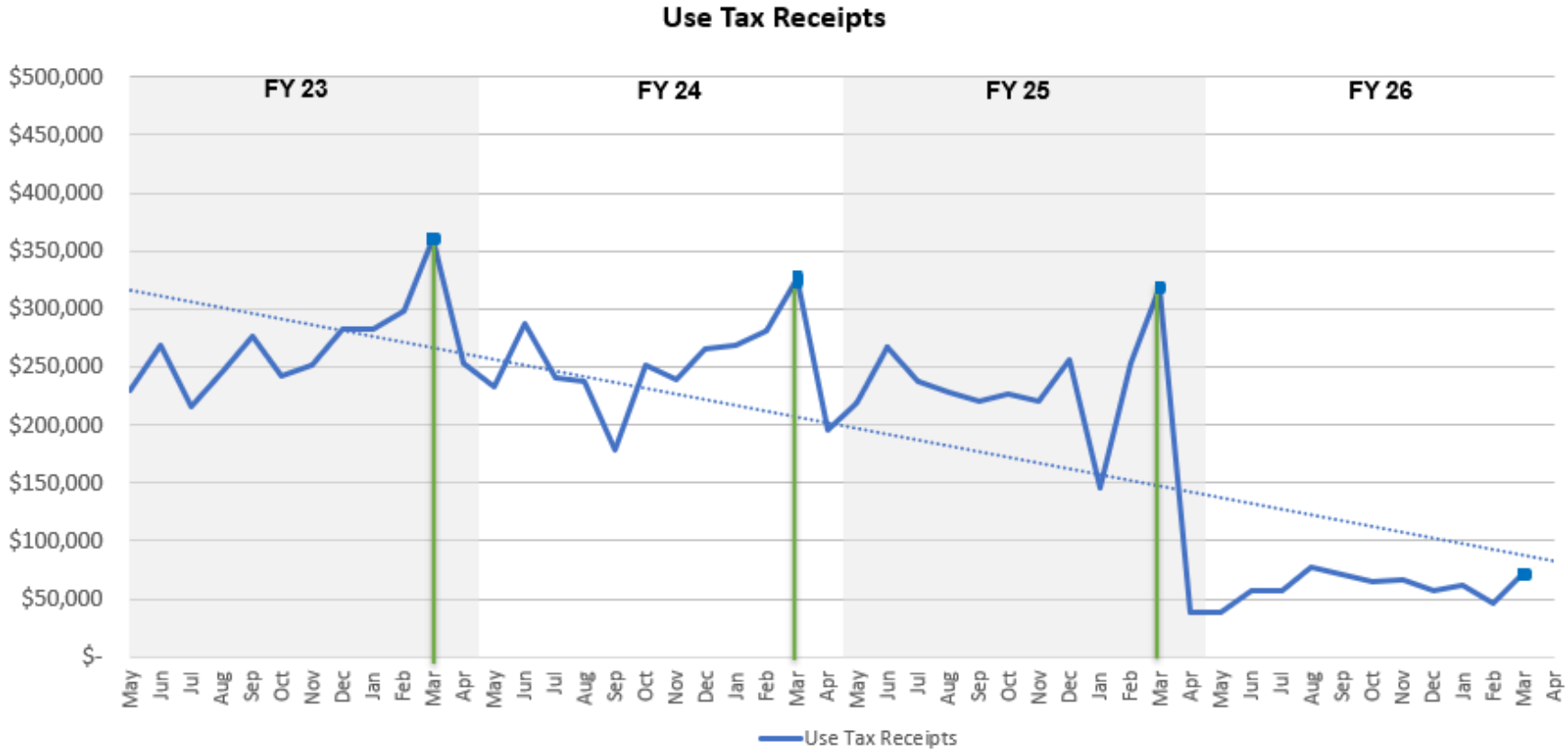


VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

March **Home Rule Sales** tax receipts (General Fund), which were for December sales, totaled $3,300,193, a $570,849 or a 20.9% increase compared to the same month last year. Similar to Sales Tax receipts, this marks the highest single month of Home Rule Tax Revenue in the Village's history and is the first time monthly receipts have exceeded $3 million. The peak values in this chart reflect March revenues, which correspond to December sales.

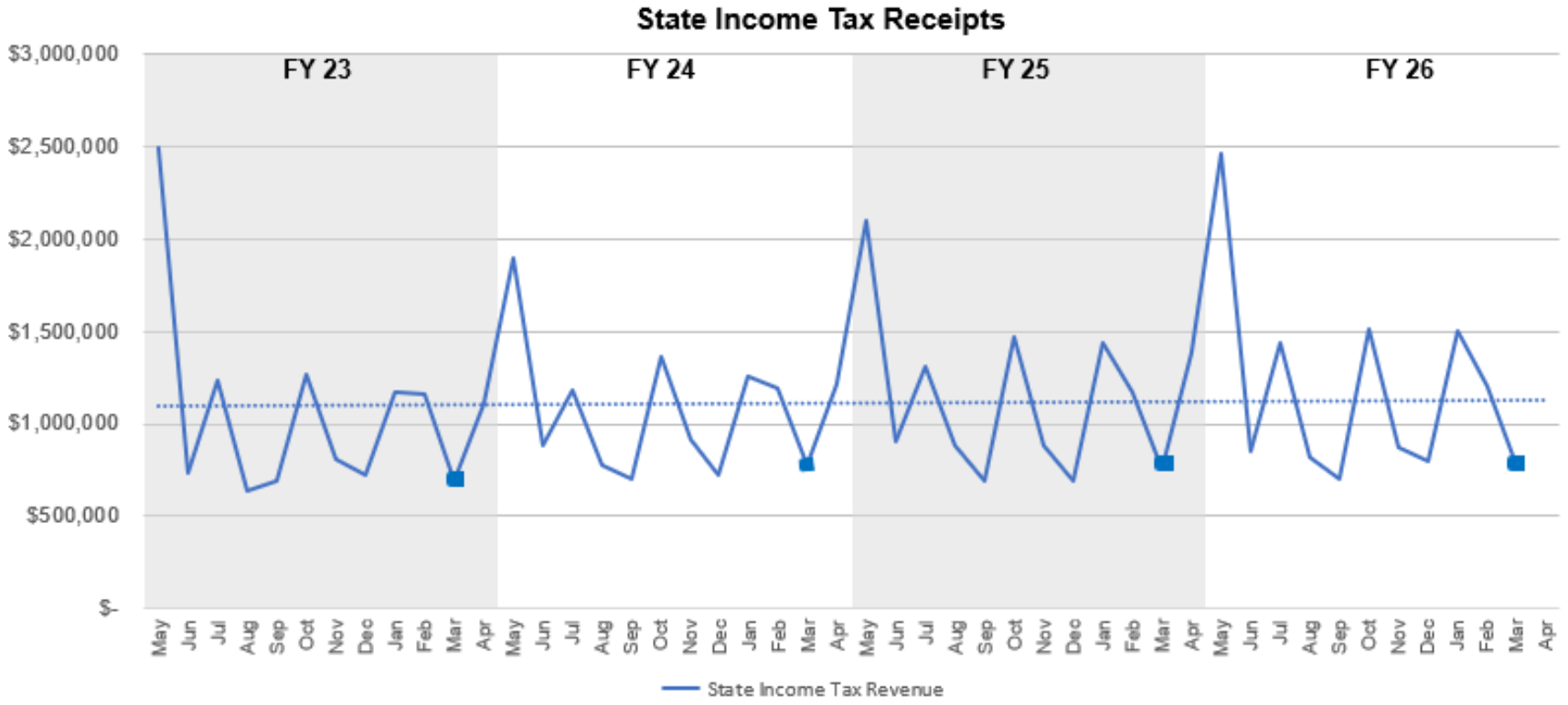


March **Use Tax** receipts, which were for December activity, totaled $73,469 a $245,518 or -77% decrease, compared to the same month last year. Use Tax receipts are currently allocated to the Capital Improvement Project (CIP) Fund and the Building Replacement Fund. IML reports: *Use Tax distributions continue to fall, and this rate of decline is expected to pick up once recent legislative changes come into effect. However, the Leveling the Playing Field Act, which established the collection of locally-imposed sales taxes on remote retailers and marketplace sales, municipalities can expect increased sales tax revenue.* The Village uses IML Use tax projections for budgeting, so this change was factored into the Revised FY25/26 Budget of $883,809.

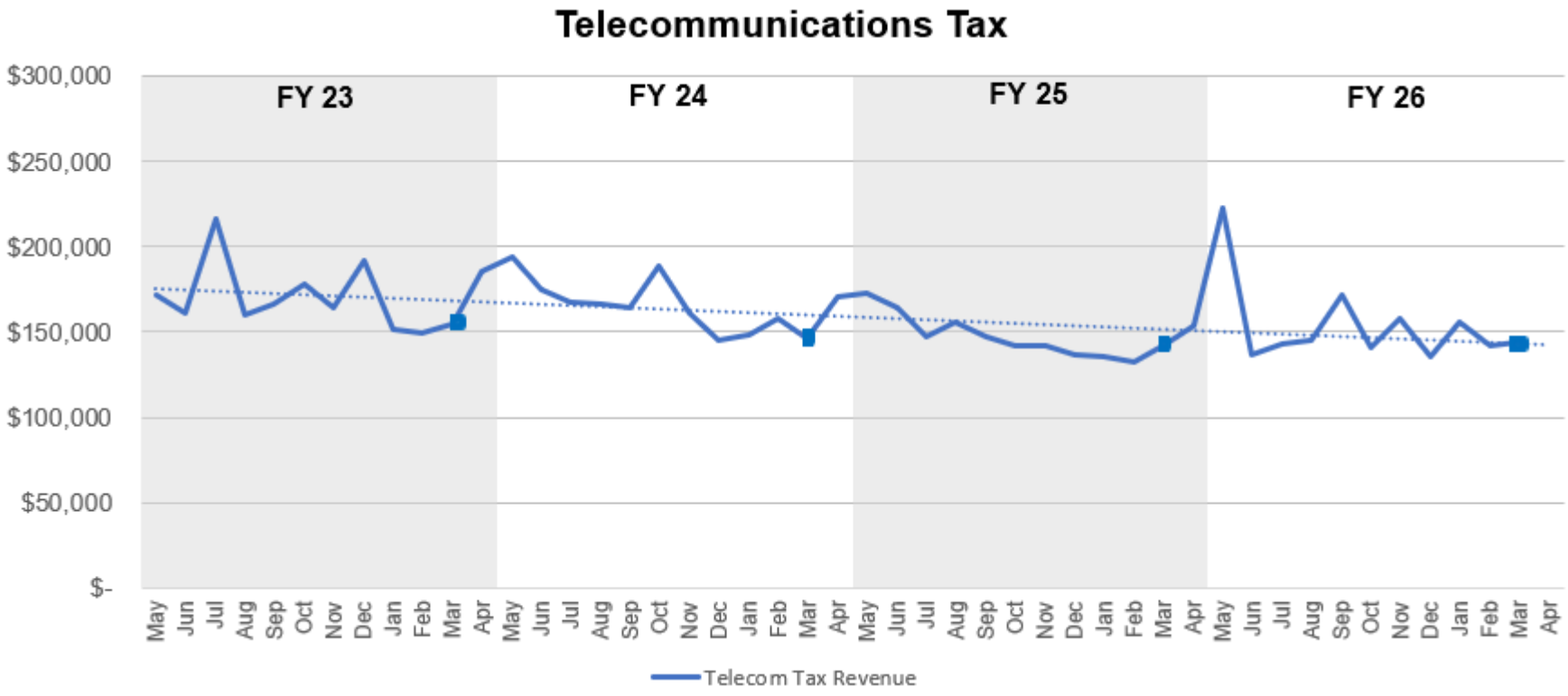


March **State Income Tax,** which are for February receipts, totaled $799,821 a $45,492 or 6.03% increase compared to the same month last year.

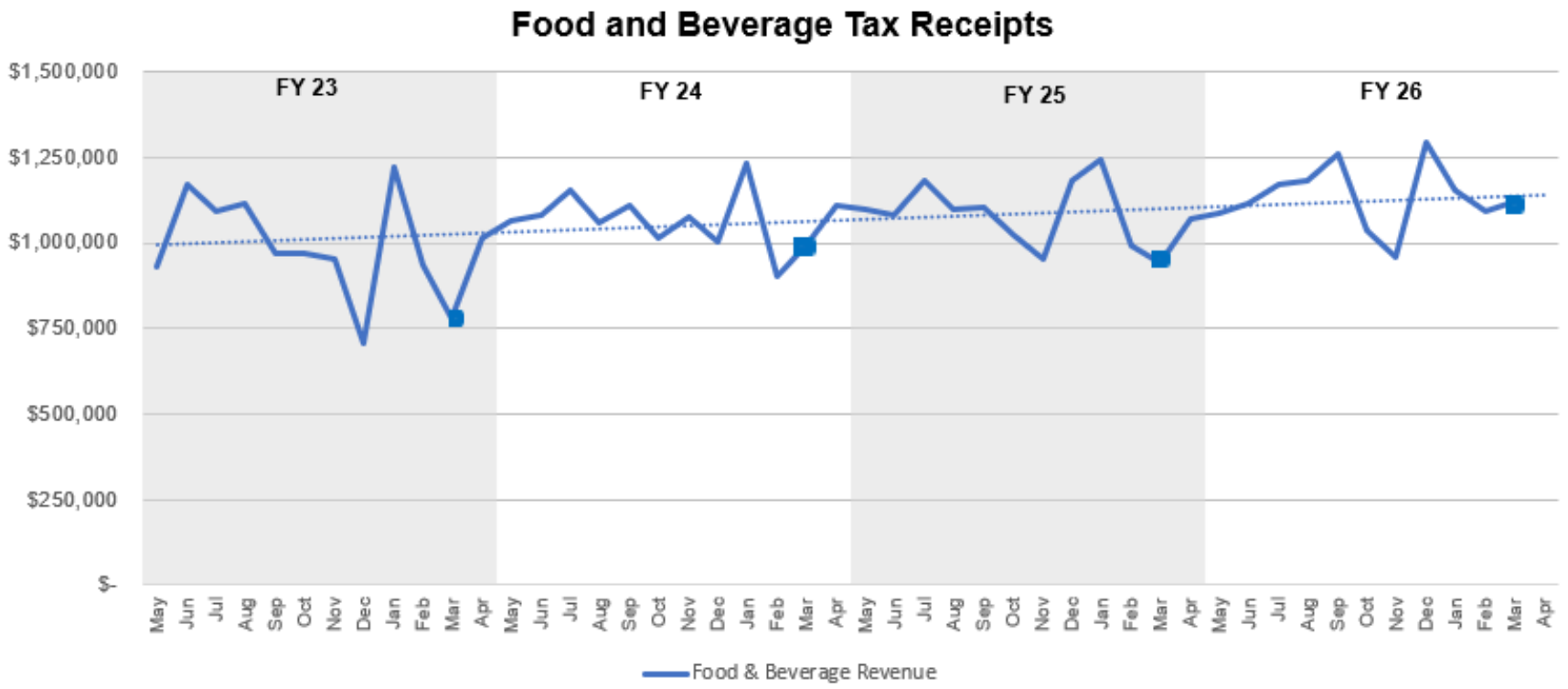
The State is distributing 6.47% of Income taxes to the Local Government Distributive Fund (LGDF), up from 6.16%, but still below the original allocation of 10%. The Village continues to advocate for restoration of this tax through its Legislative Action Plan.



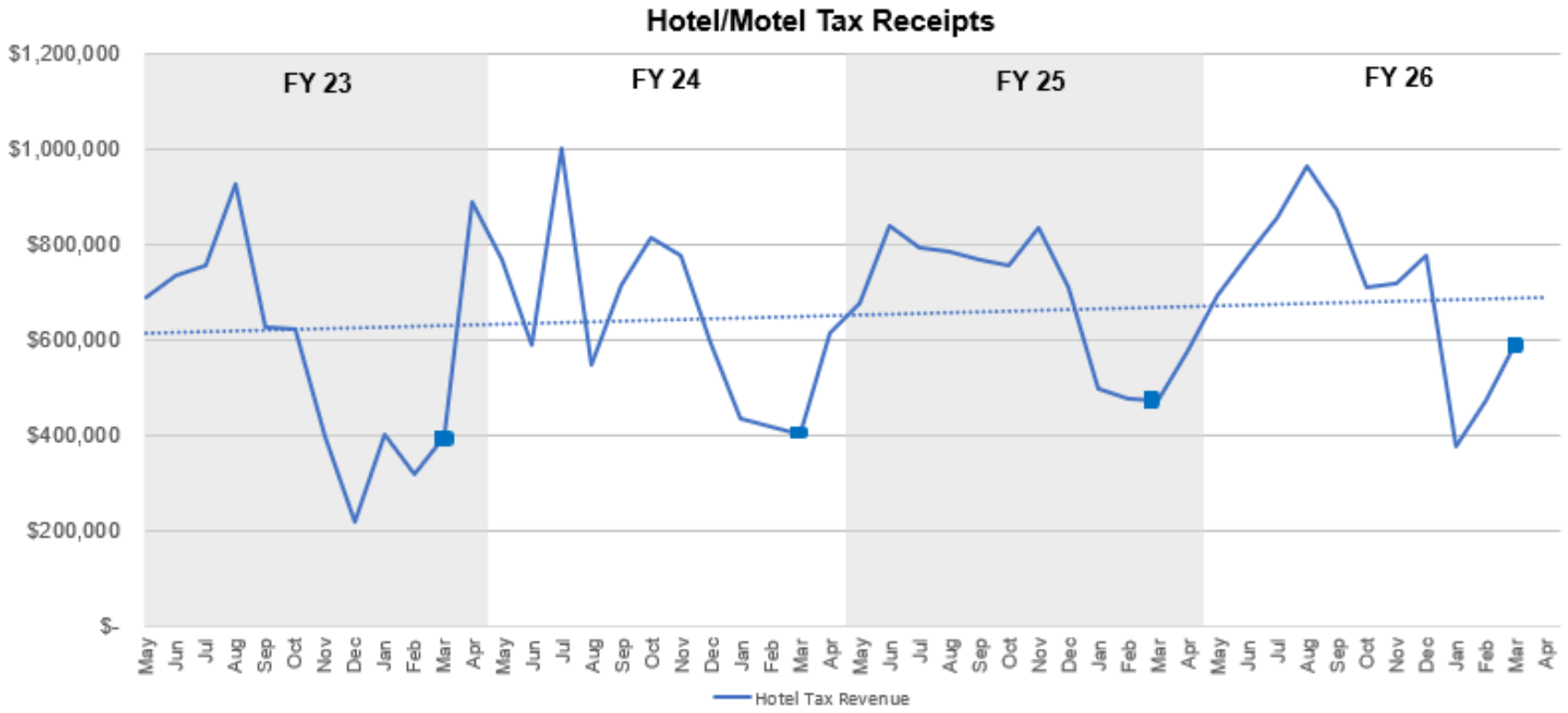
March **Telecommunications Tax** receipts, which represent December activity, totaled $144,373 a $2,536 or 1.8% increase compared to the same month last year.



March **Food and Beverage Tax** receipts, which reflect February sales, totaled $1,121,698, a $180,985 or 19.2% increase compared to the same month last year. There were 49 businesses delinquent with their payment, compared to 63 delinquent businesses at the same time last year. Last month, 75 delinquencies were reported, and as such, some of this month's increase is due to the receipt of delinquent payments. The Finance Department is following established procedures to ensure all businesses are in compliance.



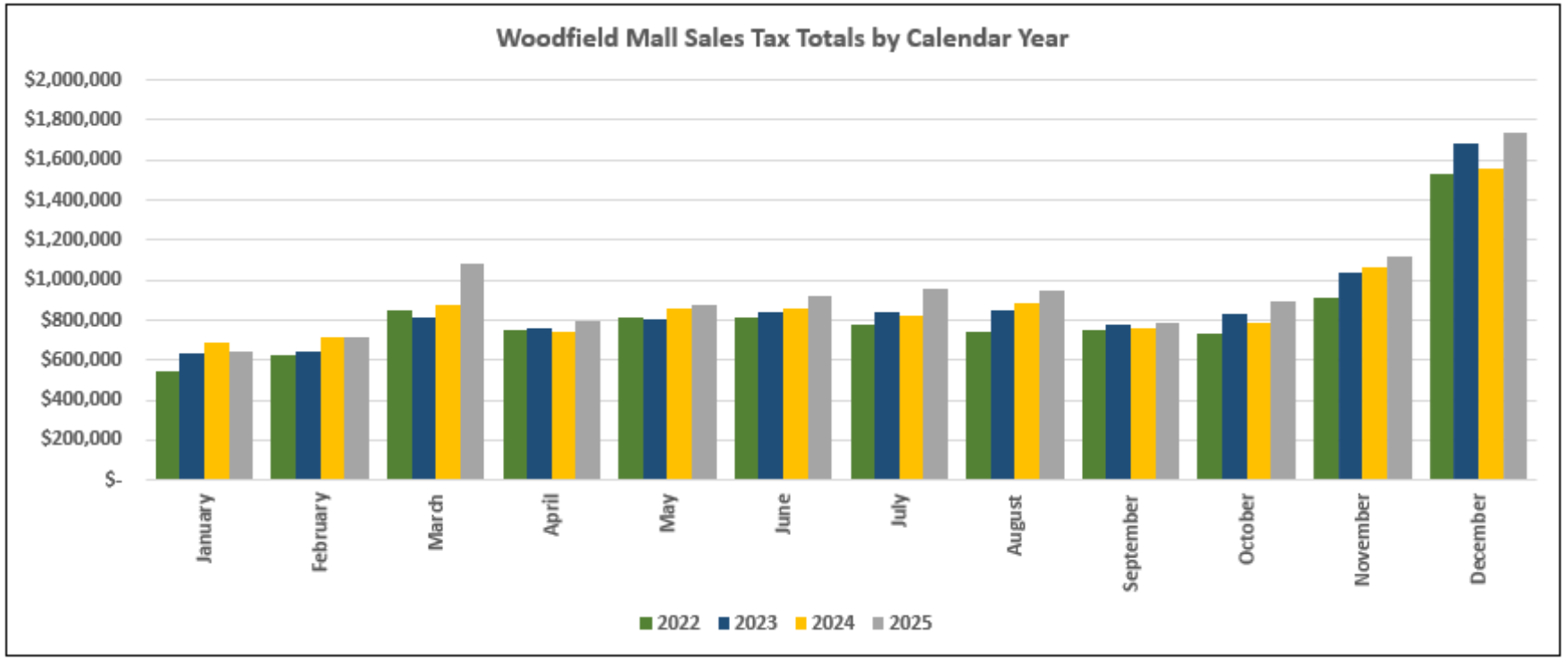
March **Hotel Tax** receipts totaled $596,976, which is a $122,123 or 25.7% increase compared to the same month last year. There were 3 delinquent taxpayers. Last month, 13 delinquencies were reported, and as such, some of this month's increase is due to the receipt of delinquent payments. Finance staff are communicating with these businesses and expect full compliance. Currently there are 35 active hotel/motel taxpayers, 31 hotels and 4 online travel companies. (Airbnb, Priceline, Rocket Travel, and Expedia (formerly Travelscape).



The Village of Schaumburg has been a financial supporter of Meet Chicago Northwest (MCNW) visitors and convention bureau for many years. Annual support is 10% of the Hotel/Motel tax revenue collected and deposited into the General Fund, which equates to the "10% of 4%" rule. This is used to support initiatives that bring tourism to the region. This month a payment of $81,541 was made to MCNW, which is the third quarterly payment of the Fiscal Year. The Fiscal Year 25-26 YTD total paid is $327,029.

Woodfield Mall Sales Tax

The cumulative Woodfield Mall Sales Tax through the Calendar Year 2025 amounted to $11,481,567. Comparatively, during CY2024 and CY2023, the corresponding totals were $10,601,859 and $10,518,902 respectively. This demonstrates an increase of $879,708 or 8.3% from CY2024 and $962,665 or 9.2% from CY2023. These sales tax figures encompass both the State and Home Rule Sales Tax components.

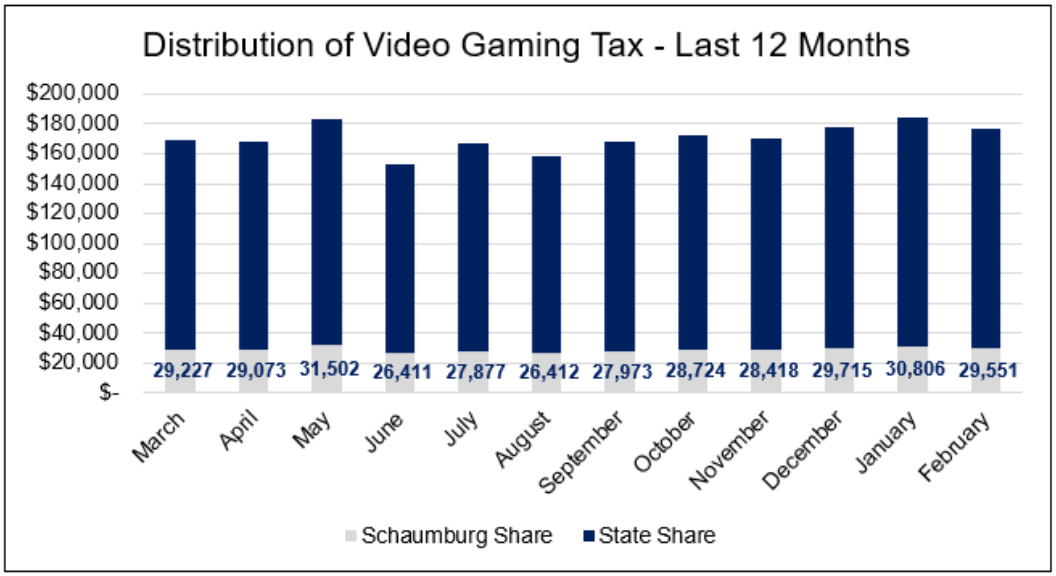


Woodfield Mall Top 10 Stores by sales tax generated are represented alphabetically in the table below. For the most part, the top 10 stores year over year remained the same except for the addition of H&M, which supplanted CD Peacock that closed in March 2025.

Top 10 Woodfield Mall Stores Home Rule and Municipal Tax			
Calendar Year 2025	Calendar Year 2024	Calendar Year 2023	Calendar Year 2022
APPLE INC.	APPLE INC.	APPLE INC.	APPLE INC.
CHEESECAKE FACTORY	C D PEACOCK INC	C D PEACOCK INC	C D PEACOCK INC
H&M	CHEESECAKE FACTORY	CHEESECAKE FACTORY	CHAMPS SPORTS
LULULEMON	LULULEMON	JCPENNEY	CHEESECAKE FACTORY
MACYS	MACYS	**LULULEMON**	JCPENNEY
NORDSTROM INC	NORDSTROM INC	MACYS	MACYS
PRIMARK	**PRIMARK**	NORDSTROM INC	NORDSTROM INC
SEPHORA	SEPHORA	SEPHORA	**TEXAS DE BRAZIL**
UNIQLO	**UNIQLO**	**VICTORIAS SECRET**	**UNIQLO**
ZARA	ZARA	ZARA	ZARA

Video Gaming- the State of Illinois imposes a tax of 30% of net terminal income (NTI) earned on video gaming terminals (VGTs), of which 5/6 is retained by the state and the remaining 1/6 is distributed to municipalities. Additionally, the state imposes a 4% tax on NTI that was increased to 5% in the SFY2025 Budget. The state retains the entire portion of this tax, which is deposited into the Capital Projects Fund. Any licensed video gaming location may operate up to six (6) VGTs. To date, there are 19 Schaumburg businesses offering video gaming, with a total of 106 video gaming terminals as of February 2026.

In February 2026, gaming tax revenue of $29,551 was collected, contributing to a rolling 12-month total of $345,689. Displayed on the right is a listing of existing establishments along with their counts of VGTs.



Video Gaming	
February 2026	
Establishment Name	**VGT Count**
Bella Napoli	6
Blackhawk Restaurant and Bar	4
Chicago Prime Italian	6
Drink	6
Finn McCool's Irish Sports Pub	6
Frato's	6
Global Brew Tap House	6
Izzy's Slots	6
McCullough's Pub	6
Moretti's	6
Mugs Pizza & Ribs	6
Pilot Pete's	4
Shuffle's Cafe and Lounge - East Schaumburg	6
Shuffle's Cafe and Lounge - North Schaumburg	6
Shuffle's Cafe and Lounge - South Schaumburg	6
Shuffle's Cafe and Lounge - West Schaumburg	6
The Hideout	4
The Village Tavern & Grill	6
Westwood Tavern and Tap	4
	106

Other Tax Information

Real Estate Transfer Tax receipts totaled $40,160 during March, a 46% decrease from the same month last year, bringing the cumulative revenue for this fiscal year to $659,005. A total of 162 stamps were issued in March compared to 160 stamps in the same month last year.

Local Motor Fuel Tax is comprised of 15 gas stations remitting the $0.03/gallon local motor fuel tax. Receipts for March, which represent February sales, totaled $59,072, which is $4,960 or 8.76% lower compared to the same month last year. There were 2 delinquent taxpayers that Finance is working with to gain compliance. YTD revenues are $720,228.71; the total budget for this tax is $824,180, which is close to the budget target.

Cannabis Tax revenue generated by adult-use cannabis sales began on January 1, 2020. Under Illinois' Cannabis Regulation and Tax Act (CRTA), two types of taxes are levied on cannabis sales. The state imposes a 7% cultivation privilege tax on the gross receipts from the sale of adult-use cannabis by a cultivator to a dispensary. The State disburses a portion of the sales tax to local governments. Fiscal year tax receipts for State recreational cannabis tax are $107,458. CRTA allows Municipalities to collect up to 3% in cannabis tax, which the village has elected to do. Since there are only four dispensaries in the village, reporting actual results for the local cannabis tax would be a violation of the confidentiality agreement with the State of Illinois. As such, this revenue is aggregated and reported under Other Revenue. Local cannabis taxes have decreased from a high of $1.28 million in FY22 to a projected $825,000 for FY26 due to high tax rates, competition from the underground marijuana market, and competition from hemp businesses.

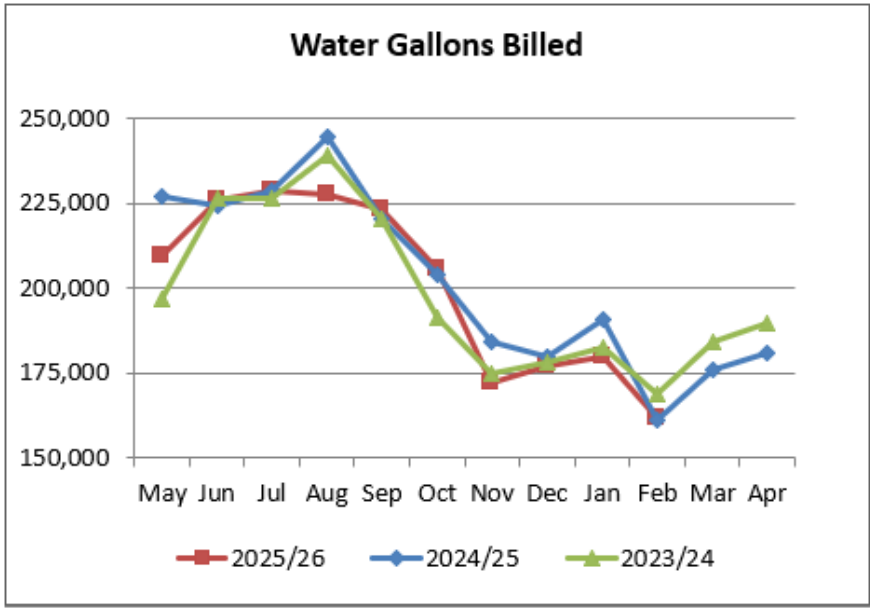
Electricity Tax the Village received $317,679 in March from ComEd for the Municipal Electric Utility tax. Proceeds from this tax are recorded in the Capital Improvement Fund. The fiscal year-to-date total is $3,406,656; $3.8 million annually is projected.

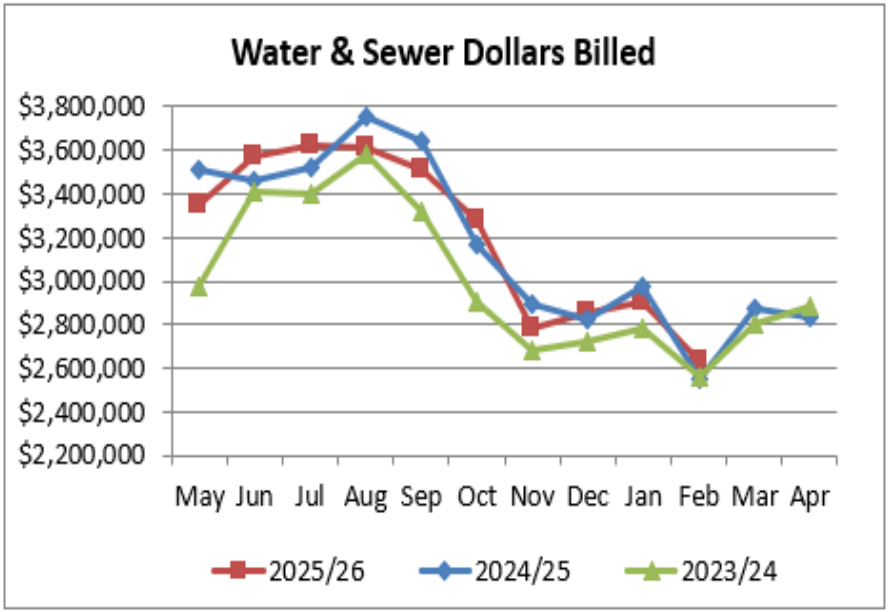
CPI (Consumer Price Index) From the February Report, CPI for Chicago-Naperville-Elgin area rose 2% year-over-year. The index for all items less food and energy increased 1.8% over the year. Food prices rose 3.2%. Energy prices fell 2.4%. The March 2026 CPI report is not yet available.

PCE (Personal Consumption Expenditures). From the same month one year ago, the PCE price index for January increased 2.8%. Excluding food and energy, the PCE price index increased 3.1% from one year ago.

PPI (Producer Price Index) for final demand increased 0.7% in February. Prices for final demand services advanced 0.5%, and the index for final demand goods declined 1.1%. Prices for final demand rose 3.4% from one year ago.

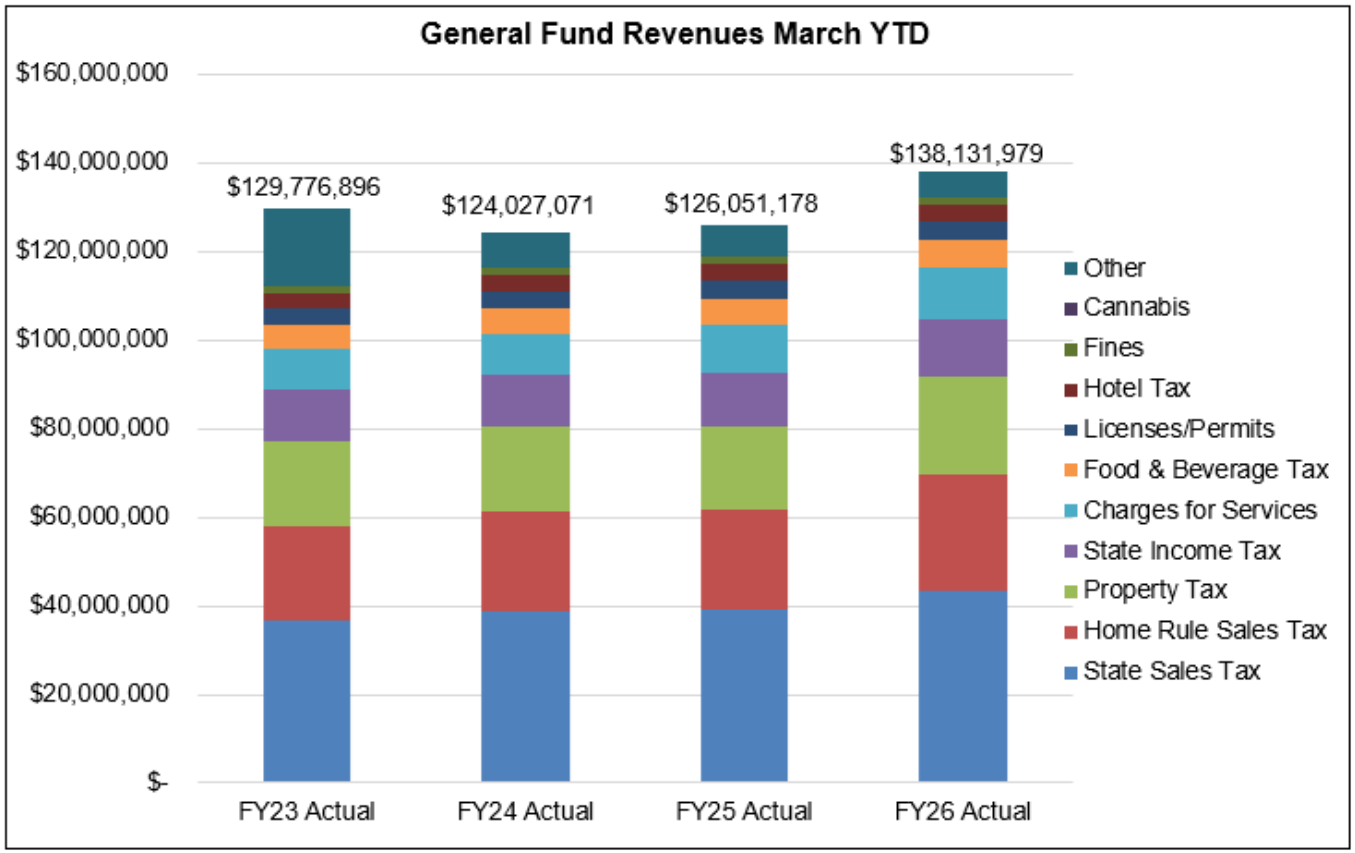
Description	February 2025 Number	February 2025 Amount	February 2026 Number	February 2026 Amount	YTD FY25/26 Number	YTD FY25/26 Amount
Bills Sent	26,717	$2,552,593	26,753	$2,633,204	267,712	$32,130,958
Shut Off Notices Sent	656	$142,883	613	$157,710	6,212	$1,624,446
Services Shut Off	34	N/A	41	N/A	356	N/A
Penalties	3,508	$29,706	3,498	$35,806	35,742	$364,098
New Direct Debit Accounts	134	N/A	94	N/A	1,077	N/A
Total Direct Debits	7,557	N/A	8,310	N/A	80,032	N/A
Direct Debits as % of Total Invoices	28.4%	N/A	31.1%	N/A	29.9%	N/A



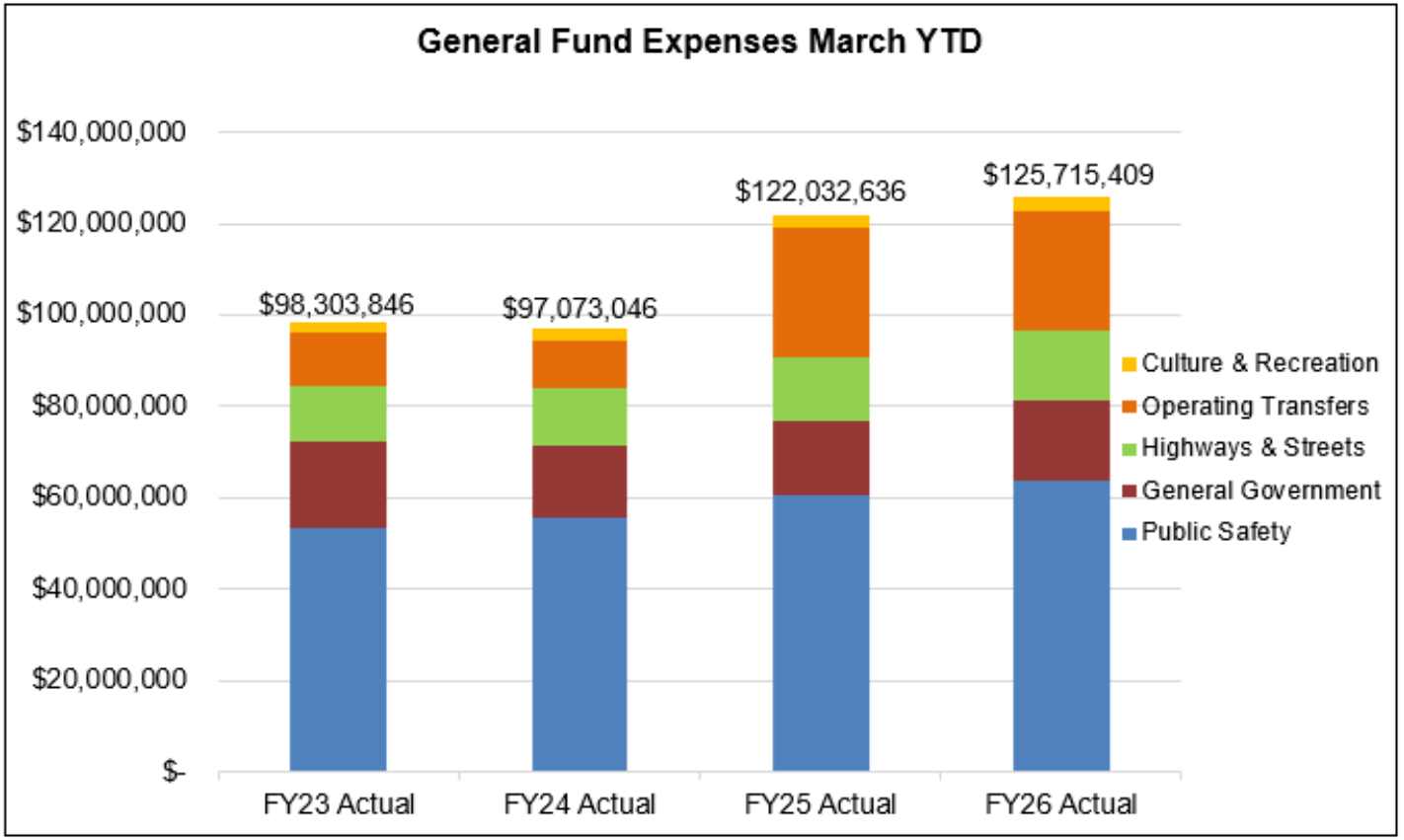


General Fund Historical Trends

Below are charts comparing the YTD actual results of FY 22/23 – FY 25/26.



General Fund Historical Trends



Monthly Financial Report - General Fund
March 31, 2026

	Current Month				YTD Actual					
	FY26 Amended Budget	Actual	$ Variance	% Variance	FY26 Amended Budget	Actual	$ Variance	% Variance	FY26 Amended Budget	YTD Actual % of Original Budget
Revenues										
State Sales Tax	$ 5,037,117	$ 5,040,870	$ 3,753	0.1%	$ 42,624,425	$ 43,551,689	$ 927,265	2.2%	$ 46,360,000	93.9%
Property Taxes	-	548,771	548,771	0.0%	19,479,582	22,255,750	2,776,168	14.3%	19,479,582	114.3%
Home-Rule Sales Tax	2,898,552	3,300,193	401,641	13.9%	23,861,062	25,987,312	2,126,250	8.9%	25,800,000	100.7%
State Income Tax	773,695	799,821	26,126	3.4%	12,617,710	12,946,924	329,214	2.6%	14,033,949	92.3%
Food & Beverage Tax	502,497	560,739	58,242	11.6%	5,527,470	6,195,016	667,546	12.1%	6,029,967	102.7%
Hotel Tax	347,707	298,488	(49,219)	(14.2%)	3,824,779	3,915,807	91,028	2.4%	4,172,486	93.8%
Cannabis Tax	10,890	9,102	(1,788)	(16.4%)	119,790	107,458	(12,332)	(10.3%)	130,680	82.2%
Licenses & Permits	180,563	254,918	74,355	41.2%	3,928,945	4,006,156	77,211	2.0%	4,103,949	97.6%
Charges for Services	899,418	689,829	(209,589)	(23.3%)	10,434,631	11,732,912	1,298,281	12.4%	11,556,179	101.5%
Fines & Forfeits	153,608	153,222	(386)	(0.3%)	1,700,009	1,593,863	(106,146)	(6.2%)	1,847,135	86.3%
Other	533,761	478,074	(55,687)	(10.4%)	5,296,265	4,986,941	(309,324)	(5.8%)	5,666,646	88.0%
Transfers In	122,468	77,468	(45,000)	(36.7%)	1,347,150	852,150	(494,999)	(36.7%)	1,469,618	58.0%
Total Revenues	**$ 11,460,277**	**$ 12,211,495**	**$ 751,219**	**6.6%**	**$ 130,761,817**	**$ 138,131,978**	**$ 7,370,163**	**5.6%**	**$ 140,650,191**	**98.2%**
Expenditures										
President & Board	$ 30,532	$ 25,511	$ (5,021)	(16.4%)	$ 362,048	$ 344,322	$ (17,726)	(4.9%)	$ 392,580	87.7%
Boards & Commissions	23,534	10,762	(12,772)	(54.3%)	345,811	222,314	(123,497)	(35.7%)	369,345	60.2%
General Government	170,481	111,947	(58,534)	(34.3%)	2,149,567	1,758,711	(390,856)	(18.2%)	2,320,048	75.8%
Communications	71,500	84,870	13,370	18.7%	841,693	687,826	(153,867)	(18.3%)	913,193	75.3%
Finance	167,813	168,364	551	0.3%	2,090,556	1,970,717	(119,839)	(5.7%)	5,583,369	35.3%
Info Technology	376,377	454,957	78,580	20.9%	4,894,354	4,745,665	(148,689)	(3.0%)	5,274,093	90.0%
Human Resources	148,005	142,723	(5,282)	(3.6%)	1,952,568	1,846,567	(106,001)	(5.4%)	2,100,573	87.9%
Cultural Services	209,079	186,211	(22,868)	(10.9%)	3,120,643	3,011,340	(109,303)	(3.5%)	3,329,722	90.4%
Police	2,303,717	2,683,394	379,677	16.5%	34,868,734	33,967,085	(901,649)	(2.6%)	38,474,893	88.3%
Fire	2,432,423	2,200,331	(232,092)	(9.5%)	30,071,694	29,633,214	(438,480)	(1.5%)	33,284,078	89.0%
Public Works	1,381,688	1,391,941	10,253	0.7%	15,268,604	14,520,926	(747,678)	(4.9%)	16,546,292	87.8%
Community Development	508,696	465,576	(43,120)	(8.5%)	5,977,989	5,289,784	(688,205)	(11.5%)	6,486,685	81.5%
Economic Development	205,185	156,850	(48,335)	(23.6%)	1,226,119	1,057,095	(169,024)	(13.8%)	1,292,220	81.8%
Transportation	56,111	47,235	(8,876)	(15.8%)	675,129	576,623	(98,506)	(14.6%)	731,240	78.9%
Excess Reserve Distribution	-	-	-	0.0%	-	16,177,428	16,177,428	0.0%	-	0.0%
Operating Transfers Out	900,527	900,527	-	0.0%	9,905,793	9,905,793	-	0.0%	10,806,320	91.7%
Total Expenditures	**$ 8,985,668**	**$ 9,031,198**	**$ 45,531**	**0.5%**	**$ 113,751,300**	**$ 125,715,409**	**$ 11,964,110**	**10.5%**	**$ 127,904,652**	**98.3%**
Surplus (Deficit)	**$ 2,474,609**	**$ 3,180,297**	**$ 705,688**		**$ 17,010,517**	**$ 12,416,569**	**$ (4,593,947)**		**$ 12,745,539**	

Monthly Financial Report - March 31, 2026
Water Utility Fund

	Current Month				YTD Actual					
	FY26 Amended Budget	Actual	$ Variance	% Variance	FY26 Amended Budget	Actual	$ Variance	% Variance	Total Amended Budget	YTD Actual % Amended Budget
Revenues										
W & S Charges	$ 2,722,554	$ 2,669,969	$ (52,585)	(1.9%)	$ 36,502,072	$ 34,965,037	$ (1,537,036)	(4.2%)	$ 39,640,817	88.2%
Tap On Fees	11,667	7,813	(3,854)	(33.0%)	128,333	80,419	(47,914)	(37%)	140,000	57.4%
Other Revenue	149,492	51,001	(98,492)	(65.9%)	1,644,397	569,032	(1,075,365)	(65.4%)	1,288,224	44.2%
Total Revenues	**$ 2,883,712**	**$ 2,728,782**	**$ (154,930)**	**(5.4%)**	**$ 38,274,803**	**$ 35,614,488**	**$ (2,660,315)**	**(7.0%)**	**$ 41,069,041**	**86.7%**
Expenditures										
Salaries & Wages	$ 312,553	$ 330,653	$ 18,100	5.8%	$ 3,817,892	$ 3,790,151	$ (27,740)	(0.7%)	$ 4,130,445	91.8%
Employee Insurance	63,785	63,785	0	0.0%	701,631	701,631	0	0.0%	765,416	91.7%
Employment Taxes	22,850	24,977	2,127	9.3%	274,200	282,944	8,744	3.2%	297,050	95.3%
Pensions	22,099	29,007	6,908	31.3%	265,183	288,070	22,886	8.6%	287,282	100.3%
Other Payroll Expenses	269	216	(53)	(19.7%)	21,977	22,057	80	0.4%	22,246	99.2%
Supplies	64,051	21,759	(42,293)	(66.0%)	704,714	496,299	(208,414)	(29.6%)	768,765	64.6%
Services and Charges	300,464	252,369	(48,095)	(16.0%)	3,339,716	2,871,354	(468,362)	(14.0%)	3,643,438	78.8%
JAWA	1,246,003	1,461,527	215,524	17.3%	15,614,799	15,854,227	239,429	1.5%	16,916,876	93.7%
Capital Expenditures	1,179,620	544,020	(635,600)	(53.9%)	12,975,820	7,000,089	(5,975,731)	(46.1%)	14,155,440	49.5%
Depreciation/Bad Debt	201,624	200,356	(1,268)	(0.6%)	2,217,864	2,200,556	(17,308)	(0.8%)	2,420,488	90.9%
Operating Transfers Out	307,534	307,534	0	0.0%	3,382,875	3,382,875	0	0.0%	3,690,409	91.7%
Total Expenditures	**$ 3,720,852**	**$ 3,236,202**	**$ (484,649)**	**(13.0%)**	**$ 43,316,671**	**$ 36,890,254**	**$ (6,426,417)**	**(14.8%)**	**$ 47,097,855**	**78.3%**
Surplus (Deficit)	**$ (837,139)**	**$ (507,420)**	**$ 329,719**		**$ (5,041,868)**	**$ (1,275,766)**	**$ 3,766,103**		**$ (6,028,814)**	

Monthly Financial Report - February 28, 2026
Hotel and Convention Center Funds

	Current Month				YTD Actual				2026	YTD Actual
	Budget	Actual	$ Variance	% Variance	Budget	Actual	$ Variance	% Variance	Annual Budget	% of Annual Budget
Convention Center Fund (590)										
Revenues (590)										
Hotel Tax	$ 206,899	$ 238,290	$ 31,391	15.2%	$ 438,653	$ 406,852	$ (31,801)	(7.2%)	$ 3,625,610	11.2%
Telecommunications Tax	289	243	(46)	(16.0%)	579	498	(81)	(13.9%)	3,472	14.3%
Amusement Tax	213,290	248,208	34,918	16.4%	461,138	451,458	(9,680)	(2.1%)	2,827,103	16.0%
H. R. Sales Tax - Renaissance	10,520	10,746	226	2.2%	26,680	31,575	4,895	18.3%	189,472	16.7%
Food & Beverage Tax	272,530	311,420	38,890	14.3%	627,815	620,976	(6,839)	(1.1%)	3,732,800	16.6%
State Sales Tax - Renaissance	10,520	10,746	226	2.2%	26,680	31,575	4,895	18.3%	189,472	16.7%
Invstmt Inc/Host Lease/Land Sale	254,208	222,537	(31,671)	(12.5%)	508,417	217,701	(290,716)	(57.2%)	3,050,500	7.1%
Operating Transfers In	755,255	-	(755,255)	(100.0%)	1,510,509	-	(1,510,509)	(100.0%)	9,063,055	0.0%
Total Revenues (590)	**$ 1,723,511**	**$ 1,042,190**	**$ (681,321)**	**(39.5%)**	**$ 3,600,471**	**$ 1,760,635**	**$ (1,839,836)**	**(51.1%)**	**$ 22,681,484**	**7.8%**
Expenditures (590)										
Professional Services	$ 27,083	$ 2,230	$ (24,854)	(91.8%)	$ 54,167	$ 2,622	$ (51,546)	(95.2%)	$ 325,000	0.8%
Tax Exempt Bond Interest	-	-	-	0.0%	-	-	-	0.0%	7,884,150	0.0%
Capital/Equity Transfers Out	-	-	-	0.0%	-	-	-	0.0%	-	0.0%
Depreciation and Amortization	525,000	525,000	-	0.0%	1,050,000	1,050,000	-	0.0%	6,300,000	16.7%
Total Expenditures (590)	**$ 552,083**	**$ 527,230**	**$ (24,854)**	**(4.5%)**	**$ 1,104,167**	**$ 1,052,622**	**$ (51,546)**	**(4.7%)**	**$ 14,509,150**	**7.3%**
Surplus/ (Deficit) (590)	**$ 1,171,428**	**$ 514,961**	**$ (656,468)**		**$ 2,496,304**	**$ 708,014**	**$ (1,788,291)**		**$ 8,172,334**	
Renaissance Hotel/CC Fund (591)										
Revenues (591)										
Hotel Room Revenue	$ 1,686,441	$ 1,701,368	$ 14,927	0.9%	$ 2,845,680	$ 3,209,978	$ 364,298	12.8%	$ 20,708,843	15.5%
Banquet Revenue	1,352,997	2,016,702	663,705	49.1%	2,594,981	4,067,785	1,472,804	56.8%	20,798,600	19.6%
Restaurant Revenue	407,531	405,575	(1,956)	(0.5%)	668,384	697,128	28,744	4.3%	4,149,500	16.8%
Other Hotel/CC Revenue	546,168	809,183	263,015	48.2%	818,570	1,291,076	472,506	57.7%	5,196,857	24.8%
Equity/Capital Transfers In	-	-	-	0.0%	-	-	-	0.0%	-	0.0%
Total Revenues (591)	**$ 3,993,137**	**$ 4,932,828**	**$ 939,691**	**23.5%**	**$ 6,927,615**	**$ 9,265,967**	**$ 2,338,352**	**33.8%**	**$ 50,853,800**	**18.2%**
Expenditures (591)										
Hotel Room Expenses	$ 500,407	$ 542,962	$ 42,555	8.5%	$ 936,873	$ 1,140,702	$ 203,829	21.8%	$ 6,338,275	18.0%
Kitchen Expenses	473,071	621,571	148,500	31.4%	1,036,802	1,248,437	211,635	20.4%	6,456,542	19.3%
Banquet Expenses	496,249	601,292	105,043	21.2%	1,058,623	1,288,201	229,578	21.7%	6,690,636	19.3%
Restaurant Expenses	199,284	194,758	(4,526)	(2.3%)	344,668	392,643	47,975	13.9%	2,201,286	17.8%
Capital Outlay	214,033	110,462	(103,571)	(48.4%)	428,067	445,897	17,830	4.2%	2,568,400	17.4%
Other Expenses	1,377,325	1,578,597	201,271	14.6%	2,749,730	2,997,488	247,758	9.0%	17,191,754	17.4%
Transfer to Convention Center	759,398	-	(759,398)	(100.0%)	1,518,795	-	(1,518,795)	(100.0%)	9,112,771	0.0%
Total Expenditures (591)	**$ 4,019,768**	**$ 3,649,642**	**$ (370,126)**	**(9.2%)**	**$ 8,073,557**	**$ 7,513,368**	**$ (560,189)**	**(6.9%)**	**$ 50,559,664**	**14.9%**
Surplus/ (Deficit) (591)	**$ (26,631)**	**$ 1,283,186**	**$ 1,309,817**		**$ (1,145,943)**	**$ 1,752,599**	**$ 2,898,542**		**$ 294,136**	
Net Surplus/ (Deficit)	**$ 1,144,797**	**$ 1,798,147**	**$ 653,349**		**$ 1,350,361**	**$ 2,460,612**	**$ 1,110,251**		**$ 8,466,470**	

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

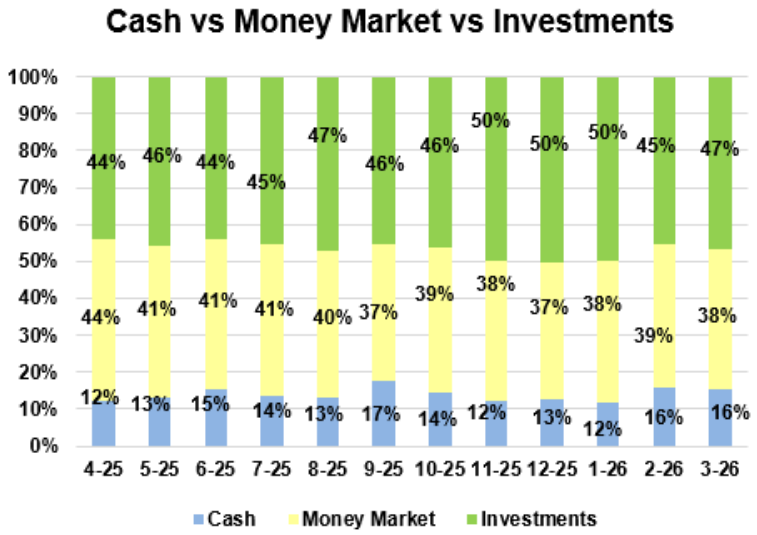
BIDS, RFPS, AND CONTRACTS $25,000 TO $75,000

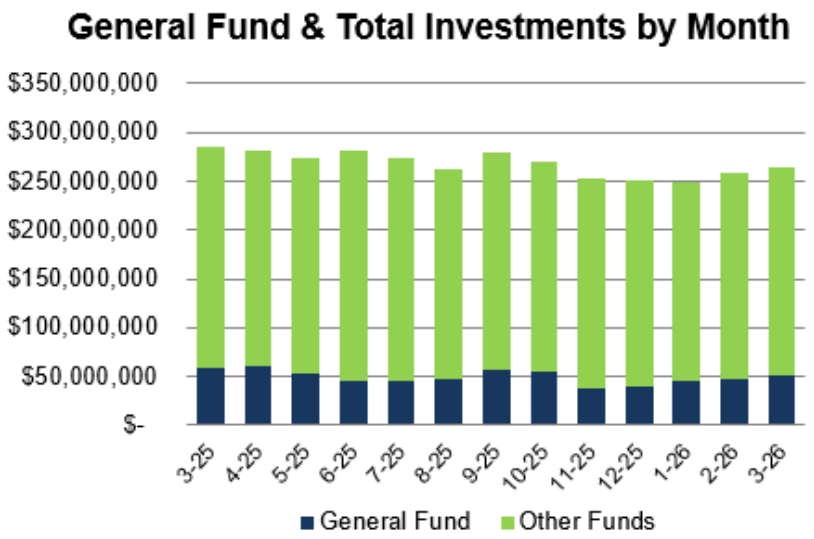
Date	Project	Vendor	Amount
3/11/2026	Purchase of 82 Guest Chairs for Village Hall	Henricksen & Company	$ 36,830
3/17/2026	Purchase of One Ford Interceptor	Currie Motors	$ 47,019
3/24/2026	17 E. Schaumburg Road Water Main Improvement Project	Mackie Consultant, LLC	$ 56,800
3/24/2026	Purchase of Cisco DUO License	Axelliant LLC	$ 37,912
		Monthly Total	**$ 178,561**
		Year to Date Total	$ 1,678,536

SUMMARY OF CASH AND INVESTMENTS

VILLAGE OF SCHAUMBURG
STATEMENT OF CASH AND INVESTMENTS
March 31, 2026

	Par Value	Current Book Value	Market Value	Percent Total Book Value
Cash	41,030,025	41,030,025	41,030,025	16%
Money Market	100,242,606	100,242,606	100,242,606	38%
CDs	31,925,509	31,925,509	31,979,980	12%
Agency Bonds	60,250,000	60,178,457	60,122,575	23%
US Treasury Notes	18,150,000	18,160,881	18,147,988	7%
Municipal Bonds	13,361,000	12,967,682	12,912,445	5%
	$ 264,959,140	$ 264,505,161	$ 264,435,618	100%
Last Year	$ 286,597,221	$ 286,094,464	$ 285,837,232	
% Change from Last Year	-7.5%	-7.5%	-7.5%	





*The $20 million settlement payment to Zurich posted in Feb. 2025.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Metropolitan Mayors Caucus Membership Dues
04/20/26
Finance Legal Administrative General Government

Presenter: Brian A. Townsend, Village Manager
Lead Department: General Government

Account(s):	Budget:	Expense Request:
1011005-7216	3,543	3,542.54

The budget status for this request is: Under Budget

Amount Under Budget: .46

Executive Summary:

The Caucus provides a forum through which the chief elected officials of the region cooperatively develop consensus on common public policy issues and multi-jurisdictional challenges. With a foundation of collaboration and consensus-based decision-making, it serves a number of functions for its partner organizations and local governments.

- The Mayors Caucus is a voice for regional approaches to issues and challenges, such as: economic development, school funding and tax reform, workforce readiness, energy reliability and security, air quality, funding for transportation and other infrastructure, housing, and emergency preparedness.
- The Caucus cooperates with leaders and agencies from the private, non-profit, and public sectors that seek to work toward the common goal of improving the well being of all who live in the region.
- The Caucus provides a forum for the discussion and resolution of issues that impact the overall quality of life in the region.
- The Mayors Caucus develops consensus positions on a broad range of key issues facing the Chicago region and is a strong advocate for their adoption at the federal, state, and local levels of government.

The Mayors Caucus membership dues have remained the same since 2011.

Recommended Action:

The Village Manager recommends that the FLAGG Committee recommend the Village Board approve membership in the Metropolitan Mayors Caucus, and that membership dues in the amount of $3,542.54 be paid.

ATTACHMENTS:

- Metropolitan Mayors Caucus 2025-226.pdf

Metropolitan Mayors Caucus

P: (312) 201-4505

Invoice

Date	Invoice #
2/15/2026	2025-226

Bill To
Village of Schaumburg 101 S. Schaumburg Court Schaumburg, IL 60193

Due Date
3/15/2026

Item Code	Description	Census Data Pop.	Dues per Capita	Amount
Membership Dues	2025-2026 Caucus Dues	78,723	0.045	3,542.54

Please remit dues contribution to:

Metropolitan Mayors Caucus
433 W. Van Buren Street, Suite 450
Chicago, IL 60607

Total	$3,542.54
Balance Due	$3,542.54

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Extend Lobbying Services Agreement with Thomson Weir, LLC for FY 26/27
04/20/26
Finance Legal Administrative General Government

Presenter: Brian A. Townsend, Village Manager
Lead Department: General Government

Account(s):	Budget:	Expense Request:
1013005 7223	125,000	108,000

The budget status for this request is: On Budget

Executive Summary:

In 2015, the Village of Schaumburg retained consultants to assist the village with state government lobbying and other related activities.

Schaumburg has several key legislative priorities that are endorsed by the Village Board annually. In addition, there are several key issues pending where the assistance of a lobbyist has been helpful in providing guidance that would ultimately benefit the village and its citizens. The village is monitoring bills regarding state-shared revenues/Local Government Distributive Fund, Tier 2 pensions, pre-emption of local zoning authority regarding single-family zoning, expanding the rebuttable presumption for worker's compensation claims, and prevailing wage for public projects. In addition, the village is pressing for direct financial support for the Schaumburg Convention Center.

It is important that the village have a consistent and knowledgeable presence to provide information and advocate for the village's interests.

The Village Manager would like to retain the services of Thomson Weir, LLC for FY 26/27 at a cost of $9,000/month.

Recommended Action:

The Village Manager recommends that the FLAGG Committee recommend to the Village Board that the agreement with Thomson Weir, LLC for legislative consulting services be extended for FY 26/27.

ATTACHMENTS:

- Thomson Weir Lobbying Agreement

- Thomson Weir LLC Lobbying Services Contract Amendment 5.5.25 - signed.pdf

LOBBYING SERVICES AGREEMENT

This Agreement entered into this 1st day of April 2024 by and between Thomson Weir, LLC (hereinafter referred to as "THOMSON"), a government affairs and public relations consulting firm located at 420 West Capitol Avenue, Suite 4, Springfield, Illinois 62704 and the Village of Schaumburg (hereinafter referred to as "THE CLIENT") located at 101 Schaumburg Court, Schaumburg, IL 60193.

WITNESSETH:

1) This Agreement shall be effective as of April 1, 2024 and shall continue in full force and effect through April 30, 2025, provided, however, either party may terminate this Agreement at any time without liability upon thirty (30) days written notice. Unless either party terminates this Agreement thirty (30) days prior to April 30 of each year this Agreement is in effect, the Agreement shall be extended for a period of one additional year (maintaining termination provisions detailed above). Notice shall be sent to the address contained for each party in this agreement.

2) THOMSON will provide the following services to THE CLIENT: (a) lobbying services and counsel with respect to legislation under consideration in the Illinois General Assembly as well as regulatory and administrative concerns within the various state agencies, boards and commissions; (b) public relations and strategic communications counsel; (c) and assist THE CLIENT in relationship building activities with state officials, including Constitutional Officers and Legislative Leaders.

3) THOMSON agrees to act only with confirmation and direction from THE CLIENT as to each of the above-listed services (item #2).

4) For and in consideration of the above, THE CLIENT agrees to pay THOMSON a monthly retainer of $8,000.00 due on the 15th day of every month. If the retainer payment is not received by the 30th day of the month it is due, this agreement shall be considered null and void and THOMSON shall not perform any further services on behalf of THE CLIENT until all retainer payments have been paid in full. In addition, any travel expenses incurred by THOMSON, due to travel required by the CLIENT, shall be reimbursed by the CLIENT within 30 days of invoice.

5) In the event that a possible conflict of interest arises at any time during the term of this Agreement between the interests of THOMSON and those of THE CLIENT, THOMSON agrees to notify THE CLIENT immediately.

6) THOMSON and THE CLIENT agree to comply fully with all applicable federal, state and local laws regulating political and lobbying activities and each agrees to fully comply will all applicable laws, decrees, rules,

regulations, orders, ordinances, actions and requests of any federal, state, or local government or judicial body, agency or official pertaining to its performing Services.

7) Upon execution of this agreement all parties agree to immediately comply with the Illinois Lobbyist Disclosure Act and register their respective companies/organizations with the Illinois Secretary of State Index Department, if required.

8) THOMSON will assume full responsibility for and shall indemnify and hold harmless THE CLIENT from and against any and all losses, claims, liabilities, penalties, fines, causes of action, damages, costs and expenses arising out of or resulting from any negligence or wrongful or willful misconduct on the part of THOMSON or any breach by THOMSON of any of the terms and provisions of this Agreement.

9) THE CLIENT will assume full responsibility for and shall indemnify and hold harmless THOMSON from and against any and all losses, claims, liabilities, penalties, fines, causes of action, damages, costs and expenses arising out of or resulting from any negligence or wrongful or willful misconduct on the part of THE CLIENT or any breach by THE CLIENT of any of the terms and provisions of this Agreement.

10) THOMSON are and shall act as independent contractors in performing Services hereunder.

11) This Agreement shall be personal to the parties hereto and no party shall (by operation of law or otherwise) transfer or assign its rights or delegate its performance hereunder; and any such transfer, assignment or delegation shall be void and of no effect unless said transfer or assignment is agreed to by both parties.

12) This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without giving effect to principles respecting conflicts of laws.

13) This document constitutes the entire agreement between the parties hereto.

In Witness Whereof, the parties have duly executed this Agreement as of the date first above written.

Thomson Weir, LLC

By_____

Michael S. Thomson

Title: Owner

Address: 420 West Capitol Ave., Suite 4
Springfield, Illinois 62704

Village of Schaumburg

By_____

Brian Townsend

Title: Village Manager

Address: 101 Schaumburg Court
Schaumburg, Illinois 60193

AMENDMENT #1 TO LOBBYING SERVICES AGREEMENT

The lobbying services agreement entered into on April 1, 2024 by and between Thomson Weir, LLC and the Village of Schaumburg is amended as follows:

1) Effective May 1, 2025, the monthly retainer paid to THOMSON shall be increased to $8,500.

2) Effective May 1, 2026, the monthly retainer paid to THOMSON shall be increased to $9,000.

In Witness Whereof, the parties have duly executed this Agreement as of the date first above written.

Thomson Weir, LLC

By: _____

Michael S. Thomson

Title: Partner

Address: 420 West Capitol Avenue, Suite 4
Springfield, Illinois 62704

Village of Schaumburg

By: _____

Brian Townsend

Title: Village Manager

Address: 101 Schaumburg Court
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Schweikher House Preservation Trust 2025 Annual Report - Informational
04/20/26
Finance Legal Administrative General Government

Presenter: Todd Wenger, Executive Director, Schweikher House Preservation Trust
Lead Department: Community Development

Executive Summary:

The Schweikher House Preservation Trust organization was developed to help educate the public about the historic Schweikher House and oversee the stewardship of this landmark property.

The agreement between the Village and the Trust states that an annual report will be presented to the Village by the Trust's Executive Director, highlighting their past year's activities. The Village's Senior Planner serves as the Trust's Executive Director, performing necessary management functions of the Trust and acting as a liaison between the Trust and the Village.

In 2025, the Trust once again broke our previous number of visitors to the house, increasing total visitors by another 18% as compared to 2024, exceeding our highest ever year-end totals. Included in the report are other highlights of the Trust's accomplishments from the past year.

Recommended Action:

Informational

ATTACHMENTS:
- Scheweikher House Preservation Trust - 2025 Annual Report_draft.docx
- 2025 Annual Report_Attachments.pdf

MEMORANDUM

Date: April 6, 2026

To: Village Manager

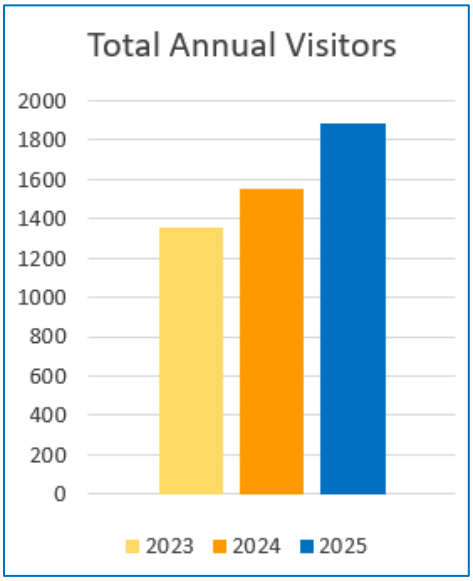
From: Todd Wenger, Executive Director, Schweikher House Preservation Trust

Subject: Schweikher House Preservation Trust - 2025 Annual Report

For: Finance, Legal, Administrative & General Government Committee

Introduction

The Schweikher House Preservation Trust organization was developed to help educate the public about the historic Schweikher House and oversee the stewardship of this landmark property. The agreement between the Village and the Trust states that an annual report will be presented to the Village by the Trust's Executive Director, highlighting their past year's activities. The Village's Senior Planner serves as the Trust's Executive Director, performing necessary management functions of the Trust and acting as a liaison between the Trust and the Village.



In 2025, the Trust broke our previous number of visitors to the house, increasing total visitors by another 18% as compared to 2024 (1,881 vs. 1,547) exceeding our highest ever year-end totals. This continued increase can be attributed to our growing numbers of group tours from area universities, park districts, retirement communities and businesses as well as our successful indoor salon concerts during the fall, winter and early spring months.

Discussion

Below are highlights of the Trust's accomplishments from the past year:

- **Fundraising Event** – The Trust held its second annual Peony Party fundraising event in June of 2025. Along with food, music, and peony flowers, the event featured over 20 original works of art by Martyl on loan from private collections. Between ticket sales, corporate sponsors (Wintrust Financial Corporation, The Sorting Table, Schaumburg Park District), and private donations, the Trust netted over $8,000 in profit. Preparations are well underway for the 2026 Peony Party. Mark your calendars to join us on Saturday, May 30!

- **Donations** – The Trust received a total of $46,134 in donations this past year from over 40 donors. Donations were received from our various fundraising campaigns and year-end-giving pledges through PayPal donations, equities and cash. Another generous donation of $25,000 was provided by the Tribune Companies as partial fulfilment of their 6B Tax Incentive agreement with the Village to support local community organizations. In conjunction with our other revenue streams, these donations will be used to build our endowment account as well as fund operations (staff, supplies, etc.) to allow the Trust to grow.

- **Volunteers** – Trust board members, newly formed Collections Committee members, tour docents, event volunteers, historical researchers, Schaumburg Community Garden Club members, Master Gardeners, and others provided "in-kind" donations of over 1,405 hours in fiscal year 2025-26 to help prepare & run events, provide tours, attend meetings, undertake research, etc.

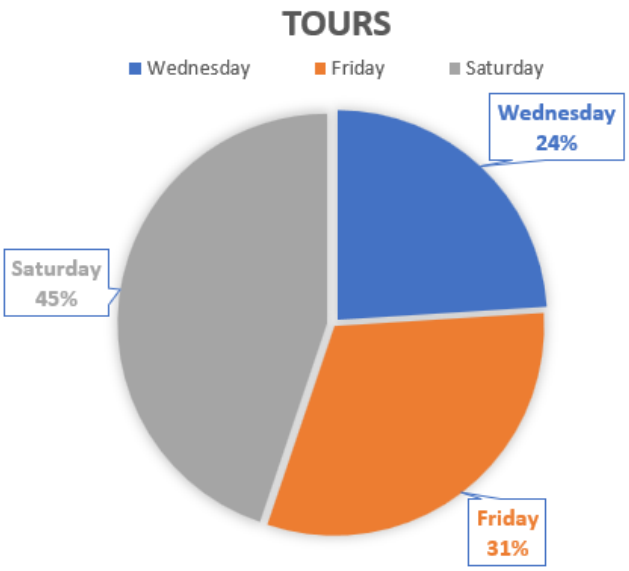
- **Grants** – For 2026 the Trust once again received two grants from the Illinois Arts Council (ILAC) which are partially supported by the National Endowment for the Arts. An Operations Grant ($2,500) to be used for general operations (supplies, salaries, etc.) and a Youth Employment Grant ($3,710) to be used for hiring a youth/young adult to help provide them with experience in an arts-related field. The Trust is excited to have received these grants for a second year in a row and look forward to hiring another summer intern to assist with key arts related projects. Last year's intern helped with preparing a digital timeline of Paul Schweikher's architectural works as well as general updates to the Trust's website.

- **Endowment** – The Trust's Endowment Account continued to have strong gains this past year. Our account is through Charles Schwab, which is being managed pro-bono by Sierra Summit Advisors, LLC. This account is currently at an all-time high and has a balance of $66,250. The Trust continues to grow this account with the goal that at some point in the future the Trust will be able to partially fund operations with interest from the account. In the meantime, the Trust reinvests any dividends it receives to continue to build the account. The Trust received $6,175 in equities donations in 2025 to help grow our endowment.

- **Part-Time Managing Director** – The Trust's part-time Managing Director and Historian, Dan Fitzpatrick, continues to be the main point of contact for daily operations at the house, including running our public tour program, procuring musicians/scheduling concerts, overseeing programming, managing our social media presence, and organizing our growing volunteer base.

  In addition to his paid responsibilities, Dan donated 37 hours of his personal time to the Trust in 2025. Dan has been instrumental in researching Schweikher's architectural works and connecting with existing Schweikher homeowners. These homeowner connections have helped to broaden our knowledge about Paul Schweikher and increase the Trust's donor base.

- **Tours & Events** – As discussed above, total visitor attendance in 2025 reached another all-time high with a total of 1,881 visitors from multiple states and numerous countries. We sold 187-Wednesday, 243-Friday, and 349-Saturday Tours. These tours, along with rentals, special events, merchandise and concerts, allowed us to collect $29,024 in revenue. The revenue received from tours, events, and rentals, along with grants and donations, has allowed the Trust to cover its operational costs since 2015. The Trust's tours/events continue to receive high praise from their participants; a short compilation of testimonials from the past year has been attached.



  The Trust continues to use the ticketing platform FareHarbor which integrates with our existing website and greatly reduces our third-party credit card processing costs. Available dates for tours, concerts and other special events can be explored on our FareHarbor site for availability. We have also begun offering gift certificates for purchase through our FareHarbor site too.

  Per the Trust's Operating Agreement with the Village, the Trust will continue to be open to the public for an aggregate total of at least 438 hours per year. Our typical tours/open grounds days

remain the same; Wednesdays and Fridays as well as the first two Saturdays of each month, depending on events/rentals.

Below are some highlights of this past year's tours/events:

- **Story Sessions** – January '24, We offered our first spoken word event featuring 5 storyteller who prepared short narrations around the theme "Echoes of the Hearth: Stories About Home". The event was a huge success with over 40 attendees.
- **Pruning Workshop** – March '25, The University of Illinois Extension – Master Gardeners taught a class on how to prune fruit trees. Our budding fruit trees received much needed pruning while gardeners earned Master Gardener volunteer hours.
- **University of Illinois - Chicago** –April '25, a class of 15 architecture students from UIC visited the house for a tour and sketching class following.
- **Chicago Modernist Collective Tour** – April '25, A group of 19 Modernist architecture enthusiasts took a tour of our modern gem.
- **Frank Lloyd Wright- Building Conservancy Tour** – May '25, A national group of 90 FLLW conservancy members toured our house to learn about architect Paul Schweikher and his relationship with Frank Lloyd Wright.
- **20Th Century Society Tour** – May '25, an international group of architecture buffs from England toured the house.
- **Peony Party Fundraiser** – June '25, the Trust held its second annual fundraising event next to the peony garden. The theme honored Martyl's legacy by featuring over 20 original paintings from private collections throughout the house and studio.
- **Schaumburg Park District – Forest Bathing** – June '25, The Park District brought out a group of nature enthusiasts to enjoy a curated discussion and walk around the adjacent Metropolitan Water Reclamation District prairie and woodland path.
- **Big Foot Recreational Group Tour** – July '25, Provided group tour for Geneva, IL based recreational group.
- **Schaumburg Township District Library** – August '25, A group from the Library studying English as a second language took a tour of the house to test their knowledge of conversational English.
- **Atomic Ranch Open House** – September '25, a VIP group of 48 attendees were treated to an open house complete with coffee and breakfast snacks to kick-off their Modernist House Tour.
- **Langsdorf Family Event** – September '25, Preceding the unveiling of Martyl's "Hoover Dam" tryptic at the Township Library a large group of Langsdorf family members had a reunion with luncheon at the house. All remarked on how well the building and grounds looked.
- **St. Procopius Abbey Tour** – October '25, For Docomomo's US Tour Day featuring "Places of Worship" the Trust hosted a rare tour of Ed Dart's abbey in Lisle, IL.
- **Trifecta House Tour** - October '25, House tour of iconic masterpieces: the Edith Farnsworth House, the Ruth and Al Ford House, and the Schweikher House.
- **The Mather Group Tour** – October '25, A group of seniors from Evanston's Mather residents toured the home.
- **AIA HRKC Group Event** – October '25, The American Institute of Architect's Historic Resource Knowledge Collective held a meeting and tour of the house.

- **Northwestern University** – November ’25, A group of interior design students from Northwestern University toured and sketched the house.
- **Concerts:**
  - **Dissidents of the Gilded Age Concert** – February ‘25, This concert featuring Charlene Klugel on violin and Katherine Peterson on piano. This classical concert honored the women who fought for women’s suffrage around the world.
  - **Midtown Strings Concert** - March ‘25, An all-female quartet played selections by Philp Glass, Rhiannon Gidden, and more to a sold-out audience.
  - **Vladislav Blaha Concert** – April ’25, World renowned Czech guitarist Vladislav Bláha played selections by Bach, Piazolla, Rodrigo, Koshkin, Tesař, Ježek, Rak and more to a sold-out crowd.
  - **Christopher Laughlin Concert** – November 25’, Classical and Flamenco guitarist Christopher Laughlin played selections by Bach, Barrios and more along with self-arranged traditionals.
  - **Miriam Kessler Concert** – December ’25, Harpist, Pianist, former Schaumburg Youth Orchestra member and current student at San Francisco Conservatory of Music, Miriam Kessler played classical selections, holiday hymns and original compositions.
  - **Anita Graef Concert** – January ’26, Cellist Anita Graef, accompanied by Nathan Canfield on piano, played selections by Beach, Dvořák, Gershwin and others**.**
- **Yoga Classes** – The Trust has continued offering yoga classes on the first and second Saturdays of each month. Classes are taught by instructor Diane Jankowski and have brought a new audience to the house along with adding a new source of revenue.

- **Social Media, Articles & Public Relations** – The Schweikher House was featured in several, articles and publications throughout the year including:
  - **Various Photo and Video Shoots** – The Trust opened our doors for several shoots this past year as part of online content providers and book publications.
    - **Open Space Video** – The Schweikher House was the focus of a video shot by Los Angles based Open Space group. The film included narration provided by the Trust’s Historian, Dan Fitzpatrick. The Trust experienced a large surge in tours following the online release of the short film (https://openspaceseries.com/blog/open-space-the-schweikher-house-amp-studio-paul-schweikher-1938).
    - **James Florio Shoot** – Photographer James Florio shot the house over two days, capturing the essence of our Modernist masterpiece for an upcoming book on the house.
    - **Atomic Ranch Shoot** – A Palm Springs photographer representing Atomic Ranch Magazine shot the house in preparation for an upcoming article about the house.
  - **Docomomo** – The Trust belongs to the Modernist organization Docomomo, which is dedicated to the Documentation and Conservation of the Modern Movement (Docomomo). Representatives from the Trust attended the summer member event hosted at the Rockwell House in Olympia Fields, IL.
  - **Iconic Houses Network** – Schweikher House continues to belong to the prestigious international Iconic Houses Network organization which features important modern residential architecture around the world, providing us additional international exposure.
  - **Social Media** – The Schweikher House continues to gain new friends and followers.
    - **Facebook: @SchweikherLangsdorf** – Our Facebook page has 837 followers (up 8% since 2025) and has been very useful for pushing out event information to potential visitors.

        - **Instagram: @SchweikherHouse** – Our Instagram account now has 3,717 followers (a 23% increase since 2025) and continues to be the most productive of our social media platforms.
    - **Meet Chicago Northwest** – The Trust continues to be a partner organization with Meet Chicago Northwest (MCNW).
    - **Daily Herald** – The Daily Herald published several online articles promoting tours and concerts throughout the year.
    - **Village of Schaumburg** – The Village's public relations staff helped spread the word about our tours and concerts via the Village's traditional media outlets (website, twitter, Facebook, cable channel and enewsletter).
    - **Schaumburg Historical Society** – The Historical Society continues to be a great partner organization in promoting the Schweikher House as a local landmark.
    - **Northern Illinois Historic League (NIHL)** – The Trust belongs to this listing of historic sites around northern Illinois. A website provides links and information about the house.
    - **PreservationDirectory.com** – The Trust belongs to this online historic and cultural resource preservation site under "Historical Societies & Preservation Organizations."

- **Schaumburg Community Garden Club (SCGC)/University of Illinois Extension Master Gardeners** – Over 25 members of the SCGC and U of I Master Gardeners volunteered approximately 166 hours during the months of April through October, to help pull weeds, maintain the garden, and enhance our historic peony plantings. Our great-looking gardens are a direct result of these dedicated volunteer gardeners.

- **Website** – The Trust continually updates our website (www.schweikherhouse.org) with information on tours and events taking place at the house. Our website continues to be the main source of contact with the public and provides an easy portal to access our FareHarbor site for all online ticketing/event registration. The Trust also renewed our nine web domain names to preserve web names for current and future use. Coming soon in 2026 will be an interactive timeline showcasing Paul Schweikher's architectural works.

- **Insurance** – The Trust renewed our Directors & Officers Liability Insurance policy to continue to insulate the Trust's board, advisory council, and Village from potential litigation. The Trust also renewed our Fine Art Insurance to cover all the Trust's artwork, furniture, and furnishings.

- **Maintenance/Construction Projects** – During this past year, the Trust worked with the Village's Engineering & Public Works Department to coordinate maintenance and construction projects at the house by reviewing proposals/work on repairs, including the following:
    - Installation of new back-up generator
    - Tree removals and trimming
    - New fruit tree and garden plantings
    - Meadow & landscape maintenance

Budget and Accounting

The Village of Schaumburg continues to budget for annual maintenance of the house and grounds as a municipal property; the Trust continues to raise funds to pay for the operations of the property as a house museum and community asset. There are many examples of museums with a similar public/private partnership. The Trust values our relationship with the Village and views our respective roles as a long-term strategy to preserving and promoting this historical gem.

The Trust continues to seek out applicable grants through the Illinois Arts Council (ILAC) and other sources to help fund our mission. We are committed to finding creative ways to fund our operations. The Trust continues to increase our revenue year-over-year and seeks to continue this trend. We continue to review opportunities for funding of capital preservation/restoration projects which could help reduce the

Village's obligations. The Trust banks locally with the Schaumburg Bank & Trust Company. A breakdown of the originally anticipated budget as well as the actual expenses incurred this fiscal year has been provided for your information.

The costs for maintaining the house and grounds are included as part of the overall Village budget. For FY25-26 the Village budgeted $60,415.00 to cover these items. The majority of this amount has been spent or is projected to be spent before the end of the fiscal year.

Plant and turf replacement contracts will be completed in the spring, expending the remaining balance. A list of proposed expenditures for the upcoming FY26-27 budget for the house and grounds have been compiled below.

Account No.	Department	Amount	Explanation
1013705-7211-2095 Communications	IT	$2,880	Annual charges for business internet service.
1014010-7006-2095 Operating Supplies	EPW	$750	Building maintenance supplies.
1014010-7234-2095 Repair & Maint.	EPW	$30,420	Pest control ($420); contractual building repair ($5,500); sanitary lining repairs ($24,500)
1014010-7244-2095 Professional Services	EPW	$1,462	Wireless radio contract ($360); fire & security contract ($352); emergency repairs ($750).
1014010-7245-2095 HVAC Maint.	EPW	$1,500	Emergency HVAC service ($1,500).
1014020-7234-2095 Repair & Maint.	EPW	$6,984	Maintenance of prairie surrounding house.
1014020-7019-2095 Plant Material	EPW	$2,000	Planting replacements.
1014020-7247-2095 Parkway Restoration	EPW	$1,000	Restoration of turf areas at house.
1014020-7248-2095 Land. Bed Maint.	EPW	$3,200	Maintenance of landscape plantings at house.
1014020-7249-2095 Lawn Maint.	EPW	$7,400	Maintenance of turf areas at house.
1014080-7242-2095 Custodial Services	EPW	$2,150	Window washing and emergency custodial services.
1014460-7210-2095 Gas & Electric	CDD	$6,052	Annual gas and electric utility charges for house.
1014010-7401-2095 Building Improvements	EPW	$22,800	Replacement of fire and burglar alarm systems.
	TOTAL =	$88,598.00	

Costs for maintenance (pest control, window washing, etc.) and utilities (gas, electric, phone & internet) are all being tracked. Per standard practice, estimated emergency items (HVAC, pest control, etc.) have been included as insurance that overall accounts do not become over-budget. The remainder of the costs are utility (gas, electricity, communications, etc.) and annual maintenance (landscaping, etc.) items.

Capital Improvements

A modest amount of capital Improvements are proposed in the FY26-27 budget for repairs at the house. This includes $24,500 which has been budgeted to repair the broken sanitary service line by relining the pipe out to the septic tank. While televising the sanitary line, staff discovered that the line is broken and offset under the slab of the Studio.

The other large capital expense budgeted for next fiscal year is the replacement of the fire and burglar alarm system. The existing system is outdated and often provides false readings from failing equipment which necessitates its timely replacement.

2026 Goals

The Trust will continue to meet the Village's mutual goal of making the house available to Schaumburg residents and the public through open-grounds and tours, as well as programming, and events.

The Trust will grow our capacity through the addition of a new part-time contract employee as well as volunteer help to support/offset staffing demands.

The Trust will continue to focus on low-impact rentals through Peerspace and similar location rentals that have been successful in generating revenue.

The Trust will continue to seek additional grant funding through the Illinois Arts Council and other organizations to help offset our operational costs.

The Trust will grow and leverage the Trust's fiscal resources through development of a fundraising plan that includes donor outreach and recognition.

The Trust will continue to seek corporate sponsorships to help boost fundraising efforts and increase our bottom line.

The Trust will increase its merchandise offerings such as books, etc. to help boost our revenue.

The Trust continues to take the necessary steps toward independence through tours and events as well as booking income generating rentals. The Trust looks forward to the upcoming year and is dedicated to carrying out our common goal of protecting, preserving, and promoting this historic cultural amenity.

Recommendation:
Informational

Schweikher House
2025 Annual Report

Visitor Log & Testimonials

Visitor Tracker

Guest visitors who came to Schweikher House for a tour, event, rental or volunteer work.

Date	Day	Name	Visit Type	Number of Visitors	Comments
1/8/2025	Wednesday	Wednesday Tour	Tour	2	Chicagoland
1/11/2025	Saturday	Yoga w/ Diane	Class	6	
1/11/2025	Saturday	Saturday Tour	Tour	19	Mumbai, Elk Grove Village, Hanover Park, Lisle, Barrington
1/11/2025	Sunday	Concert/Event	Story Sessions	42	30 FH, 1 cash, 6 storytellers, Jill, Mary W., Z, Hana, Vera
1/15/2025	Wednesday	Wednesday Tour	Tour	3	FLLW Build Cons. - Glenn Burr and Susan Bay
1/17/2025	Friday	Open Grounds	Open Grounds	1	
1/22/2025	Wednesday	Wednesday Tour	Tour	1	West Virginia
1/24/2025	Friday	Friday Tour	Tour	2	Chicago
2/1/2025	Saturday	Yoga w/ Diane	Class	9	
2/1/2025	Saturday	Saturday Tour	Tour	13	NY, EVG, Chicago, Bensenville
2/2/2025	Sunday	Concert/Event	Katherine Petersen Salon Concert	36	2 musicians, Diane, 30 FH guests, 2 cash guests
2/5/2025	Wednesday	Wednesday Tour	Tour	2	Bartett
2/5/2025	Wednesday	Open Grounds	Open Grounds	3	
2/7/2025	Friday	Private Tour	Private Tour	2	NYC, Chicago
2/7/2025	Friday	Open Grounds	Open Grounds	2	
2/8/2025	Saturday	Yoga w/ Diane	Class	8	
2/8/2025	Saturday	Saturday Tour	Tour	9	Peoria, Schaumburg, Chicago, Fox River Grove
2/14/2025	Friday	Friday Tour	Tour	5	Plainfield, St Charles, Arlington Heights, Chicago
2/19/2025	Wednesday	Wednesday Tour	Tour	2	Skokie
2/21/2025	Friday	Special Use	Kelly & Sean Peerspace (walk thru)	2	Wheaton
2/21/2025	Friday	Open Grounds	Open Grounds	4	Schaumburg
2/21/2025	Friday	Friday Tour	Tour	2	Green Bay
2/26/2025	Wednesday	Wednesday Tour	Tour	1	Schaumburg
2/28/2025	Friday	Friday Tour	Tour	4	Chicago
2/28/2025	Friday	Open Grounds	Open Grounds	1	
3/1/2025	Saturday	Yoga w/ Diane	Class	7	
3/1/2025	Saturday	Saturday Tour	Tour	17	Finland, Spain, Chicago, Arlington Heights, Elk Grove Village
3/2/2025	Saturday	Open Grounds	Open Grounds	1	Elk Grove Village
3/2/2025	Sunday	Concert/Event	Midtown Strings Salon Concert	31	23 guests, Cash x1, Midtown x4, Sarah, Bill, Katie,
3/5/2025	Wednesday	SCGC & Master Gardeners	Volunteer	1	Bev visit to map peonies - Arlington Heights
3/6/2025	Thursday	Special Use	SHPT Board Meeting	6	
3/8/2025	Saturday	Yoga w/ Diane	Class	4	
3/8/2025	Saturday	Saturday Tour	Tour	9	Buffalo, Chicago, Geneva, Wood dale, Prospect Heights
3/8/2025	Saturday	Open Grounds	Open Grounds	2	Skokie
3/12/2025	Wednesday	Concert/Event	UI MG Pruning Workshop	20	17 guests, 2x MGs, 1x walk up
3/12/2025	Wednesday	Wednesday Tour	Tour	1	Maywood
3/14/2025	Friday	Open Grounds	Open Grounds	2	
3/19/2025	Wednesday	Open Grounds	Open Grounds	1	
3/19/2025	Wednesday	Wednesday Tour	Tour	5	Virginia, Winfield, Schaumburg
3/21/2025	Friday	Friday Tour	Tour	3	Santa Cruz CA, Urbana
3/26/2025	Wednesday	Wednesday Tour	Tour	1	Mount Prospect
3/26/2025	Wednesday	Open Grounds	Open Grounds	2	Monica
3/28/2025	Friday	Friday Tour	Tour	4	Lindenhurst, Elmhurst
3/28/2025	Friday	Open Grounds	Open Grounds	1	
4/2/2025	Wednesday	Wednesday Tour	Tour	3	
4/3/2025	Friday	Friday Tour	Tour	2	
4/4/2025	Saturday	Saturday Tour	Tour	2	
4/9/2025	Wednesday	Special Use	Dan Wheeler UIC CLass	15	
4/12/2025	Saturday	Yoga w/ Diane	Class	3	
4/12/2025	Saturday	Saturday Tour	Tour	8	Luftwerk, Kroloff, Iker - Schaumburg, Chicago, Highland Park
4/12/2025	Saturday	Open Grounds	Open Grounds	5	
4/13/2025	Sunday	Concert/Event	Vladislav Blaha Concert	30	27 FH, Chris M, Mary B, Blaha
4/16/2025	Wednesday	Special Use	Open Space Film Shoot	2	Los Angeles
4/18/2025	Friday	Friday Tour	Tour	4	Gurnee
4/23/2025	Wednesday	SCGC & Master Gardeners	Volunteer	1	Bev - Arlington Heights
4/25/2025	Friday	Friday Tour	Tour	5	Virginia, Northbrook, EGV, Schaumburg

Date	Day	Name	Visit Type	Number of Visitors	Comments
4/26/2025	Saturday	Special Use	Chicago Modernist Collective	19	Mary, CMC group
4/30/2025	Wednesday	SCGC & Master Gardeners	Volunteer	10	
5/2/2025	Friday	Friday Tour	Tour	2	Barrington, Chicago
5/3/2025	Saturday	Yoga w/ Diane	Class	4	
5/3/2025	Saturday	Saturday Tour	Tour	9	Manitowoc, Milwaukee, Streamwood, Chicago, Schaumburg
5/3/2025	Saturday	Open Grounds	Open Grounds	3	
5/4/2025	Sunday	Special Use	FLLW Building Conservancy Tour	90	85 guests, 4 FLLW BC guides, Chris M.
5/7/2025	Wednesday	SCGC & Master Gardeners	Volunteer	2	SCGC Tilling and Fence removal - Karen M and Wayne
5/10/2025	Saturday	Saturday Tour	Tour	21	
5/14/2025	Wednesday	Wednesday Tour	Tour	3	France, Berwyn
5/14/2025	Wednesday	Special Use	Volunteer	1	Sarah volunteer Martyl Exhibit documentation- Barrington
5/15/2025	Thursday	Special Use	SHPT Board Meeting	5	Highland Park, Chicago
5/16/2025	Friday	Friday Tour	Tour	4	Oak Park, W. Dundee
5/16/2025	Friday	Open Grounds	Open Grounds	1	
5/21/2025	Wednesday	Open Grounds	Open Grounds	1	
5/21/2025	Wednesday	Wednesday Tour	Tour	1	Chicago
5/22/2025	Thursday	Special Use	20th Century Society Group Tour	23	England
5/23/2025	Friday	Friday Tour	Tour	5	Schaumburg, Hoffman Estates, Downers Grove, Palatine
5/28/2025	Wednesday	Open Grounds	Open Grounds	1	Karen Mueller
5/28/2025	Wednesday	Wednesday Tour	Tour	10	Canada, Tacoma, WA, Mt. Prospect, Palatine
5/30/2025	Friday	SCGC & Master Gardeners	Volunteer	7	
5/30/2025	Friday	Open Grounds	Open Grounds	2	
5/31/2025	Saturday	Special Use	Peony Party	109	92 FH, 5 Door, Straus + Mom, Violin, 7 volunteers, 2 UE
6/6/2025	Friday	Concert/Event	SPD - Forest Bathing	19	
6/6/2025	Friday	Friday Tour	Tour	9	St. Louis, Schaumburg, Highland Park
6/7/2025	Saturday	Yoga w/ Diane	Class	6	
6/7/2025	Saturday	Saturday Tour	Tour	25	Vernon Hills, Chicago, Japan
6/7/2025	Saturday	Open Grounds	Open Grounds	6	
6/8/2025	Sunday	Special Use	UCE Group tour	8	
6/11/2025	Wednesday	Open Grounds	Open Grounds	3	Schaumburg
6/11/2025	Wednesday	Wednesday Tour	Tour	7	Lisle, EGV, Palatine
6/13/2025	Friday	Friday Tour	Tour	11	Denmark, Detroit, Evanston,
6/13/2025	Friday	Open Grounds	Open Grounds	4	
6/13/2025	Friday	Special Use	Performance Preview	3	Sara Su, Tatyana, Dennis Moore
6/14/2025	Saturday	Yoga w/ Diane	Class	10	
6/14/2025	Saturday	Saturday Tour	Tour	17	Denver, Schaumburg, Chicago, Germany
6/18/2025	Wednesday	Wednesday Tour	Tour	9	
6/20/2025	Friday	Friday Tour	Tour	5	
6/25/2025	Wednesday	Wednesday Tour	Tour	12	
6/27/2025	Friday	Friday Tour	Tour	5	
6/30/2025	Monday	Private Tour	Private Tour	1	Connor Alexander - Knoxville, TN
7/2/2025	Wednesday	SCGC & Master Gardeners	Volunteer	6	
7/2/2025	Wednesday	Wednesday Tour	Tour	12	Dallas, Grand Rapids, DC, EGV, Burr Ridge
7/4/2025	Friday	Friday Tour	Tour	11	Rockford, Mt. Prospect, Carol Stream, Bloomingdale
7/4/2025	Friday	Open Grounds	Open Grounds	4	Ohio
7/5/2025	Saturday	Saturday Tour	Tour	22	Mt. Prospect, Hoffman Estates, Chicago, Elmhurst, Darien, DC,
7/9/2025	Wednesday	Wednesday Tour	Tour	6	Seattle, Mt. Prospect, Hoffman Estates, Chicago
7/11/2025	Friday	Friday Tour	Tour	15	Buffalo, Arizona, St. Louis, Chicago, Barrington
7/12/2025	Saturday	Yoga w/ Diane	Class	7	
7/12/2025	Saturday	Saturday Tour	Tour	21	VA, Kansas, Cincinnati, Chicago, Glen Ellyn
7/16/2025	Wednesday	Special Use	Big Foot Rec Group Tour	7	Lake Geneva, Delavan, WI
7/18/2025	Friday	Friday Tour	Tour	6	
7/19/2025	Saturday	Open Grounds	Open Grounds	2	Claire Schweikher Student - Phoenix, Schaumburg
7/23/2025	Wednesday	Open Grounds	Open Grounds	2	
7/25/2025	Friday	Friday Tour	Tour	14	Denver, Burr Ridge, Chicago
7/25/2025	Friday	Open Grounds	Open Grounds	1	
7/30/2025	Wednesday	Wednesday Tour	Tour	15	
7/31/2025	Thursday	Private Tour	Private Tour	6	Chile, NC, Mt. Prospect, Evanston

Date	Day	Name	Visit Type	Number of Visitors	Comments
8/1/2025	Friday	Friday Tour	Tour	9	Seattle, St. Louis, Oswego, Bloomingdale, Palatine
8/1/2025	Friday	Open Grounds	Peerspace (walk-thru)	1	Schaumburg
8/2/2025	Saturday	Yoga w/ Diane	Class	4	
8/2/2025	Saturday	Saturday Tour	Tour	25	Alabama, Elmhurst, Palatine, Elgin, Chicago,
8/6/2025	Wednesday	Wednesday Tour	Tour	14	Texas, St. Louis, Chicago, Blue Island, Schaumburg
8/6/2025	Wednesday	Open Grounds	Open Grounds	2	
8/8/2025	Friday	Friday Tour	Tour	10	Madison WI, Lincolnshire, Evanston, Mt. Prospect, VOS
8/8/2025	Friday	Open Grounds	Open Grounds	2	Utah
8/9/2025	Saturday	Yoga w/ Diane	Class	4	
8/9/2025	Saturday	Saturday Tour	Tour	16	California, NY, Schaumburg, Elk Grove, Hoffman, Glen Ellyn
8/9/2025	Saturday	Open Grounds	Open Grounds	4	Albuquerque, Schaumburg,
8/13/2025	Wednesday	Wednesday Tour	Tour	8	Hawaii, Florida, Iowa, Chicago
8/13/2025	Wednesday	Special Use	Peerspace (walk-thru)	2	Bah Mitzvah Jan 2026 - Chicago
8/15/2025	Friday	Friday Tour	Tour	12	Kalamazoo, DC, Arlington Heights, Crystal Lake,
8/20/2025	Wednesday	Wednesday Tour	Tour	3	Buffalo Grove
8/21/2025	Thursday	Special Use	SHPT Board Meeting	5	Highland Park, Schaumburg
8/22/2025	Friday	Friday Tour	Tour	11	3 cash, Chicago, Evanston,
8/22/2025	Friday	Special Use	STDL ESL Group Tour	22	
8/27/2025	Wednesday	Open Grounds	Open Grounds	2	
8/27/2025	Wednesday	Wednesday Tour	Tour	5	Ottawa, Dekalb, Oak Park
8/29/2025	Friday	Friday Tour	Tour	7	South Korea, Rogers Park, Schaumburg
9/2/2002	Tuesday	Special Use	James Florio Photo Shoot	2	Montana, Chicago
9/3/2025	Wednesday	Special Use	James Florio Photo Shoot	1	Montana
9/5/2025	Friday	Friday Tour	Tour	2	Chicago, Arlington Heights
9/6/2025	Saturday	Yoga w/ Diane	Class	2	Schaumburg
9/6/2025	Saturday	Saturday Tours	Tour	24	Spain, Rockford, Michigan, Barrington, EGV, Schaumburg
9/10/2025	Wednesday	Wednesday Tour	Tour	4	Japan, Hoffman Estates
9/12/2025	Friday	Friday Tour	Tour	2	Tucson
9/12/2025	Friday	Special Use	Atomic Ranch (walk-thru)	2	(Jickie) and Randi Merel - Los Angeles, Riverwoods
9/13/2025	Saturday	Special Use	Atomic Ranch VIP Open House	48	43 guests, Lex & Meg, Diane, Jim, Larry
9/17/2025	Wednesday	Wednesday Tour	Tour	8	Los Angeles, Hoffman Estates, Schaumburg
9/19/2025	Friday	Friday Tour	Tour	15	San Diego, Scottsdale AZ, Marion IL, Rogers Park, Oak Park
9/20/2025	Saturday	Special Use	Trifecta Tour	36	Japan, Palm Springs, Boston, NJ, FL, KY, MI, IA, OH, Oswego,
9/26/2025	Friday	Friday Tour	Tour	9	Germany, Conant HS
9/26/2025	Friday	Special Use	Langsdorf Family Party	32	California, Boston, Virginia, Georgia,
9/27/2025	Saturday	Special Use	Atomic Ranch Photo Shoot	1	Oscar - Palm Springs
9/29/2025	Monday	Special Use	KDRMA Group Tour	4	Elgin, West Chicago, Plano
9/29/2025	Monday	Special Use	Peerspace (walk-thru)	4	Christina Paik - Chicago
10/1/2025	Wednesday	Wednesday Tour	Tour	4	Beverly, Oak Park
10/2/2025	Thursday	Special Use	Crossway Film Shoot	5	Wheaton
10/3/2025	Friday	Friday Tour	Tour	6	DC, Florida, Geneva, Hoffman, EGV
10/8/2025	Wednesday	Wednesday Tour	Tour	8	NY, Chicago, locals
10/10/2025	Friday	Private Tour	Private Tour	1	Frank Straus - Springfield
10/10/2025	Friday	Friday Tour	Tour	10	Bologna Italy, Dekalb,
10/10/2025	Friday	Special Use	Volunteer	1	Mary Brand Art Pickup - EGV
10/11/2025	Saturday	Yoga w/ Diane	Class	5	
10/11/2025	Saturday	Saturday Tour	Tour	12	
10/11/2025	Saturday	Special Use	Peerspace Rental	32	Steff Jo Designs Gallery Show
10/14/2025	Tuesday	Special Use	The Mather Group Tour	12	Evanston
10/15/2025	Wednesday	SCGC & Master Gardeners	Volunteer	8	Skokie, Schaumburg
10/15/2025	Wednesday	Wednesday Tour	Tour	6	Switzerland, Michigan, Wisconsin
10/17/2025	Friday	Friday Tour	Tour	13	San Francisco, Elgin, Roselle
10/17/2025	Friday	Special Use	AIA HRKC Group Event	18	
10/22/2025	Wednesday	Wednesday Tour	Tour	3	Switzerland, California
10/24/2025	Friday	Friday Tour	Tour	5	France, Lemont, Schaumburg
10/24/2025	Friday	Open Grounds	Open Grounds	2	Tampa Bay
10/29/2025	Wednesday	Wednesday Tour	Tour	6	Arlington Heights, Wilmette, Lisle, Schaumburg
10/31/2025	Friday	Friday Tour	Tour	2	Omaha, Mt. Prospect

Date	Day	Name	Visit Type	Number of Visitors	Comments
11/1/2025	Saturday	Yoga w/ Diane	Class	3	Darien
11/1/2025	Saturday	Saturday Tour	Tour	25	Milwaukee, Racine, Chicago, Antioch, Lake Geneva, Oak Park,
11/1/2025	Saturday	Open Grounds	Open Grounds	2	
11/5/2025	Wednesday	Wednesday Tour	Tour	7	Chicago, Rolling Meadows, Schaumburg
11/5/2025	Wednesday	Special Use	Beverly Rautenberg Interview	1	
11/6/2025	Thursday	Special Use	EWP Architects Private Group	9	Chicago, Western Springs
11/7/2025	Friday	Special Use	Docomomo US Tour	31	Hawaii, Minnesota, Wisconsin, New York,
11/7/2025	Friday	Open Grounds	Open Grounds	2	Elk Grove Village
11/8/2025	Saturday	Special Use	COD Group Tour	25	Dupage County
11/8/2025	Saturday	Open Grounds	Open Grounds	3	
11/8/2025	Saturday	Saturday Tour	Tour	12	Barcelona, Evanston, Lake Zurich
11/9/2025	Sunday	Concert/Event	Christopher Laughlin Concert	33	Nora, Mary B, Chris
11/10/2025	Monday	Special Use	Peerspace (walk-thru)	7	Location scout
11/12/2025	Wednesday	Wednesday Tour	Tour	5	Cary
11/14/2025	Friday	Friday Tour	Tour	2	Chicago
11/18/2025	Tuesday	Special Use	Peerspace Rental	20	Covalent Studios
11/20/2025	Thursday	Special Use	SHPT Board Meeting	5	
11/20/2025	Thursday	Special Use	Northwestern University Students	15	
11/21/2025	Friday	Friday Tour	Tour	2	Chicago
11/24/2025	Monday	Special Use	Brad Conroy Filming	2	
12/5/2025	Friday	Friday Tour	Tour	4	
12/6/2025	Saturday	Yoga w/ Diane	Class	3	
12/6/2025	Saturday	Saturday Tour	Tour	28	Tucson, Madison, Blue Island, Chicago
12/7/2025	Sunday	Special Use	Peerspace Rental	11	Nuclear Now 2 Shoot - Los Angeles, Chicago,
12/10/2025	Wednesday	Special Use	Tour	4	Wiggins, Petersen, Enck, Van Cleve - Kenilworth, Winnetka
12/10/2025	Wednesday	Wednesday Tour	Tour	5	
12/12/2025	Friday	Friday Tour	Tour	2	Chicago
12/13/2025	Saturday	Saturday Tour	Tour	15	Oak Park, Geneva, Chicago
12/17/2025	Wednesday	Special Use	VOS Communications Dpt. Tour	4	Schaumburg
12/17/2025	Wednesday	Wednesday Tour	Tour	5	Cleveland, Oak Park, Elk Grove Village, Moutn Prospect
12/19/2025	Friday	Friday Tour	Tour	2	Los Angeles, Bartlett
12/21/2025	Sunday	Concert/Event	Miriam Kessler Solstice Concert	35	31 FH, Judi Heikes, Miriam Kessler, 2 volunteers

Total Visitors in 2024 =	**1881**
Total Yoga Classes =	85
Total Wednesday Tours =	187
Total Friday Tours =	243
Total Saturday Tours =	349
Total Open Grounds =	75
Total Concert/Event Visitors =	246
Total Private & Group Tours =	432

"What an outstanding piece of architecture the house is, and with wonderful history. This was certainly a highlight of our year."

Reed Kroloff
Dean of Architecture IIT

"Had a blast performing here! Thank you for having us."

Omkara Gil
Musician - Midtown Strings

"Coolest house tour I've ever been to!"

Sabina K.
Schaumburg, IL

"We were so pleased to have the AIA Chicago Historic Resources Knowledge Community visit the Schweikher House. The house is an architectural gem and we were thrilled to learn about the Schweikhers, Langsdorfs, cross-cultural influences, and passive heating and cooling systems that were so thoughtfully designed into the space. Dan Fitzpatrick and Todd Wenger were so welcoming and knowledgeable; their passion for sharing this place is infectious. We were thrilled to have such a great experience and learn about the house, the architects, and the residents. Thank you for hosting the group!"

Greg Maxwell
American Institute of Architects – Historic Resource Knowledge Chapter

"A hidden gem for us! Beautiful!

Eugeni B.
Barcelona, Spain

"Beautiful home! Fantastic tour! A true hidden gem in Schaumburg!"

Julie and Mike E.
Schaumburg, IL

"Absolutely stunning! Amazing tour! Thank you for all you are doing and have done to preserve this amazing home!"

Carol K.
Chicago, IL

"Wonderful tour - one of the best!"

Max B.
St. Louis, MO

"Thank you for the storytelling and giving life to the home. Inspiring."

Nigel K.
Denmark

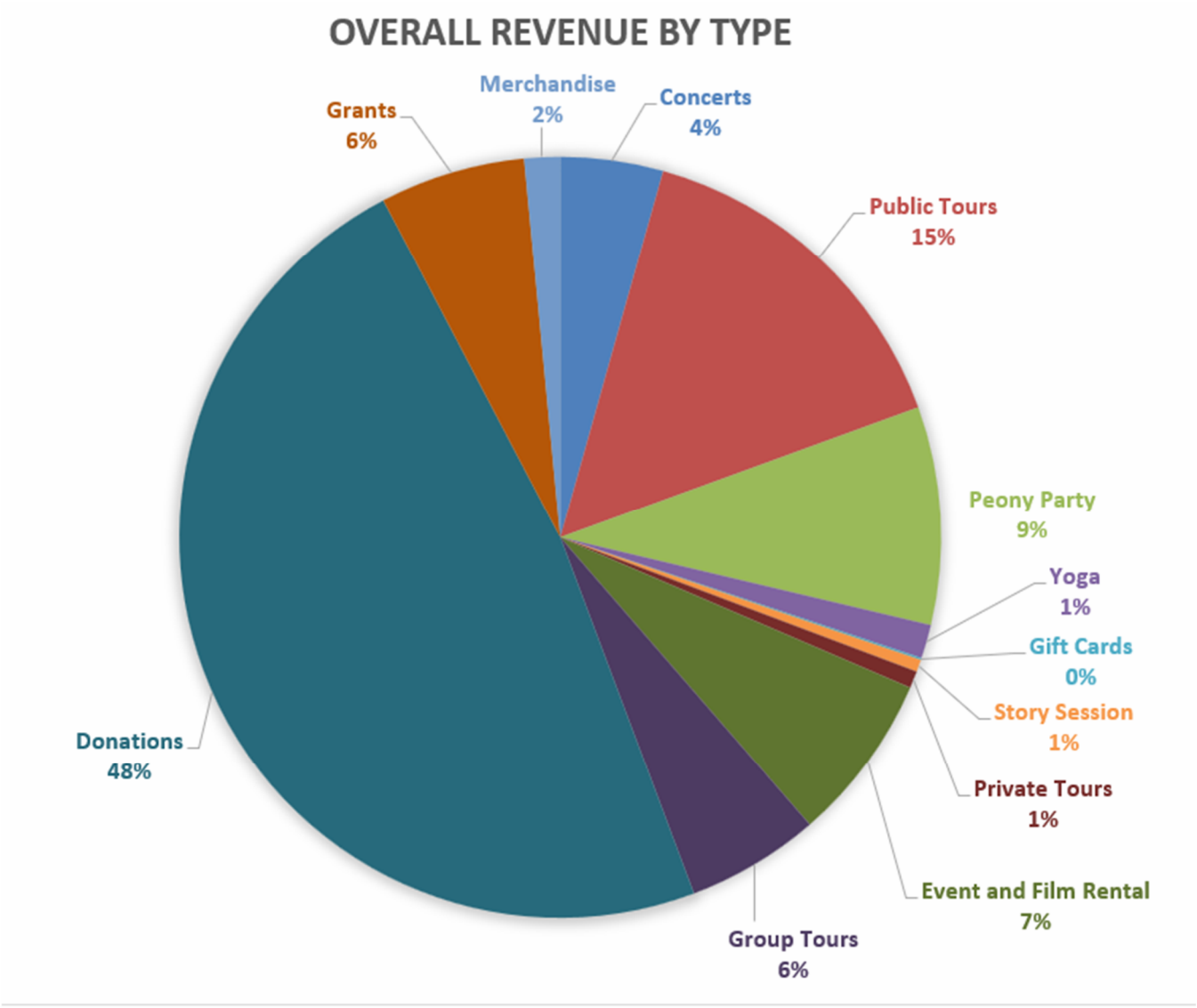
"Looooved playing here! Beautiful space!"

MK Guthrie
Musician - Midtown Strings

Schweikher House
2025 Annual Report

Budget/Expenses




OVERALL REVENUE BY TYPE
Merchandise
2%
Concerts
4%
Grants
6%
Public Tours
15%
Peony Party
9%
Yoga
1%
Gift Cards
0%
Story Session
1%
Private Tours
1%
Event and Film Rental
7%
Group Tours
6%
Donations
48%

FY 25-26 Schweikher House Preservation Trust - Budget / Expenses - YTD

Revised: 2/1/2026

Budget Item	Date	Vendor	Check #	Actual	Budget	Remaining
BANK DEPOSITS						
Balance Forward	5/1/2025	Carryover		$68,740.23	$0.00	$68,740.23
Deposits	5/2/2025	Tour/Event Fee	FareHarbor	$99.62	$0.00	$99.62
Deposits	5/5/2025	Tour/Event Fee	FareHarbor	$366.54	$0.00	$366.54
Deposits	5/6/2025	Tour/Event Fee	FareHarbor	$59.35	$0.00	$59.35
Deposits	5/7/2025	Deposit	Deposit	$2,306.00	$0.00	$2,306.00
Deposits	5/8/2025	Tour/Event Fee	FareHarbor	$79.63	$0.00	$79.63
Deposits	5/9/2025	Tour/Event Fee	FareHarbor	$96.80	$0.00	$96.80
Deposits	5/12/2025	Tour/Event Fee	FareHarbor	$374.78	$0.00	$374.78
Deposits	5/14/2025	Deposit	Deposit	$50.00	$0.00	$50.00
Deposits	5/14/2025	Tour/Event Fee	FareHarbor	$59.35	$0.00	$59.35
Deposits	5/15/2025	Tour/Event Fee	FareHarbor	$310.38	$0.00	$310.38
Deposits	5/19/2025	Tour/Event Fee	FareHarbor	$1,086.28	$0.00	$1,086.28
Deposits	5/20/2025	Tour/Event Fee	FareHarbor	$193.60	$0.00	$193.60
Deposits	5/21/2025	Tour/Event Fee	FareHarbor	$99.32	$0.00	$99.32
Deposits	5/22/2025	Tour/Event Fee	FareHarbor	$193.90	$0.00	$193.90
Deposits	5/23/2025	Tour/Event Fee	FareHarbor	$793.24	$0.00	$793.24
Deposits	5/27/2025	Tour/Event Fee	FareHarbor	$988.58	$0.00	$988.58
Deposits	5/28/2025	Deposit	Deposit	$100.00	$0.00	$100.00
Deposits	5/28/2025	Tour/Event Fee	FareHarbor	$467.14	$0.00	$467.14
Deposits	5/29/2025	Tour/Event Fee	FareHarbor	$484.30	$0.00	$484.30
Deposits	5/30/2025	Tour/Event Fee	FareHarbor	$427.17	$0.00	$427.17
Deposits	6/2/2025	Tour/Event Fee	Payments Hub	$77.02	$0.00	$77.02
Deposits	6/2/2025	Tour/Event Fee	FareHarbor	$641.05	$0.00	$641.05
Deposits	6/3/2025	Tour/Event Fee	FareHarbor	$387.80	$0.00	$387.80
Deposits	6/4/2026	Tour/Event Fee	FareHarbor	$178.05	$0.00	$178.05
Deposits	6/5/2026	Tour/Event Fee	FareHarbor	$59.35	$0.00	$59.35
Deposits	6/6/2026	Tour/Event Fee	FareHarbor	$119.01	$0.00	$119.01
Deposits	6/9/2026	Tour/Event Fee	Payments Hub	$246.40	$0.00	$246.40
Deposits	6/9/2026	Tour/Event Fee	FareHarbor	$516.87	$0.00	$516.87
Deposits	6/11/2026	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
Deposits	6/12/2026	Tour/Event Fee	FareHarbor	$119.00	$0.00	$119.00
Deposits	6/13/2026	Tour/Event Fee	FareHarbor	$337.32	$0.00	$337.32
Deposits	6/16/2026	Tour/Event Fee	Payments Hub	$96.12	$0.00	$96.12
Deposits	6/16/2026	Tour/Event Fee	FareHarbor	$357.02	$0.00	$357.02
Deposits	6/16/2026	Deposit	Deposit	$500.00	$0.00	$500.00
Deposits	6/17/2026	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
Deposits	6/17/2026	Deposit	Deposit	$278.93	$0.00	$278.93
Deposits	6/18/2026	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
Deposits	6/20/2025	Tour/Event Fee	FareHarbor	$218.91	$0.00	$218.91
Deposits	6/23/2025	Tour/Event Fee	FareHarbor	$119.01	$0.00	$119.01
Deposits	6/24/2025	Tour/Event Fee	FareHarbor	$79.34	$0.00	$79.34
Deposits	6/25/2025	Tour/Event Fee	Payments Hub	$96.32	$0.00	$96.32
Deposits	6/26/2025	Tour/Event Fee	FareHarbor	$99.32	$0.00	$99.32
Deposits	6/27/2025	Tour/Event Fee	FareHarbor	$119.00	$0.00	$119.00
Deposits	6/30/2025	Tour/Event Fee	FareHarbor	$297.66	$0.00	$297.66
Deposits	7/1/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
Deposits	7/2/2025	Tour/Event Fee	FareHarbor	$99.02	$0.00	$99.02
Deposits	7/3/2025	Tour/Event Fee	FareHarbor	$79.34	$0.00	$79.34
Deposits	7/3/2025	Tour/Event Fee	Payments Hub	$99.22	$0.00	$99.22
Deposits	7/7/2025	Tour/Event Fee	FareHarbor	$456.04	$0.00	$456.04
Deposits	7/8/2025	Tour/Event Fee	FareHarbor	$99.02	$0.00	$99.02
Deposits	7/9/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
Deposits	7/10/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
Deposits	7/11/2025	Tour/Event Fee	FareHarbor	$79.34	$0.00	$79.34
Deposits	7/14/2025	Tour/Event Fee	Payments Hub	$49.51	$0.00	$49.51
Deposits	7/14/2025	Tour/Event Fee	FareHarbor	$356.10	$0.00	$356.10
Deposits	7/15/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
Deposits	7/17/2025	Tour/Event Fee	Payments Hub	$89.08	$0.00	$89.08
Deposits	7/17/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
Deposits	7/18/2025	Tour/Event Fee	FareHarbor	$79.34	$0.00	$79.34
Deposits	7/21/2025	Tour/Event Fee	FareHarbor	$198.63	$0.00	$198.63
Deposits	7/23/2025	Tour/Event Fee	FareHarbor	$79.34	$0.00	$79.34
Deposits	7/24/2025	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
Deposits	7/25/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
Deposits	7/28/2025	Tour/Event Fee	Payments Hub	$245.72	$0.00	$245.72
Deposits	7/28/2025	Tour/Event Fee	FareHarbor	$237.71	$0.00	$237.71
Deposits	7/29/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
Deposits	7/31/2025	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
Deposits	8/1/2025	Tour/Event Fee	FareHarbor	$158.97	$0.00	$158.97
Deposits	8/4/2025	Tour/Event Fee	FareHarbor	$178.20	$0.00	$178.20
Deposits	8/4/2025	Tour/Event Fee	Payments Hub	$49.51	$0.00	$49.51
Deposits	8/5/2025	Tour/Event Fee	FareHarbor	$79.34	$0.00	$79.34
Deposits	8/6/2025	Tour/Event Fee	FareHarbor	$178.95	$0.00	$178.95
Deposits	8/7/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
Deposits	8/7/2025	Tour/Event Fee	Payments Hub	$19.69	$0.00	$19.69
Deposits	8/8/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67

FY 25-26 Schweikher House Preservation Trust - Budget / Expenses - YTD

Revised: 2/1/2026

Budget Item		Date	Vendor	Check #	Actual	Budget	Remaining
	Deposits	8/11/2025	Tour/Event Fee	FareHarbor	$436.24	$0.00	$436.24
	Deposits	8/12/2025	Tour/Event Fee	FareHarbor	$79.03	$0.00	$79.03
	Deposits	8/13/2025	Tour/Event Fee	FareHarbor	$59.65	$0.00	$59.65
	Deposits	8/14/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
	Deposits	8/18/2025	Tour/Event Fee	FareHarbor	$218.92	$0.00	$218.92
	Deposits	8/18/2025	Tour/Event Fee	Payments Hub	$34.55	$0.00	$34.55
	Deposits	8/20/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
	Deposits	8/25/2025	Tour/Event Fee	FareHarbor	$119.01	$0.00	$119.01
	Deposits	8/25/2025	Tour/Event Fee	Payments Hub	$19.11	$0.00	$19.11
	Deposits	8/26/2025	Tour/Event Fee	FareHarbor	$79.33	$0.00	$79.33
	Deposits	8/27/2025	Tour/Event Fee	FareHarbor	$28.83	$0.00	$28.83
	Deposits	8/28/2025	Tour/Event Fee	FareHarbor	$48.51	$0.00	$48.51
	Deposits	8/28/2025	Tour/Event Fee	Payments Hub	$48.06	$0.00	$48.06
	Deposits	8/28/2025	Deposit	Deposit	$1,556.00	$0.00	$1,556.00
	Deposits	8/29/2025	Tour/Event Fee	FareHarbor	$79.33	$0.00	$79.33
	Deposits	9/2/2025	Tour/Event Fee	FareHarbor	$372.69	$0.00	$372.69
	Deposits	9/3/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
	Deposits	9/8/2025	Tour/Event Fee	FareHarbor	$132.96	$0.00	$132.96
	Deposits	9/8/2025	Tour/Event Fee	Payments Hub	$62.35	$0.00	$62.35
	Deposits	9/9/2025	Tour/Event Fee	FareHarbor	$108.17	$0.00	$108.17
	Deposits	9/10/2025	Tour/Event Fee	FareHarbor	$59.65	$0.00	$59.65
	Deposits	9/11/2025	Tour/Event Fee	FareHarbor	$73.61	$0.00	$73.61
	Deposits	9/11/2025	Tour/Event Fee	Payments Hub	$96.32	$0.00	$96.32
	Deposits	9/12/2025	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
	Deposits	9/15/2025	Tour/Event Fee	FareHarbor	$292.64	$0.00	$292.64
	Deposits	9/16/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
	Deposits	9/17/2025	Tour/Event Fee	FareHarbor	$79.03	$0.00	$79.03
	Deposits	9/22/2025	Tour/Event Fee	FareHarbor	$143.94	$0.00	$143.94
	Deposits	9/23/2025	Tour/Event Fee	FareHarbor	$28.83	$0.00	$28.83
	Deposits	9/24/2025	Tour/Event Fee	FareHarbor	$25.27	$0.00	$25.27
	Deposits	9/25/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
	Deposits	9/26/2025	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
	Deposits	9/29/2025	Tour/Event Fee	FareHarbor	$267.44	$0.00	$267.44
	Deposits	9/29/2025	Tour/Event Fee	Payments Hub	$39.57	$0.00	$39.57
	Deposits	9/30/2025	Tour/Event Fee	FareHarbor	$59.35	$0.00	$59.35
	Deposits	9/30/2025	Tour/Event Fee	Payments Hub	$79.33	$0.00	$79.33
	Deposits	10/1/2025	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
	Deposits	10/2/2025	Tour/Event Fee	FareHarbor	$138.99	$0.00	$138.99
	Deposits	10/6/2025	Tour/Event Fee	FareHarbor	$254.30	$0.00	$254.30
	Deposits	10/7/2025	Tour/Event Fee	FareHarbor	$99.02	$0.00	$99.02
	Deposits	10/9/2025	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
	Deposits	10/10/2025	Tour/Event Fee	FareHarbor	$79.03	$0.00	$79.03
	Deposits	10/14/2025	Deposit	Deposit	$863.00	$0.00	$863.00
	Deposits	10/14/2025	Tour/Event Fee	Payments Hub	$221.78	$0.00	$221.78
	Deposits	10/14/2025	Tour/Event Fee	FareHarbor	$526.85	$0.00	$526.85
	Deposits	10/16/2025	Tour/Event Fee	Peerspace	$1,760.00	$0.00	$1,760.00
	Deposits	10/16/2025	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
	Deposits	10/17/2025	Tour/Event Fee	FareHarbor	$119.01	$0.00	$119.01
	Deposits	10/20/2025	Tour/Event Fee	FareHarbor	$14.26	$0.00	$14.26
	Deposits	10/21/2025	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
	Deposits	10/22/2025	Tour/Event Fee	FareHarbor	$57.96	$0.00	$57.96
	Deposits	10/23/2025	Tour/Event Fee	FareHarbor	$99.02	$0.00	$99.02
	Deposits	10/24/2025	Tour/Event Fee	FareHarbor	$99.02	$0.00	$99.02
	Deposits	10/27/2025	Tour/Event Fee	Payments Hub	$28.76	$0.00	$28.76
	Deposits	10/27/2025	Tour/Event Fee	FareHarbor	$774.86	$0.00	$774.86
	Deposits	10/28/2025	Tour/Event Fee	FareHarbor	$202.71	$0.00	$202.71
	Deposits	10/29/2025	Tour/Event Fee	FareHarbor	$195.55	$0.00	$195.55
	Deposits	10/30/2025	Tour/Event Fee	FareHarbor	$143.13	$0.00	$143.13
	Deposits	10/31/2025	Tour/Event Fee	Payments Hub	$268.20	$0.00	$268.20
	Deposits	10/31/2025	Tour/Event Fee	FareHarbor	$137.30	$0.00	$137.30
	Deposits	11/3/2025	Tour/Event Fee	FareHarbor	$274.30	$0.00	$274.30
	Deposits	11/5/2025	Tour/Event Fee	FareHarbor	$117.61	$0.00	$117.61
	Deposits	11/6/2025	Tour/Event Fee	Payments Hub	$536.60	$0.00	$536.60
	Deposits	11/6/2025	Tour/Event Fee	FareHarbor	$28.83	$0.00	$28.83
	Deposits	11/7/2025	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
	Deposits	11/10/2025	Tour/Event Fee	Payments Hub	$426.14	$0.00	$426.14
	Deposits	11/10/2025	Tour/Event Fee	FareHarbor	$97.63	$0.00	$97.63
	Deposits	11/12/2025	Tour/Event Fee	Payments Hub	$96.32	$0.00	$96.32
	Deposits	11/12/2025	Tour/Event Fee	FareHarbor	$28.83	$0.00	$28.83
	Deposits	11/13/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
	Deposits	11/14/2025	Tour/Event Fee	FareHarbor	$115.92	$0.00	$115.92
	Deposits	11/17/2025	Tour/Event Fee	Payments Hub	$55.27	$0.00	$55.27
	Deposits	11/18/2025	Deposit	Deposit	$4,266.20	$0.00	$4,266.20
	Deposits	11/18/2025	Tour/Event Fee	FareHarbor	$199.24	$0.00	$199.24
	Deposits	11/20/2025	Tour/Event Fee	FareHarbor	$184.72	$0.00	$184.72
	Deposits	11/21/2025	Tour/Event Fee	Payments Hub	$192.83	$0.00	$192.83
	Deposits	11/21/2025	Tour/Event Fee	FareHarbor	$231.84	$0.00	$231.84
	Deposits	11/24/2025	Deposit	Deposit	$400.00	$0.00	$400.00

FY 25-26 Schweikher House Preservation Trust - Budget / Expenses - YTD

Revised: 2/1/2026

Budget Item		Date	Vendor	Check #	Actual	Budget	Remaining
	Deposits	11/24/2025	Tour/Event Fee	Peerspace	$2,080.00	$0.00	$2,080.00
	Deposits	11/24/2025	Tour/Event Fee	FareHarbor	$45.50	$0.00	$45.50
	Deposits	11/25/2025	Tour/Event Fee	FareHarbor	$39.67	$0.00	$39.67
	Deposits	11/28/2025	Tour/Event Fee	FareHarbor	$57.96	$0.00	$57.96
	Deposits	12/1/2025	Tour/Event Fee	FareHarbor	$155.89	$0.00	$155.89
	Deposits	12/2/2025	Tour/Event Fee	FareHarbor	$79.63	$0.00	$79.63
	Deposits	12/3/2025	Tour/Event Fee	FareHarbor	$272.41	$0.00	$272.41
	Deposits	12/4/2025	Tour/Event Fee	FareHarbor	$99.02	$0.00	$99.02
	Deposits	12/8/2025	Tour/Event Fee	Payments Hub	$61.68	$0.00	$61.68
	Deposits	12/8/2025	Tour/Event Fee	FareHarbor	$240.45	$0.00	$240.45
	Deposits	12/11/2025	Tour/Event Fee	FareHarbor	$59.35	$0.00	$59.35
	Deposits	12/12/2025	Tour/Event Fee	Peerspace	$1,920.00	$0.00	$1,920.00
	Deposits	12/12/2025	Tour/Event Fee	FareHarbor	$19.68	$0.00	$19.68
	Deposits	12/15/2025	Tour/Event Fee	FareHarbor	$119.01	$0.00	$119.01
	Deposits	12/16/2025	Deposit	Deposit	$28,200.00	$0.00	$28,200.00
	Deposits	12/16/2025	Tour/Event Fee	FareHarbor	$97.63	$0.00	$97.63
	Deposits	12/22/2025	Tour/Event Fee	FareHarbor	$104.55	$0.00	$104.55
	Deposits	12/23/2025	Deposit	Deposit	$200.00	$0.00	$200.00
	Deposits	12/23/2025	Tour/Event Fee	FareHarbor	$22.60	$0.00	$22.60
	Deposits	12/26/2025	Tour/Event Fee	FareHarbor	$80.56	$0.00	$80.56
	Deposits	12/29/2025	Tour/Event Fee	FareHarbor	$343.97	$0.00	$343.97
	Deposits	12/30/2025	Tour/Event Fee	FareHarbor	$45.50	$0.00	$45.50
	Deposits	12/31/2025	Tour/Event Fee	FareHarbor	$45.50	$0.00	$45.50
	Deposits	1/2/2026	Tour/Event Fee	FareHarbor	$80.56	$0.00	$80.56
	Deposits	1/5/2026	Deposit	Deposit	$1,550.00	$0.00	$1,550.00
	Deposits	1/5/2026	Tour/Event Fee	FareHarbor	$142.43	$0.00	$142.43
	Deposits	1/6/2026	Tour/Event Fee	FareHarbor	$103.46	$0.00	$103.46
	Deposits	1/7/2026	Deposit	Deposit	$2,286.00	$0.00	$2,286.00
	Deposits	1/7/2026	Tour/Event Fee	FareHarbor	$91.00	$0.00	$91.00
	Deposits	1/8/2026	Tour/Event Fee	FareHarbor	$223.89	$0.00	$223.89
	Deposits	1/12/2026	Tour/Event Fee	Payments Hub	$19.11	$0.00	$19.11
	Deposits	1/12/2026	Tour/Event Fee	FareHarbor	$302.23	$0.00	$302.23
	Deposits	1/14/2026	Tour/Event Fee	Peerspace	$656.00	$0.00	$656.00
	Deposits	1/14/2026	Tour/Event Fee	FareHarbor	$22.60	$0.00	$22.60
	Deposits	1/15/2026	Tour/Event Fee	FareHarbor	$22.60	$0.00	$22.60
	Deposits	1/20/2026	Tour/Event Fee	FareHarbor	$136.50	$0.00	$136.50
	Deposits	1/21/2026	Tour/Event Fee	FareHarbor	$68.10	$0.00	$68.10
	Deposits	1/22/2026	Tour/Event Fee	Payments Hub	$14.29	$0.00	$14.29
	Deposits	1/23/2026	Tour/Event Fee	FareHarbor	$45.50	$0.00	$45.50
	Deposits	1/26/2026	Tour/Event Fee	FareHarbor	$45.50	$0.00	$45.50
	Deposits	1/28/2026	Tour/Event Fee	FareHarbor	$57.96	$0.00	$57.96
	Deposits	1/29/2026	Tour/Event Fee	FareHarbor	$91.30	$0.00	$91.30
	Deposits	1/30/2026	Tour/Event Fee	FareHarbor	$149.26	$0.00	$149.26
				Total =	**$144,664.57**	**$0.00**	**$144,664.57**
PAYPAL							
	Balance Forward	n/a	PayPal		$1,397.47	$0.00	$1,397.47
	YTD Sales	YTD	PayPal		$3,505.00	$0.00	$3,505.00
	YTD Refunds	YTD	PayPal		$0.00	$0.00	$0.00
	YTD Fees	YTD	PayPal		-$111.63	$0.00	-$111.63
	YTD Deposits	YTD	PayPal		$0.00	$0.00	$0.00
	YTD Transfers	YTD	PayPal		$0.00	$0.00	$0.00
	YTD Purchases	YTD	PayPal		-$2,292.92	$0.00	-$2,292.92
				Total =	**$2,497.92**	**$0.00**	**$2,497.92**
CASH BOX							
	Balance Forward	n/a	Cash Box		$294.55	$0.00	$294.55
	YTD Cash Sales	YTD	Cash Box		$1,584.00	$0.00	$1,584.00
	YTD Cash Deposits	YTD	Cash Box		-$1,797.00	$0.00	-$1,797.00
	YTD Cash Purchases	YTD	Cash Box		$0.00	$0.00	$0.00
	YTD Transfers	YTD	Cash Box		$0.00	$0.00	$0.00
				Total =	**$81.55**	**$0.00**	**$81.55**
DONATION BOX							
	Balance Forward	n/a	Donation Box		$60.00	$0.00	$60.00
	YTD Donations	YTD	Donation Box		$355.00	$0.00	$355.00
	YTD Deposits	YTD	Donation Box		-$355.00	$0.00	-$355.00
	YTD Transfers	YTD	Donation Box		$0.00	$0.00	$0.00
	YTD Loss From Theft	YTD	Donation Box		$0.00	$0.00	$0.00
				Total =	**$60.00**	**$0.00**	**$60.00**
MAINTENANCE FEES							
	Account Processing Fees	10/10/2025	Wintrust Bank	ACH	$40.50	$30.00	-$10.50
	Account Processing Fees	10/10/2025	Wintrust Bank	ACH	$40.50	$30.00	-$10.50
				Total =	**$81.00**	**$60.00**	**-$21.00**
MERCHANT SERVICES							
	Tour/Event/Fee Refund	7/29/2025	FareHarbor	ACH	$19.84	$0.00	-$19.84
	Tour/Event/Fee Refund	9/8/2025	FareHarbor	ACH	$59.65	$0.00	-$59.65
	Tour/Event/Fee Refund	9/25/2025	FareHarbor	ACH	$79.34	$0.00	-$79.34
	Tour/Event/Fee Refund	1/12/2026	FareHarbor	ACH	$45.50	$0.00	-$45.50
	Tour/Event/Fee Refund	1/8/2026	FareHarbor	ACH	$57.96	$0.00	-$57.96
				Total =	**$262.29**	**$0.00**	**-$262.29**

FY 25-26 Schweikher House Preservation Trust - Budget / Expenses - YTD

Revised: 2/1/2026

Budget Item	Date	Vendor	Check #	Actual	Budget	Remaining
INSURANCE						
Annual Directors & Owners liability insurance	7/8/2025	Alliant Insurance	ACH	$1,000.00	$1,000.00	$0.00
Fine Art Insurance Policy	n/a	US Liability Insurance	ACH	$0.00	$950.00	$950.00
			Total =	**$1,000.00**	**$1,950.00**	**$950.00**
PROFESSIONAL SERVICES						
Cleaning Services						
Cleaning Services	6/2/2025	Sparkle Home	1393	$300.00	$300.00	$0.00
Cleaning Services	7/31/2025	Sparkle Home	1396	$600.00	$600.00	$0.00
Cleaning Services	9/23/2025	Sparkle Home	1406	$600.00	$600.00	$0.00
Cleaning Services	10/24/2025	Sparkle Home	1411	$300.00	$300.00	$0.00
Cleaning Services	12/23/2025	Sparkle Home	1418	$900.00	$900.00	$0.00
Cleaning Services	12/30/2025	Sparkle Home	1423	$200.00	$200.00	$0.00
Cleaning Services	n/a	Sparkle Home		$0.00	$300.00	$300.00
Cleaning Services	n/a	Sparkle Home		$0.00	$300.00	$300.00
Cleaning Services	n/a	Sparkle Home		$0.00	$300.00	$300.00
			Total =	**$2,900.00**	**$3,800.00**	**$900.00**
Contract Services						
Part-Time Coordinator	5/16/2025	Dan Fitzpatrick	1394	$2,367.88	$2,400.00	$32.12
Part-Time Coordinator	7/18/2025	Dan Fitzpatrick	1397	$3,820.07	$2,400.00	-$1,420.07
Part-Time Coordinator	7/18/2025	Dan Fitzpatrick	1398	$1,848.00	$2,400.00	$552.00
Part-Time Coordinator	8/25/2025	Dan Fitzpatrick	1401	$2,544.60	$2,400.00	-$144.60
Part-Time Coordinator	9/12/2025	Dan Fitzpatrick	1405	$2,606.22	$2,400.00	-$206.22
Part-Time Coordinator	10/31/2025	Dan Fitzpatrick	1412	$3,258.14	$2,400.00	-$858.14
Part-Time Coordinator	11/25/2025	Dan Fitzpatrick	1416	$3,077.05	$2,400.00	-$677.05
Part-Time Coordinator	12/19/2025	Dan Fitzpatrick	1419	$3,182.79	$2,400.00	-$782.79
Part-Time Coordinator	1/12/2026	Dan Fitzpatrick	1422	$500.00	$500.00	$0.00
Part-Time Coordinator	n/a	Dan Fitzpatrick		$0.00	$2,400.00	$2,400.00
Part-Time Coordinator	n/a	Dan Fitzpatrick		$0.00	$2,400.00	$2,400.00
Part-Time Coordinator	n/a	Dan Fitzpatrick		$0.00	$2,400.00	$2,400.00
Part-Time Coordinator	n/a	Dan Fitzpatrick		$0.00	$2,400.00	$2,400.00
			Total =	**$23,204.75**	**$29,300.00**	**$6,095.25**
Grant Services						
ILAC Youth Employment Grant	8/29/2025	Isaiah Ruehle-May	1400	$2,160.00	$3,375.00	$1,215.00
ILAC Youth Employment Grant	9/15/2025	Isaiah Ruehle-May	1402	$1,270.00	$0.00	-$1,270.00
			Total =	**$3,430.00**	**$3,375.00**	**-$55.00**
Other Services						
Honorarium for Tour	10/20/2025	St. Procopius Abbey	1413	$125.00	$0.00	-$125.00
Accounting Services	1/14/2026	Dibble & Associates	1421	$700.00	$700.00	$0.00
Piano tuning	11/14/2025	The Muse Piano Workshop	1414	$90.00	$200.00	$110.00
Musician Services	11/12/2025	Christopher Laughlin	1409	$250.00	$250.00	$0.00
Musician Services	n/a	n/a		$0.00	$250.00	$250.00
Musician Services	n/a	n/a		$0.00	$250.00	$250.00
Musician Services	n/a	n/a		$0.00	$250.00	$250.00
Musician Services	n/a	n/a		$0.00	$250.00	$250.00
Catered food for event	n/a	n/a		$0.00	$1,500.00	$1,500.00
			Total =	**$1,165.00**	**$3,650.00**	**$2,485.00**
MILEAGE						
Mileage/parking for attending meetings	n/a	Various		$0.00	$30.00	$30.00
			Total =	**$0.00**	**$30.00**	**$30.00**
PRINTING						
Note Cards, etc.	n/a	Vista Print	ACH	$0.00	$500.00	$500.00
			Total =	**$0.00**	**$500.00**	**$500.00**
OFFICE SUPPLIES						
Checks	n/a	Deluxe	ACH	$0.00	$100.00	$100.00
			Total =	**$0.00**	**$100.00**	**$100.00**
POSTAGE						
Postage for mailings	n/a	Todd Wenger		$0.00	$60.00	$60.00
			Total =	**$0.00**	**$60.00**	**$60.00**
DUES, SUBSCRIPTIONS, ETC.						
Annual Not-For-Profit Report to State of IL	10/2/2025	Secretary of State	1408	$10.00	$20.00	$10.00
Office of the Attorney General	n/a	Illinois Charity Bureau Fund		$0.00	$20.00	$20.00
Square Space Website	n/a	Todd Wenger		$0.00	$260.00	$260.00
Docomomo US Membership (2-yrs)	n/a	Docomomo US		$0.00	$100.00	$100.00
			Total =	**$10.00**	**$400.00**	**$390.00**
MISCELLANEOUS						
Books for event, guest book, light	7/22/2025	Todd Wenger	1399	$289.45	$200.00	-$89.45
Donation	9/14/2025	BACOA	1404	$350.00	$300.00	-$50.00
Peony Party Fundraiser supplies	6/6/2025	Unforgettable Edibles	1395	$2,141.19	$0.00	-$2,141.19
Trifecta Event Food	9/16/2025	Todd Wenger	1407	$628.10	$200.00	-$428.10
Event supplies	10/21/2025	Todd Wenger	1415	$140.48	$0.00	-$140.48
Books for Sale	10/15/2025	Robbins Architecture	1410	$150.00	$75.00	-$75.00
			Total =	**$3,699.22**	**$775.00**	**-$2,924.22**
		Sub-Totals =		$81,368.34	$33,347.71	$44,000.00	$10,652.29

Legend		Actual Income	Actual Expenses	Original Budget	Remaining Budget

FY 25-26 Schweikher House Preservation Trust - Budget / Expenses - YTD

Revised: 2/1/2026

Budget Item	Date	Vendor	Check #	Actual	Budget	Remaining

Not cleared yet
Cleared
Not in fiscal year

Book Balance*	$111,551.78
Bank Balance	$108,912.31

*Book Balance includes uncleared checks, PayPal, Cash Box and Donation Box Balances

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Third Year Renewal for the Three-Year Contract with Tyler Technologies (MUNIS)
04/20/26
Finance Legal Administrative General Government

Presenter: Peter Schaak
Lead Department: Information Technology

Account(s):	Budget:	Expense Request:
1013705-7219	$385,360	$385,360

Executive Summary:

MUNIS by Tyler Technologies is a core transactional application used by every village department. In December of 2006, the village executed a contract with Tyler Technologies for their Software as a Service (SaaS) model, and has agreed to a series of three-year extensions since.

The current three-year contract runs from 5/2024 - 4/2027 with a total cost of $972,671.32. This request is to fund year three of the current contract for the term of 5/2026 - 4/2027 in the amount of $385,360. This total includes a contractual 3% increase.

The year three amount includes continued usage of all existing MUNIS modules, including Permitting and Licensing. Once the OpenGov implementation is complete, the Permitting and Licensing modules will be removed, and the annual cost will be reduced.

This request is to approve the third year of our three-year contract in the amount of $385,360 for the term of 5/1/2026 - 4/30/2027.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommend the Village Board approve issuing a purchase order to Tyler Technologies for year three in the amount of $385,360.

ATTACHMENTS:

- Tyler Contract.pdf

AMENDMENT 21

This amendment ("Amendment") is effective as of the date of signature of the last party to sign as indicated below ("Amendment Effective Date"), by and between Tyler Technologies, Inc. with offices at One Tyler Drive, Yarmouth, Maine 04096 ("Tyler") and the Village of Schaumburg, with offices at 10 Schaumburg Court, Schaumburg, Illinois 60193-1899 ("Client").

WHEREAS, Tyler and Client are parties to an agreement dated December 13, 2006 ("Agreement"); and

WHEREAS, the Term of the Agreement expires April 30, 2024 ("Expiration Date");

NOW THEREFORE, in consideration of the mutual promises hereinafter contained, Tyler and Client agree as follows:

1. API Toolkit Bundle.
    a. The following Tyler Software as a Service (SaaS) are hereby removed from the Agreement as of April 30, 2024:

        API Toolkit Bundle

    b. As of such date, Client's right to access the above-listed software is terminated, as are Tyler's obligations to maintain, support, host and update such software.

    c. Additionally, Client's SaaS fees payment obligation for the above-listed software ends on the same date.

2. SaaS Term Renewal.
    a. SaaS Term. The term of the Agreement is hereby renewed for a three (3) year term commencing on the day following the Expiration Date (for the purposes of this Amendment, the "Renewal Term"). After the completion of the Renewal Term, the Agreement will renew automatically for additional one (1) year terms at our then-current SaaS Fees unless terminated in writing by either party at least sixty (60) days prior to the end of the then-current term. We will provide you notice of any increase in SaaS Fees no less than sixty (60) days prior to the commencement of the renewal term.

    b. SaaS Fees. SaaS Fees, as detailed in the attached invoice, for year one are invoiced quarterly in advance, beginning on the commencement date of the Renewal Term. Subsequent annual SaaS Fees are invoiced quarterly in advance, beginning on the anniversary of the initial invoice date. Notwithstanding anything to the contrary herein, we will not increase annual SaaS Fees by more than three percent (3%) per year in years two (2) and three (3) of the Renewal Term.

    c. Users Limits. The SaaS fees may be based on user limits indicated in the attached

invoice and the Agreement, with the invoice controlling in the event of conflict. Should the number of users be exceeded, Tyler reserves the right to re-negotiate the SaaS fees based upon any resulting changes in the pricing categories.

3. This Amendment shall be governed by and construed in accordance with the terms and conditions of the Agreement.

4. Except as expressly indicated in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

Tyler Technologies, Inc.	Village of Schaumburg
By:_____	By:_____
Name:_____	Name:_____
Title:_____	Title:_____
Date:_____	Date:_____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Award Bid for the Purchase of Fortinet Support Renewal and Endpoint Client Subscriptions to Saitech Inc.
04/20/26
Finance Legal Administrative General Government

Presenter: Peter Schaak
Lead Department: Information Technology

Account(s):	Budget:	Expense Request:
1013715-7235	$175,000	$148,762.66

The budget status for this request is: Under Budget

Amount Under Budget: $26,237.34

Executive Summary:

Bid specifications for the purchase of Fortinet Support renewal and Endpoint Client subscriptions were posted, and invitations were also sent out to past bid vendors. The Bid was viewed 327 times, with 35 vendors downloading the bid documents. Twelve (12) vendors responded to the bid.

Funds in the total amount of $175,000 are approved in this year's Technology Replacement budget for the Network Equipment Support purchase. This bid will provide support for the Village's Fortinet hardware and continue the subscription services already in place. The lowest responsible bid received for the Fortinet support and subscriptions was from Saitech Inc., Fremont, CA, for $148,762.66. The bids were reviewed for accuracy. A lower bid from Staforth Solutions, Ghana, for $128,579.13 was received and disqualified. They are not an authorized Fortinet reseller.

Upon review of the bids, it is our recommendation to award the contract to Saitech Inc., Fremont, CA, for $148,762.66.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommend the Village Board award the bid for the purchase of Fortinet Support renewal and Endpoint Client subscriptions to Saitech Inc., Fremont, CA, in the amount of $148,762.66.

ATTACHMENTS:

- Fortinet 2026 Bid Evaluation.pdf
- _Saitech_Inc__Response_Document_Report__2_.pdf

Village of Schaumburg
Information Technology
Peter Schaak, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

EVALUATION TABULATION

IFB No. 2026-IFB-012

2026 Fortinet Support Renewal - Co-Term Adjusted

RESPONSE DEADLINE: March 27, 2026 at 11:00 am

Report Generated: Thursday, April 2, 2026

SELECTED VENDOR TOTALS

Vendor	Total
Saitech Inc	$148,762.66
American Business Solutions, Inc.	$151,000.00
Hypertec USA Inc.	$151,513.64
Krishna Tech Solutions, LLC	$152,774.77
vCloud Tech Inc	$152,898.29
vPrime Tech Inc	$153,021.21
ASIMER TECH LLC	$153,341.18
AlxTel, Inc.	$154,169.13
Southern Computer Warehouse, Inc.	$155,371.00
Dynamic Interactive Business System Inc.	$171,589.75

Vendor	Total
Acachi LLC	$208,557.60

FORTINET CO-TERM SUPPORT BID

Transfer Total from Worksheet

Vendor	Total
Saitech Inc	$148,762.66
American Business Solutions, Inc.	$151,000.00
Hypertec USA Inc.	$151,513.64
Krishna Tech Solutions, LLC	$152,774.77
vCloud Tech Inc	$152,898.29
vPrime Tech Inc	$153,021.21
ASIMER TECH LLC	$153,341.18
AlxTel, Inc.	$154,169.13
Southern Computer Warehouse, Inc.	$155,371.00
Dynamic Interactive Business System Inc.	$171,589.75
Acachi LLC	$208,557.60

[SAITECH INC] RESPONSE DOCUMENT REPORT

IFB No. 2026-IFB-012

2026 Fortinet Support Renewal - Co-Term Adjusted

RESPONSE DEADLINE: March 27, 2026 at 11:00 am

Report Generated: Thursday, April 2, 2026

Saitech Inc Response

CONTACT INFORMATION

Company:
Saitech Inc

Email:
govtsales@esaitech.com

Contact:
Shalini Kalra

Address:
42640 Christy St
Fremont, CA 94538

Phone:
(510) 440-0256 Ext: 308

Website:
http://www.saitechincorporated.com/

Submission Date:
Mar 25, 2026 5:36 PM (Central Time)

6. Bid Sheet(s)

NOTICE TO BIDDERS: Failure to complete the following Bid Sheet(s) may be cause for rejection of your submittal. If you are not bidding on an entire group, please provide $0.00 as the cost for such items.

NOTE: Unit prices shall include the cost of delivery (if applicable).

FORTINET CO-TERM SUPPORT BID

Transfer Total from Worksheet

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Fortinet Co-Term product and subscription licenses and maintenance terminating on May 1, 2026. Taken from the renewal worksheet.	1	Lump Sum	$ 148,762.66	$ 148,762.66
TOTAL					$ 148,762.66

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Purchase Order for Security Video System Server Upgrades from Pace Systems, Inc.
04/20/26
Finance Legal Administrative General Government

Presenter: Peter Schaak
Lead Department: Information Technology

Account(s):	Budget:	Expense Request:
6783705-7403	250,000.00	178,044.60

Executive Summary:

A Request for Proposals (RFP) was developed by **R. Grossman and Associates** for the purchase of **Security Video Server Hardware upgrades**. The existing hardware is out of warranty and is not compatible with the latest version of the management software. The proposed systems will provide increased memory and storage capacity, allowing for future expansion.

R. Grossman and Associates prepared the RFP based on their knowledge of the Village's technical environment and relevant industry standards. The RFP was publicly advertised and received 974 views during the four-week posting period. Five qualified vendors submitted proposals.

R. Grossman and Associates evaluated the proposals using a points-based system based on the following criteria:

- Past performance, including references (20 points)
- Vendor qualifications and experience (20 points)
- Technical expertise, including personnel, training, and manufacturer certifications (20 points)
- Ability to complete the work within the required timeframe (15 points)
- Cost (25 points)

The resulting evaluation scores are attached.

IT staff reviewed the evaluation for accuracy and justification and concurred with the scoring. The original evaluation report from R. Grossman and Associates is included in the documentation, along with the proposal from Pace Systems, Inc.

The proposal submitted by Pace Systems, Inc. totals **$178,044.60**, which is below the **$250,000** budgeted amount (excluding consulting fees).

Based on a full review of the proposals, it is recommended that the contract for the **Security Video System Server Hardware Upgrades** be awarded to **Pace Systems, Inc., Naperville, IL**, in the amount of **$178,044.60**.

Recommended Action:

The Village Manager recommends FLAGG Committee recommends Village Board authorize the Village Manager to approve a Purchase Order for Security Video System Server Upgrade to Pace Systems, Inc, Naperville, IL in the amount of $178,044.60.

ATTACHMENTS:

- RFP.pdf
- 25-0522-01 - VOS Bid Response Analysis - 2026-03-06 (Complete) (002).pdf
- CCTV Server Upgrade Evaluation.pdf
- _Pace_Systems__Inc.__Response_Document_Report__1_.pdf

Table 3: Bidder Evaluation Criteria and Scoring								
		Past performance, including references						
			Vendors qualifications and experience					
				Technical experience including personnel, training, certification				
					Ability to perform work in time frame alloted			
						Cost		
Integrator	Max Points	20	20	20	15	25	Total	Comments
Global Solutions Group, Inc.		15	15	5	13	10	**58**	
Imperial Surveillance		10	15	5	10	5	**45**	Unsupported OS Specified
Minuteman Security Technologies		20	18	20	15	20	**93**	Unsupported OS Specified
Pace Systems, Inc.		18	20	20	15	25	**98**	
Scientel Solutions, LLC		18	20	15	15	15	**83**	Unsupported OS Specified

R.Grossman and Associates

10 Parkview Drive • Westville, New Jersey 08093-1256
Phone: 609.383.3456
www.tech-answers.com

RG&A Project #: 25-0522-01

Client: Village of Schaumburg

Project Name: CCTV Server Upgrades

Project Location: Schaumburg, IL

Document Title: Bid Response Comparison and Recommendations

Date/Author: 2026-03-06 — Robert D. Grossman

Executive Summary

This document details the results of Village of Schaumburg's (VOS) bid responses, provides a comparative analysis, and makes specific vendor recommendations. Further details and comparative pricing are provided on the **Project Bid Analysis and Equalization** worksheet that accompanies this report.

On January 21, 2026, the Village of Schaumburg released a Request for Proposal (RFP), numbered 2025-RFP-082, for the following scope of work:

> The Village is looking to replace the 22 servers listed on **Schedule S** as "Y" in the *"Replace Y/N*" column of that document. Locations of these servers are shown on that schedule, indicated on a key-map (drawing **DEV.CAM.00**) included in the drawing package. The specific location of each server cabinet/enclosure is provided on separate drawings for each location, and IP configuration information is provided on **Schedule S** as well.
>
> - Replace 22 existing servers with functionally equivalent units that are currently being manufactured and supported. Specifications for existing servers are provided in the supplemental document **Existing Server Specifications** included in the RFP package. While there are only two (2) types of servers currently installed (Standard and Hardened), complete specifications for each server are included in that document as there are some variations on data storage size.
> - Replacement servers shall be fully compatible with Genetec V5.13 software. Specific server models are at the discretion of the Proposer, and it is their responsibility to ensure Genetec compatibility. CPU, memory, and storage configurations should be above the minimum requirements and existing server specifications to provide for future growth.
> - Existing data storage capacities, as listed on **Schedule S**, are sufficient with four (4) exceptions: **VOS-VMS02, VOS-VMS05**, and **VOS-VMS06** shall be increased from 40TB each to a minimum of 80TB each, and **VOS-VMS21** shall be increased from 4TB to 8TB.

- All data storage (HDD and SSD) devices shall be designated as “enterprise” class and rated for continuous streaming media on a 24/7 basis.
- Replacement servers may include integrated network switches or external network switches. This requirement was changed to utilize external network switches on all servers, in **Addendum #3**, released on February 4, 2026, which stated
    - Internal switches are not required for any new server. Standard locations do not require a switch; existing infrastructure will be used.
    - All environmentally hardened locations (indicated on **Schedule S**) will require an external Fortinet switch. The Fortinet FSR-112F-POE switch with appropriate power supply to provide POE for all cameras is required. If more ports are required, then the Fortinet FSR-216F-POE can be used.
- As **Option Rodenburg**, provide turn-key pricing to replace the existing PTZ camera at 1461 Rodenburg Drive with an Axis P3735-PLE Fixed 8MP multi-sensor (4 X 2MP) camera as shown on drawing **DEV.CAM.16**. Replacement camera shall include a new wireless link to the water tower as shown in that drawing.
- Pricing shall include all necessary hardware, software, licensing, permits, taxes, and fees to accomplish the specified work. Equipment shall be new and a current model from the designated manufacturer. Existing licenses shall be transferred and utilized to the greatest extent possible.

A non-mandatory pre-proposal meeting was conducted on January 28, 2026, facilitated by Chris Westgor, Technical Services Manager at VOS. This was a remote (Microsoft Teams) meeting, and both Riley Pierce and Bob Grossman of RG&A were in attendance as well. While the number of attendees was not made available, there were 57 contact names on the list of registered followers, 16 of which were designated as “Prime”, meaning that they had expressed an interest in bidding on the project. Five (5) bids were ultimately received from an equal number of prospective vendors. Notably, the previous system vendor, Pentegra Systems, registered three (3) contracts but ultimately did not submit a bid. This may be in part due to the acquisition of Pentegra by Mechdyne Corporation in 2020 which appears to have diminished their focus on security projects.

For this analysis, we have combined the various pricing sheet categories in two (2) different ways:

- **Package 1** represents a complete system with all categories listed on the **2026 SERVER UPGRADE PRICING SHEET**, including **Option Rodenburg**.
- **Package 2** excludes **Option** Rodenburg but is otherwise identical to **Package 1**.

Since **Package 1** represents a complete system with all options, it was used for bidder comparisons throughout this report. All packages reflect pricing for equipment, installation, and other services as described in the RFP. Neither package includes a contingency allocation, although this is described in the **Contingency**

Allocation section of this report, on page 10. Responses from all vendors are included in the **Unit Pricing Comparison** worksheet that accompanies this report.

Proposal Review

There are several elements evaluated to determine the selection of a vendor on a project such as this one. They are summarized in this report and on the accompanying comparative worksheet. Vendors are listed in low-bid order in this report; the bid order remains unchanged regardless of the package selected. Bid Evaluation Criteria and Scoring are also included in each vendor summary.

We normally include a **Project Time Requirements** worksheet with bid reviews, which lists the estimated time required to complete each option as well as each vendor's service response time. While this is useful to spot anomalies, we do not rely on it as an accurate comparison data point. We generally specify this requirement as *"Calendar Days (from Notice to Proceed through completion)"*, but bidders often exaggerate these requirements to win a job or calculate them differently. For example, despite our definition, one might estimate total time, while another estimates the time from arrival of materials. Either way, these have little value except to indicate whether or not a bidder is in the ballpark. Consequently, we did not request an installation time metric as we believe it will be better off as a negotiation point. That said, Global Solutions Group, Minuteman Security Technologies, and Scientel Solutions specified time frames of 66 days, 49 days, and 45 days, respectively, based on their ranges (in cases where bidders have entered a range for time frames, the higher number is used).

Bidders did provide warranty response time as shown on **Table 1**, below. Again, where a range was given, the higher end is taken, and the field is highlighted on the table. Actual time quoted appears at the bottom of the table. Two (2) days are added to time quoted in business days to account for weekends.

Table 1: Warranty Response Time

Global Solutions Group, Inc.	Imperial Surveillance	Minuteman Security Technologies	Pace Systems, Inc.	Scientel Solutions, LLC
Global	Imperial	Minuteman	Pace	Scientel
5	3	1	3	3
	Range given, high end of range taken			
3 Business Days	1-3 Calendar Days	Next Day	Next Business Day	Next Business Day

Response to RFP

The RFP is designed to provide prospective bidders with all the information they will need to submit a bid. Included are technical specifications for the system's performance, installation goals, and concerns.

The RFP seeks to evaluate the prospective vendor's ability to read instructions, comprehend them, and respond accurately. The presumption is that if a respondent cannot follow the directions required to secure the project, they cannot reasonably be expected to perform the complex tasks required to comply with site construction conditions, manufacturer's installation and programming manuals, and the myriads of regulatory and safety issues that surround the installation of complex electronics systems.

Bid Evaluation Criteria and Scoring

As part of the RFP, an objective scoring matrix was developed and published in **Section 5.5** (page 12) as the anticipated evaluation criteria:

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	**Past performance, including references**	Points Based	20 *(20% of Total)*
2.	**Vendor's qualifications and experience**	Points Based	20 *(20% of Total)*
3.	**Technical experience, including personnel, training, and manufacturer certification**	Points Based	20 *(20% of Total)*
4.	**Ability to perform work in the time frame allotted**	Points Based	15 *(15% of Total)*
5.	**Cost**	Points Based	25 *(25% of Total)*

These criteria were evaluated and scored as part of this analysis. It is important to note that the score reflects the opinion of the consultant, pursuant to the notes below. It is possible that others on the evaluation/selection committee for this project may score these vendors differently. If so, their weight in the decision process may be greater than that of the Consultant. In some cases, the Consultant is considered a non-voting member of the selection committee, and our opinion is disregarded as our scoring methodology may differ from the group consensus.

The **Cost** criteria had a total of 25 points available. The lowest credible bidder (Pace) received the full 25 points, with each subsequent bidder subtracting five (5) points (i.e. the second-place bidder received 20 points, third place 15 points, and so on). All other criteria were calculated on an individual basis and if points were deducted, the reasons are described in each **Vendor Summary**.

Interestingly, price did not impact on the bid order as much as one might think, with the five (5) point spread removed. Without factoring pricing, the first- and second-place bidders are tied for first place, as shown on **Table 2** (page 5). With all vendors receiving an equal score for pricing, the first-place bidder (Pace Systems) remains the same but is now tied with Minuteman Security Technologies. The next place (Scientel Solutions) remains the same, and the two highest bidders switch places. This is an interesting exercise, as it shows how bidders compare on the

merits, excluding price. While it may appear counterintuitive that the highest bidders are not the most qualified, it is not unusual in our experience. Often the higher bidders are not used to competitive bids, relying on negotiated projects.

Table 2		
Bidder	Cost Factored	Cost Equal
Global Solutions Group, Inc.	4	4
Imperial Surveillance	5	3
Minuteman Security Technologies	2	1
Pace Systems, Inc.	1	1
Scientel Solutions, LLC	3	2

Table 3 shows the bidder evaluation criteria and scoring. As previously noted, this is described in greater detail under each respective bidder in the Vendor Summary section which follows.

Table 3: Bidder Evaluation Criteria and Scoring								
		Past performance, including references	Vendors qualifications and experience	Technical experience including personnel, training, certification	Ability to perform work in time frame alloted	Cost		
Integrator	Max Points	20	20	20	15	25	Total	Comments
Global Solutions Group, Inc.		15	15	5	13	10	**58**	
Imperial Surveillance		10	15	5	10	5	**45**	Unsupported OS Specified
Minuteman Security Technologies		20	18	20	15	20	**93**	Unsupported OS Specified
Pace Systems, Inc.		18	20	20	15	25	**98**	
Scientel Solutions, LLC		18	20	15	15	15	**83**	Unsupported OS Specified

Vendor Summary

This section includes a summary of exceptions, issues, and observations about the vendors, their responses, and our experience with each firm (where applicable). Vendors are listed in bid order (lowest to highest) for the recommended package.

There are several elements evaluated to determine the selection of a vendor on a project such as this one. They are summarized in this report and on the accompanying comparative worksheet.

Pace Systems, Inc.

At $178,044.60, for the recommended bid package (Package 1), Pace was 26% lower than second place bidder Minuteman Security Technologies (Minuteman). Pace also scored higher on the **Bidder Evaluation Criteria**, with a **98** against Minuteman's 93. This difference was attributed to the pricing differential (added points), partially offset by the type of references provided (removed points). Pace provided relevant references and contact people, where Minuteman added letters of reference as well.

Established in 1983, Pace is based in Napierville, IL. and included proof of certification from Genetec in their response. Based on their resumes, Pace appears to have qualified personnel, and Gene Brierton, their Director of Premise Security, formerly worked at Pentegra and was the Project Manager for a large portion of the initial CCTV installation in Schaumburg. In addition to Mr. Brierton, there are two (2) other people listed as key personnel who are also Genetec certified.

Pace represents that they will be performing all work directly, without the use of subcontractors, and list two (2) municipal references and one (1) educational reference, with three (3) additional brief case studies. While they provided names and contact information, we have not checked these references but will be happy to do so if directed.

We have also provided a **Server Hardware Configuration Comparison** as part of this report, which notes any specifications that we consider "concerning" (shaded red) or that "exceed" specifications (shaded green). No shading is not a negative; it simply means that the products meet expectations. While we do not certify Genetec compatibility (that is up to the selected integrator), the hardware and configurations proposed by Pace reflect an upgrade over the existing equipment and have a uniform operating system base across the three (3) listed configurations. Unlike all other bidders, there are not any specifications evaluated as "concerning" for Pace, but nor are there any marked as exceeding expectations.

Finally, Pace has provided a Statement of Acknowledgement which reflects agreement and compliance with no exceptions listed. Pace is also $55,380.40 below the $233,425.00 budget set for this project ($250,000.00 less consulting fees). They represent next business day warranty support, which we consider to be three (3) calendar days when factoring in weekends.

In light of these factors, their pricing and scoring position, we see no reason not to utilize Pace as the selected vendor for this project.

Minuteman Security Technologies, Inc. (Minuteman)

At $224,652.35, second place Minuteman was 26% higher ($46,607.75 variance) than first-place bidder Pace, and their proposal did have some added value over Pace, but not likely enough to offset the higher cost. We scored their **Bidder Evaluation Criteria** at **93**.

Privately held, Minuteman was founded in 1988 and is headquartered in Andover, Massachusetts. They represent that they have 31 office locations, and VOS will be handled by their central region office located in Tinley Park, IL. They have provided local references and have included letters of reference from the Brookfield IL Deputy Chief of Police and the Village of Oakbrook IL Chief of Police as part of their package. These references are not necessarily better than those provided by Pace but we did score Minuteman higher in the *past performance, including references* category because of their proactive approach.

In reviewing their bid response, we requested clarification and/or written acknowledgement as follows:

- **Equipment Selection** — You have provided data sheets that encompass product lines without indicating the specific server hardware and software (OS) configurations you are proposing. For example, the Genetec Streamvault SV-2000E lists two (2) different processor types, four (4) hard drive capacities, and three (3) RAID controllers, without indicating which you are proposing.

> In order to evaluate your proposal, we need specific information about your hardware solution. To do this, we are preparing a matrix comparing the existing hardware configuration for three (3) different server models. We would appreciate your completing this matrix, providing any additional information you would like us to evaluate.

An example of the matrix provided is shown below, and a similar matrix (and question) were provided for Global Solutions and Imperial Surveillance. Only Pace and Scientel Solutions provide the complete hardware specifications with their response, without our having to ask for it.

		Operating System		CPU		RAM	Network	Drives	
Existing		Version	Architect.	Type	Speed			OS	Data
	Standard, 40TB Storage	Win 10	64-bit	i7-4790S	3.20 GHz	16 GB	Gigabit	70 GB	12 TB
	Standard 6TB Storage	Win 10	64-bit	i5-4590S	3.00 GHz	8 GB	Gigabit	70 GB	6 TB
	Hardened 4TB Storage	Win 10	64-bit	i5-4400E	2.70 GHz	8 GB	Gigabit	70 GB	2 TB
Minuteman Security Technologies									
	Standard, 40TB Storage								
	Standard 6TB Storage								
	Hardened 4TB Storage								

Shawn Oconnell, Business Development Manager at Minuteman, was quick to respond and provided the requested information which is shown on the **Server Hardware Configuration Comparison** chart included with this report. Minuteman exceeds expectations in two areas, providing Windows Server 2025 as the operating system (OS) on the non-hardened servers and 32GB of RAM on the smaller non-hardened server. We do not see an appreciable difference in this OS upgrade, and the added RAM is likely overkill for a server that only has 12 cameras.

On the negative side, Minuteman is proposing Windows 10 on the hardened servers. According to Microsoft:

> *Windows 10 reached the end of support on October 14, 2025. At this point technical assistance, feature updates and security updates are no longer provided. If you have devices running Windows 10, we recommend upgrading them to Windows 11, a more modern, secure, and highly efficient computing experience. If devices do not meet the technical requirements to run on Windows 11, we recommend that you enroll in the Windows 10 Consumer Extended Security Updates (ESU) program or replace the device with one that supports Windows 11.*

While the hardened servers provided by Minuteman are Genetec branded, we can not recommend procurement of a server with an obsolete OS for a security application, regardless of the manufacturer. We believe the OS deficiency on the hardened servers offsets the benefit of a higher-end OS on the non-hardened servers.

Minuteman lists two (2) employees as key personnel and both have the necessary certifications and qualifications. Both are certified in Genetec, as well as other video management software, and David Carson (Systems Engineer) has listed projects in the Chicago area. Minuteman also represents one (1) day on-site warranty support, although we are a little skeptical of that based on past experience

with other firms. They are the only other bidder (besides Pace) that is priced lower than the projected cost for this project, in this case $8,772.65 below the budget.

If there are any issues with the low bidder, Pace, we believe Minuteman is an excellent alternative. They are a larger firm with more resources, although it is hard to justify the 26% pricing differential when both firms technically check all the boxes. If Minuteman is ultimately selected as the vendor, we recommend upgrading the hardened server OS to Windows 11 Pro as part of their contract.

Scientel Solutions, LLC (Scientel)

At $260,431.90 for the recommended bid package **(Package 1)**, Scientel was 46% higher ($82,387.30 variance) than the lowest bidder, Pace, and 20% higher than second-place Minuteman. There were also defects in their bid that went beyond our ability to cure with clarifications as cost would have been impacted.

Scientel has worked with VOS in the past, listing Chris Westgor as a reference. Their other municipal references are relevant as well, in Aurora, Bloomington, Naperville, and Peoria, IL. They list the server configurations, and we have found them lacking in their selection of operating systems. This includes Windows 10 on the hardened servers, which has already hit end-of-life support (see page 7), and Windows Server 2022 which hits end-of-life on October 13, 2026, which will be while the system is still under warranty. The current replacements (Windows 11 and Windows Server 2025) do not cost more, and we question why they aren't used, while other venders have included the newer versions. Scientel also has equipped the larger non-hardened server with just 16 GB of RAM, while most other bidders have included 32 GB for this model.

There are other exclusions which are also concerning. Scientel excludes replacing any of the NEMA housings or UPS units in the hardened locations, states that they will not hold pricing in the event of "*tariffs or other unforeseen events*", excludes shipping, and states that "*All permitting & site installation will be handled by Schaumburg*" for **Option Rodenburg**. These deficiencies reduced their **Bidder Evaluation Criteria** score to **83**.

Scientel provided information on key personnel, and they have the proper Genetec certifications and experience. They represent next business day warranty support, which we consider to be three (3) calendar days when factoring in weekends.

With correction of the OS deficiencies, hardware configuration on one server type, and removal of the exclusions, Scientel appears to be a qualified and competent integrator. However, these cures are unlikely to decrease their proposed pricing, and we are left with a vendor that is higher in cost to two (2) equally qualified bidders (with none of the exclusions) that is at least $27,000.00 over the projected budget.

Global Solutions Group (Global)

Fourth-place Global quoted $299,839.89 for the recommended package, 68% higher ($121,795.39 variance) than first place Pace, and more than 20% higher than the third-place bidder, Scientel. Their initial response did not provide any server information, did not list any Genetec experience for either the company or employees, provided only a one (1) year warranty where a three (3) year warranty is specified, and provided references that were all outside the state of Illinois, with none appearing to be similar in scope to this project.

When questioned about these issues, Global provided an amended response which addressed the Genetec and warranty issues and detailed the server configurations without providing the requested data sheets.

Global has listed warranty support within three (3) business days, which we consider to be five (5) calendar days when factoring in weekends. This is the worst of the group, and well above the 3-day average. Their projected installation time is 66 days, well above any of the other firms that provided this information.

We have given them a vendor score of **63**. Given this scoring and their pricing, we do not consider this bid worthy of further consideration or analysis.

Imperial Surveillance (Imperial)

As with the previous bidder, at $443,329.00, the fifth-place bid position for Imperial (148% higher with a $265,284.40 variance) negates the need to provide further analysis of this bidder. In fact, they were 10% more expensive than the price of the first- and second-place bidders combined.

Imperial neglected to provide specific server models and configurations and specified a one (1) year warranty. We asked them to correct this, and their configurations showed the same obsolete OS issues we had seen with others, and only 16GB of RAM on the larger non-hardened server. They did not provide any information on personnel who would be assigned to this project or submit any certification or proof of training.

Ordinarily we would disqualify a vendor that did not address two (2) categories in the published scoring matrix as unresponsive. In this case their pricing rendered this a moot point. In addition to having the highest price, at **45**, Imperial had the lowest **Bidder Evaluation Criteria** score.

We also have some direct experience with Imperial. In 2017, Imperial was retained by another RG&A client and based on our experience with them, we would be unable to give a positive reference.

Given their scoring and their pricing, we do not consider this bid worthy of further consideration or analysis.

Contingency Allocation

As part of the purchase of this project, we recommend contingency funds be allocated for unforeseen changes that are required based on field conditions that may have changed since this project was specified. While ordinarily a percentage would be specified for this project, the variance in pricing makes it impractical. We recommend instead that funds be allocated based on the remainder of the budgetary project allocation, with between $5,000.00 and $10,000.00 likely to be sufficient. These funds have not been included in any of the package pricing shown on the **Project Bid Analysis and Equalization** worksheet.

Pricing

A summary of pricing is provided with this document. It compares pricing from all proposed vendors. Pricing is all inclusive and includes any applicable taxes, shipping, permits, and a three (3) year warranty.

Recommended Contract Amount

It is our recommendation that a Service Agreement in the amount of $178,044.60 be awarded to Pace Systems, Inc. for the work designated as **Package 1**, not including the contingency allocation.

Next Steps

We believe that the information and pricing provided in the proposals received to date is enough to justify a purchase decision. Since pricing was competitive, we recommend awarding a contract to Pace Systems. If Village of Schaumburg agrees with this conclusion, RG&A can provide bidder notification letters for review and approval, distributing them to all participants once authorization is received.

If there are concerns about these bids, a meeting should be scheduled to review the information in this document and the proposals received to date and determine what further steps are appropriate.

A **Contracted Scope of Work** document will be provided by RG&A upon request, to be included with the Service Agreement once a decision has been made by VOS. This will help to document and define the work that has been included.

Project Bid Analysis and Equalization

2026-03-06

R.Grossman and Associates

Project: 25-0522-01
Client: Village of Schaumburg Server Replacement

	Compliant Bids (Alphabetical, by Bidder)					
	Global Solutions Group, Inc. (Global)	Imperial Surveillance (Imperial)	Minuteman Security Technologies (Minuteman)	Pace Systems, Inc. (Pace)	Scientel Solutions, LLC (Scientel)	Average
Proposed Hardware	$ 219,264.74	$ 360,571.00	$ 204,640.19	$ 145,568.46	$ 178,234.55	$ 221,655.79
Adjustment – See accompanying *Bid Response Analysis* document.						
HardwareTotal:	$ 219,264.74	$ 360,571.00	$ 204,640.19	$ 145,568.46	$ 178,234.55	$ 221,655.79
Installation	$ 12,100.00	$ 47,520.00	$ 9,120.00	$ 5,150.00	$ 32,947.35	$ 21,367.47
Adjustment – See accompanying *Bid Response Analysis* document.						
Installation Total:	$ 12,100.00	$ 47,520.00	$ 9,120.00	$ 5,150.00	$ 32,947.35	$ 21,367.47
Programming Services	$ 65,779.00	$ 31,680.00	$ 8,360.00	$ 17,120.00	$ 36,750.00	$ 31,937.80
Adjustment – See accompanying *Bid Response Analysis* document.						
ProgrammingTotal:	$ 65,779.00	$ 31,680.00	$ 8,360.00	$ 17,120.00	$ 36,750.00	$ 31,937.80
Option Rodenburg	$ 2,696.15	$ 3,558.00	$ 2,532.16	$ 10,206.14	$ 12,500.00	$ 6,298.49
Adjustment – See accompanying *Bid Response Analysis* document.						
RodenburgTotal:	$ 2,696.15	$ 3,558.00	$ 2,532.16	$ 10,206.14	$ 12,500.00	$ 6,298.49
Packaged Bid Combinations (All include Base Bid)						
Package 1 (Recommended): Includes all of the categories listed above, including proposed hardware, installation, programming services, and **Option Rodenburg.**	$ 299,839.89	$ 443,329.00	$ 224,652.35	$ 178,044.60	$ 260,431.90	$ 281,259.55
Price Delta from average ($):	$ 18,580.34	$ 162,069.45	$ (56,607.20)	$ (103,214.95)	$ (20,827.65)	
Price Delta from average (%):	7%	58%	-20%	-37%	-7%	
Package 2: Includes all of the categories listed above except **Option Rodenburg** which has been omitted.	$ 297,143.74	$ 439,771.00	$ 222,120.19	$ 167,838.46	$ 247,931.90	$ 274,961.06
Price Delta from average ($):	$ 22,182.68	$ 164,809.94	$ (52,840.87)	$ (107,122.60)	$ (27,029.16)	
Price Delta from average (%):	8%	60%	-19%	-39%	-10%	Ranking
Variance of complete system (**Package 1**) to projected budget of $233,425.00. Negative number is under budget.	$ 66,414.89	$ 209,904.00	$ (8,772.65)	$ (55,380.40)	$ 27,006.90	#1 / #2 / #3

Server Hardware Configuration Comparison

Project: 25-0522-01
Client: Village of Schaumburg Server Replacement

	Operating System		CPU		RAM	Network	Drives		Comments	
Existing	Version	Architect.	Type	Speed			OS	Data		
Standard, 40TB Storage	Win 10	64-bit	i7-4790S	3.20 GHz	16 GB	Gigabit	80 GB	12 TB		
Standard 6TB Storage	Win 10	64-bit	i5-4590S	3.00 GHz	8 GB	Gigabit	80 GB	6 TB		
Hardened 4TB Storage	Win 10	64-bit	i5-4400E	2.70 GHz	8 GB	Gigabit	80 GB	2 TB		
Global Solutions Group, Inc.										
Standard, 40TB Storage	Win 11	64-bit	i5-10500TE	3.7 GHz	16 GB	Gigabit	256 GB	60 TB	Raid 5 for data, unclear as to drive configuration	
Standard 6TB Storage	Win 11	64-bit	i5-10500TE	3.7 GHz	16 GB	Gigabit	256 GB	24 TB	Raid 5 for data, unclear as to drive configuration	
Hardened 4TB Storage	Win 11	64-bit	i5-10500TE	3.7 GHz	16 GB	Gigabit	256 GB	4 TB	Raid 5 for data, unclear as to drive configuration	
Imperial Surveillance										
Standard, 40TB Storage	Server 2022	64 bit	Xeon 4416		32 GB	Gigabit	480 GB	84 TB	OS is RAID 1 (480 GB X 2), Data is RAID 5 (12TB X 8)	All drives SSD
Standard 6TB Storage	Server 2022	64 bit	Xeon 2436		32 GB	Gigabit	480 GB	24 TB	OS is RAID 1 (480 GB X 2), Data is RAID 5 (12TB X 3)	All drives SSD
Hardened 4TB Storage	Win 10	64 bit	i5		16 GB	Gigabit	N/A	8 TB	Appears OS and data are on the same drive	All drives SSD
Minuteman Security Technologies										
Standard, 40TB Storage	Server 2025	64-bit	Xeon 6		32 GB	Gigabit	480 GB	48 TB	OS is RAID 1 (480 GB X 2), Data is JBOD (12TB X 4)	
Standard 6TB Storage	Server 2025	64-bit	Xeon 6		32 GB	Gigabit	480 GB	36 TB		
Hardened 4TB Storage	Win 10	64-bit	i5		16 GB	Gigabit	128 GB	4 TB		
Pace Systems, Inc.										
Standard, 40TB Storage	Win 11 Pro	64-bit	Xeon 6	3.1	32 GB	Gigabit	480 GB	60 TB	OS is RAID 1 (480 GB X 2), Data is RAID 5 (20TB X 4)	
Standard 6TB Storage	Win 11 Pro	64-bit	i5		16 GB	Gigabit	512 GB	8 TB		
Hardened 4TB Storage	Win 11 Pro	64-bit	i5		16 GB	Gigabit	256 GB	4 TB		
Scientel Solutions, LLC										
Standard, 40TB Storage	Server 2022	64-bit	Xeon 6333P	3.1	16 GB	Gigabit	480 GB	60 TB	OS is RAID 1 (480 GB X 2), Data is RAID 5 (20TB X 4)	
Standard 6TB Storage	Server 2022	64-bit	Xeon 6333P	3.1	16 GB	Gigabit	480 GB	24 TB	OS is RAID 1 (480 GB X 2), Data is JBOD (12TB X 2)	
Hardened 4TB Storage	Win 10	64-bit	i7-4790S		16 GB	Gigabit	256 GB	4 TB	Depot warranty	

Concerning
Exceeds

Village of Schaumburg
Information Technology
Peter Schaak, Department Director
Atcher Municipal Center, Schaumburg, IL 60193

EVALUATION TABULATION

RFP No. 2025-RFP-082

CCTV Server Upgrades

RESPONSE DEADLINE: February 20, 2026 at 11:00 am

Report Generated: Friday, March 13, 2026

PHASE 1

EVALUATORS

Name	Title
Chris Westgor	Technical Services Manager

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Past Performance, Including References	Points Based	20 *(20% of Total)*

Description:
The Contractor (R. Grossman) provided evaluations of the proposals.

Criteria	Scoring Method	Weight (Points)
Vendors Qualifications and Experience	Points Based	20 *(20% of Total)*

Description:
The Contractor (R. Grossman) provided evaluations of the proposals.

Criteria	Scoring Method	Weight (Points)
Technical Experience Including Personnel, Training, Certification	Points Based	20 *(20% of Total)*

Description:
The Contractor (R. Grossman) provided evaluations of the proposals.

Criteria	Scoring Method	Weight (Points)
Ability to Perform Work in Time Frame Alloted	Points Based	15 *(15% of Total)*

Description:
The Contractor (R. Grossman) provided evaluations of the proposals.

Criteria	Scoring Method	Weight (Points)
Cost	Points Based	25 *(25% of Total)*

Description:
The Contractor (R. Grossman) provided evaluations of the proposals.

AGGREGATE SCORES SUMMARY

Vendor	Chris Westgor	Total Score (Max Score 100)
Pace Systems, Inc.	98	**98**
Minuteman Security Technologies	93	**93**
Scientel Solutions LLC	83	**83**

Vendor	Chris Westgor	Total Score (Max Score 100)
Global Solutions Group, Inc.	58	**58**
Imperial Surveillance	45	**45**

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Past Performance, Including References Points Based 20 Points (20%)	Vendors Qualifications and Experience Points Based 20 Points (20%)	Technical Experience Including Personnel, Training, Certification Points Based 20 Points (20%)	Ability to Perform Work in Time Frame Alloted Points Based 15 Points (15%)	Cost Points Based 25 Points (25%)	Total Score (Max Score 100)
Pace Systems, Inc.	18	20	20	15	25	**98**
Minuteman Security Technologies	20	18	20	15	20	**93**
Scientel Solutions LLC	18	20	15	15	15	**83**
Global Solutions Group, Inc.	15	15	5	13	10	**58**
Imperial Surveillance	10	15	5	10	5	**45**

PACE SYSTEMS, INC.

Village of Schaumburg CCTV Server Upgrades 2025-RFP-082



PREPARED BY:

Rachel Petersen

Senior Account Manager

Pace Systems, Inc.
2040 Corporate Lane
Naperville, IL 60563
810-965-4978

For

Village of Schaumburg

1000 E. Woodfield Rd. Schaumburg, IL 60173

Chris Westgor

Technical Services Manager

2/18/2026

Executive Summary:

Pace Systems, Inc. is pleased to submit this proposal in response to the Village of Schaumburg's RFP No. 2025-RFP-082 – CCTV Server Upgrade. With a proven record delivering technology modernization projects for public agencies, Pace Systems will provide an integrated, secure, and scalable camera system solution aligned to Schaumburg's operational and security objectives.

This proposal builds upon our successful relationship with Schaumburg and demonstrates our capability to design and install enterprise-level CCTV Servers integrated with Genetec Security Center. Our team of certified technicians and engineers ensures that all installations meet rigorous performance and compliance standards.

Company Overview:

Pace Systems is a full-service technology integrator specializing in physical security, network infrastructure, and IT systems. Established in 1983, our firm delivers turnkey technology and security solutions that meet critical operational needs.

Pace Systems' Premise Security Practice encompasses the full security stack — from design and installation of IP video surveillance, access control, IP paging, and mass notification systems to network integration and long-term maintenance. Our 35,000 sq. ft. Naperville facility includes secure warehousing, staging, and a 24/7 Network Operations Center (NOC), supporting efficient deployment and proactive monitoring.

We hold multiple industry certifications including RCDD, BAS, and cybersecurity credentials, as well as MBE certifications under the NMSDC, State of Illinois BEP, and City of Chicago MBE programs. Additionally, we maintain strong partnerships with leading manufacturers such as Genetec, Axis, Hanwha, Motorola, Cisco, HPE, and Aruba, enabling us to deliver integrated, standards-based solutions optimized for performance, scalability, and security.

PACE
PACE SYSTEMS, INC.

Pricing Sheet:

Project Request #2025-RFP-082
Title: CCTV Server Upgrades

7. Pricing Sheet(s)

NOTICE TO VENDORS: Failure to complete the following Pricing Sheet(s) may be cause for rejection of your submittal. If you are not bidding on an entire group, please provide $0.00 as the cost for such items.

NOTE: Unit prices shall include the cost of delivery (if applicable).

2026 SERVER UPGRADE PRICING SHEET

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Proposed Hardware	1	Lump Sum	$145,568.46	$145,568.46
2	Installation	1	Lump Sum	$5,150.00	$5,150.00
3	Programming Services	1	Lump Sum	$17,120.00	$17,120.00
4	**Option Rodenburg** (Hardware, Installation, Programming)	1	Lump Sum	$10,206.14	$10,206.14
TOTAL:	$178,044.60				
ON-SITE WARRANTY RESPONSE TIME (IN CALENDAR DAYS):	Same or Next Business Day				

Fees Breakdown:

Hours	Description	Cost
	Equipment	$150,652.41
16	On-Site C-Card AV Field Labor	$2,000.00
16	On-Site A-Card Electrical Field Labor	$2,160.00
116	Control System and DSP Programming	$15,660.00
17	Project Management & Coordination Services	$1,870.00
5	Engineering/Documentation/Cut Sheets, Submittals, As-Builts, On-site QC/Training	$725.00
	Bulk Cable, Connectors, Supports, Trim, Consumables.	$2,750.00
	Additional 2 Year Extended Warranty	$2,000.00
	Freight	$227.19
	Grand Total	$178,044.60

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Allocate the Village of Schaumburg Tax-Exempt Private Activity Bonding Authority to the Town of Normal for the Assist Homeownership Program
04/20/26
Finance Legal Administrative General Government

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Under the Tax Reform Act of 1986, each Home-Rule city is allocated an amount equal to $135 per resident to fund industrial revenue bonds or other permitted private activity bond projects. The village will receive about $10.4 million this year to fund private activity bond projects. According to village policy, if the Village of Schaumburg does not receive any proposals from Schaumburg businesses, the village will make its bond authority available to other communities and agencies.

This year the Village of Schaumburg has not received any requests for the village's tax-exempt bonding authority from outside the community or inside the community. Since Schaumburg received no requests to use the village's tax-exempt bonding authority, staff solicited Illinois Assist to see if they were interested in the volume cap. Illinois Assist has asked that the village reserve the volume cap and allocate it to the Town of Normal for the Assist Homeownership Program. Schaumburg transferred its entire volume cap for 2024 to the Assist Homeownership Program. In 2025, 256 loans totaling over $51 million were issued.

The Village of Schaumburg must reserve all of its volume cap allocation by May or the volume cap space will be available to State agencies and other Home-Rule units. The Schaumburg Business Development Commission is supportive of designating the village's volume cap allocation for the Assist Homeownership Program.

Recommended Action:

The Schaumburg Business Development Commission recommends the Finance, Legal, Administrative and General Government Committee recommend Village Board adopt an ordinance authorizing a reservation of the Village's tax-exempt private activity bonding authority to the Town of Normal for the Assist Homeownership Program.

ATTACHMENTS:

- 2026 MCC Overview.pdf
- Assist Demographics 2025.pdf
- 2026 IRB Ordinance.docx

Assist
Homeownership Program

The Assist Mortgage Credit Certificate ("MCC") program sponsored by the Town of Normal reduces the homebuyer's ongoing cost of borrowing by giving them a federal income tax credit of 25% of the annual mortgage interest paid (up to $2,000 per year).



Overview

- Communities join together through an Inter-governmental Cooperation Agreement
- Home rule communities may contribute private activity bond volume cap
- No financial contribution or commitment required from any participant
- Any Illinois municipality can participate

Qualifying Homebuyers

- First-time Homebuyer or Veteran
- Will occupy the home as their residence
- Meet income and purchase price guidelines

Mortgage Credit Certificates

- MCC's are a federally authorized program created as an alternative to tax-exempt housing bonds to reduce effective interest costs for qualifying homebuyers
- MCC's allow the homebuyer to qualify for a federal income tax credit equal to a percentage of the interest paid on their home loan each year
- MCC holders still qualify for a regular deduction of the remaining interest paid on their home loan

	Without MCC	With MCC
Mortgage Amount	$150,000	$150,000
Mortgage Interest Rate	6.00%	6.00%
Monthly Mortgage Payment (first year interest = $8,949.89)	$899.33	$899.33
MCC Rate	N/A	25%
Monthly Credit Amount (25% of $8,949.89 up to $2,000)	N/A	$166.67
"Effective" Monthly Mortgage Payment	$899.33	$732.66



PARTICIPATING COMMUNITIES

Village of Arlington Heights
Village of Bartonville
Champaign County
City of Champaign
City of Decatur
Kendall County
Logan County
Macon County
McLean County
Village of Orland Park
Village of Palatine
City of Peoria
Village of Romeoville
Village of Schaumburg
City of Washington
Village of Wheeling
Will County

INCOME LIMITS*				PURCHASE PRICE LIMITS	
Targeted		Non-Targeted			
1 or 2 People	3 or More	1 or 2 People	3 or More	Targeted	Non-Targeted
$132,120 to $158,880	$154,140 to $185,360	$110,100 to $132,400	$126,615 to $152,260	$665,173	$544,232

*Income Limits vary by County. Please see www.MonarchAssist.com for more information.

Town of Normal

Assist Homebuyer Program Demographics

Assist

Program Activity

- Over $51 Million of Homes purchased using *Assist* Mortgage Credit Certificate program in 2025
- Represents 256 low and moderate income families buying their first home

Assist

Town of Normal

Loan and Price Characteristics

- Average home price of $201,700 in 2025
- Average Loan-to-Value ratios 89%
- Prices range from $50,599 to $500,000
- 144 of homes purchased priced $200,000 or below
- Federally established maximum purchase price of $544,232 in most areas

Purchase Price Ranges

- Wide Range of Prices
- Lowest: $560,599
- Highest: $500,000
  - Next highest: $410,000
- Purchases dispersed across prices
  - See table
- Maximum Allowable Price of $544,232 in most areas

2025 PURCHASE PRICE DETAIL			
Minimum	Below	Number of Homes	Total Amount
0	100,000	12	916,598
100,000	125,000	12	1,358,900
125,000	150,000	33	4,528,997
150,000	175,000	45	7,251,295
175,000	200,000	37	6,920,900
200,000	225,000	24	5,081,100
225,000	250,000	38	8,932,645
250,000	500,000	55	16,615,822

Assist

Town of Normal

Homebuyer Income Characteristics

- Average Income Has Risen Over Past Four Years
  - $69,734
- Lowest income under $20,000
- Over half (136) of homebuyer's income $70,000 and below
- Highest income $130,315
- Program Restrictions Focus on Low and Moderate Income Homebuyers

Assist

Town of Normal

Income Ranges

- Home purchases distributed across different income ranges
- All purchases restricted to families below median income for area
  - Target areas allow 115% of median income

2025 HOMEBUYER INCOME DETAIL			
Minimum	Below	Number of Homes	Total Amount
0	30,000	4	731,400
30,000	40,000	13	1,699,300
40,000	50,000	38	5,934,498
50,000	60,000	46	7,378,492
60,000	70,000	33	7,275,000
70,000	80,000	35	7,421,522
80,000	90,000	37	8,268,495
90,000	131,000	50	12,897,550

Assist

Town of Normal

Economic and Social Benefits

- Tax Savings to Homebuyers per year
  - $2,000 across most of 256 Homebuyers
- Encourages stable neighborhoods through home ownership
- Real estate commissions, lender fees and fees for other services add to the economic benefits

Assist

Town of Normal

Summary

- The Assist Homebuyer Program sponsored by the Town of Normal supports the housing market
- Low and Moderate income families able to purchase homes despite high interest rates
- Home purchases across a range of prices and incomes
- Economic and social benefits to the community

Assist

Town of Normal

PUBLICATION OF:

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE TRANSFER OF VOLUME CAP IN CONNECTION WITH PRIVATE ACTIVITY BOND ISSUES, AND RELATED MATTERS

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 APPROVING THE TRANSFER OF VOLUME CAP IN CONNECTION WITH PRIVATE ACTIVITY BOND ISSUES, AND RELATED MATTERS

WHEREAS, the Village of Schaumburg, DuPage and Cook Counties, Illinois (the *"Municipality"*) is a municipality and a home rule unit of government under Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986, as amended (the *"Code"*), provides that the Municipality has volume cap equal to $135 per resident of the Municipality in calendar year 2026, which volume cap may be allocated to certain tax-exempt private activity bonds; and

WHEREAS, the Illinois Private Activity Bond Allocation Act, 30 *Illinois Compiled Statutes,* 345/1 *et seq.,* as supplemented and amended (the *"Act"*), provides that a home rule unit of government may transfer its allocation of volume cap to any other home rule unit of government, the State of Illinois or any agency thereof or any non-home rule unit of government; and

WHEREAS, it is now deemed necessary and desirable by the Municipality to transfer its entire volume cap allocation for calendar year 2026 to the Town of Normal, McLean County, Illinois (the *"Issuer"*) to be applied toward the issuance of single family mortgage revenue bonds by the Issuer (the *"Bonds"*) or for such other purpose permitted by this Ordinance;

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

SECTION ONE: That, pursuant to Section 146 of the Code and the Act, the entire volume cap of the Municipality for calendar year 2026 is hereby transferred to the Issuer, which shall issue the Bonds using such transfer of volume cap, without any further action required on the part of the Municipality, and the adoption of this Ordinance shall be deemed to be an allocation of such volume cap to the issuance of the Bonds or other private activity bonds or mortgage credit certificates.

SECTION TWO: That the Municipality and the Issuer shall maintain a written record of this Ordinance in their respective records during the term that the Bonds or any other such bonds to which such volume cap is allocated remain outstanding.

SECTION THREE: That the President, the Village Clerk and all other proper officers, officials, agents and employees of the Municipality are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents and certificates as may be necessary to further the purposes and intent of this Ordinance.

SECTION FOUR: That the provisions of this Ordinance are hereby declared to be separable, and if any section, phrase or provision of this Ordinance shall for any

reason be declared to be invalid, such declaration shall not affect the remainder of the sections, phrases and provisions of this Ordinance.

SECTION FIVE: That all ordinances, resolutions or orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded; and that this Ordinance shall be in full force and effect upon its adoption and approval.

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

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2026, and attested to by the Village Clerk this same day.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a New Development Agreement for the Existing Class 6B at 1050 Albion Avenue for Yamada America, Inc.
04/20/26
Finance Legal Administrative General Government

Presenter: Elizabeth Dechant
Lead Department: Economic Development

Executive Summary:

Yamada America, Inc. is requesting a new Development Agreement to bifurcate obligations of the RDA for the existing Cook County Class 6B at 1000 Albion Avenue and 1050 Albion Avenue to reflect Yamada's $16M purchase of the newly built 83,125 square foot industrial building at 1050 Albion Avenue from current owner TLC Holdings Inc, LLC. The Village has drafted a new Development Agreement of the Subject Property. The building is currently vacant and Yamada would be the first owner and occupant.

Yamada plans to relocate from their current headquarters in Arlington Heights and bring 34 full-time and 7 part-time employees to this new space. They will invest $3M to build out a 10,000 square-foot office space. The building will serve as a center for product training, research and development, engineering, and service and inventory maintenance for the Japanese-based producer of industrial equipment including pneumatic pumping technology and air-powered double diaphragm pumps.

Recommended Action:

The Village Manager recommends the Finance, Legal, Administrative and General Government Committee recommend to the Village Board approval of a new Development Agreement for the existing Class 6B at 1050 Albion Avenue for Yamada America, Inc.

ATTACHMENTS:
- Yamada Request Agreement amendment request letter.pdf
- Resolution 23-084 1000 Albion TLH 6B Renewal.pdf
- Development Agreement for Yamada 6B 4.10.26.pdf
- FLAGG Memo Yamada America Inc Development Agreement 4.20.26.pdf

March 19, 2026

Village of Schaumburg
Matt Frank, AICP
Director of Economic Development
101 Schaumburg Court
Schaumburg, IL 60193

Re: Class 6B Application for 1050 W. Albion Avenue, Schaumburg, Illinois

Dear Mr. Frank:

Yamada America, Inc., ("Yamada") hereby submits this request to amend that certain "Development Agreement between the Village of Schaumburg and TLH Schaumburg IL LLC for the Approval of a Cook County Class 6B Real Estate Tax Classification Renewal for 1000 Albion Avenue and Class 6b Real Estate Tax Classification for 1050 Albion Avenue, Schaumburg, Illinois" dated October 27, 2023 (the "Development Agreement") as Yamada is the contract purchaser for the new construction of an industrial property at 1050 Albion Avenue ("1050 Albion" or the "Property"). This request only concerns that part of the Development Agreement as to 1050 Albion.

Yamada is in the business of the assembly, warehouse, distribution, repair and sales of diaphragm pumps used for industrial purposes and currently operates out of 955 E. Algonquin Road, Arlington Heights, Illinois. As noted, Yamada is under contract for 1050 Albion and the pursuit of a Class 6B incentive is a due diligence item. The purchase of 1050 Albion would be to relocate Yamada's U.S. headquarters and expand its operations. Yamada has been incorporated and operating since approximately September 12, 1986.

The Property would be used for assembly, warehouse, distribution, repair and sales of Yamada's diaphragm pumps. Information on our products is attached hereto. As the Village of Schaumburg is aware, the Property is new construction and Yamada would be the first occupant of the Property post completion.

With regard to the Development Agreement, Yamada is requesting the following amendments regarding 1050 Albion:

Section 2 of the Development Agreement would be amended to provide that at least the following employment will be maintained at the Property for the term of the Class 6B as it relates to 1050 Albion.

- 34 Full-Time Employees at the Property (there may be other employees based out of the State of Illinois but 34 applicable to the Property);
- 7 Part-Time or Temporary Employees at the Property (working various hours during the week).

Section 3 of the Development Agreement would be amended to provide that upon the sale of 1050 Albion, Yamada's obligations have been satisfied. As a side note, Yamada does intend to invest approximately $3,000,000.00 in construction cost to build out office area in the Property thus creating additional construction jobs for that period of construction.

Section 4 of the Development Agreement would be amended to provide that Yamada would contribute to one or more of the Schaumburg civic agencies, or their successors, listed in Section 4 in the minimum amount of $12,500 per year.

Section 5 of the Development Agreement will remain but only apply to Yamada with respect to the Property.

Section 6 of the Development Agreement will remain but only apply to Yamada with respect to the Property.

In effect, we are seeking to bifurcate the obligations under the Development Agreement to be applied to Yamada as to the Property with the employment and civic contributions applying to Yamada and the Property as herein provided.

Please contact me or contact Tim Hammersmith of Masuda, Funai with any questions related to this matter. Please note we have a very tight due diligence period and so the Village's attention is greatly appreciated.

Very truly yours,
Yamada America, Inc.

Heather Heggemann
Chief Financial Officer

cc: Tim Hammersmith
Masuda, Funai

Yamada America, Inc.
955 East Algonquin Road
Arlington Heights, IL 60005
yamadapump.com

800 990-7867 toll free
847 631-9200 local
847 631-9273 fax

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS
)
COUNTY OF DuPAGE)

I, Jane Lentino, Clerk of the Village of Schaumburg, Cook County and DuPage County, Illinois, DO HEREBY CERTIFY that the attached and foregoing is a true and correct copy of

RESOLUTION NO. R-23-084

A RESOLUTION APPROVING AND AUTHORIZING THE RENEWAL OF A 6B CLASSIFICATION FOR 1000 ALBION AVENUE, SCHAUMBURG, ILLINOIS (TLH SCHAUMBURG IL, LLC/CHICAGO TRIBUNE)

passed and approved the 24th day of October, 2023.

I DO FURTHER CERTIFY that the original of which the attached and foregoing is a true and correct copy is now on file in my office.

WITNESS my hand and the corporate seal of the Village of Schaumburg, Illinois this 25th day of October, 2023.

Jane E. Lentino, Village Clerk
Village of Schaumburg

RESOLUTION NO. R-23-084

A RESOLUTION APPROVING AND AUTHORIZING THE RENEWAL OF A 6B CLASSIFICATION FOR 1000 ALBION AVENUE, SCHAUMBURG, ILLINOIS (TLH SCHAUMBURG IL, LLC/CHICAGO TRIBUNE)

WHEREAS, the corporate authorities of the Village of Schaumburg desire to promote and preserve industrial uses in the Village; and

WHEREAS, the corporate authorities have received a renewal request from TLH Schaumburg IL, LLC/Chicago Tribune to support and consent to the filing of an renewal application for a Class 6B Tax Incentive for the property located at 1000 Albion Avenue, in Schaumburg, Illinois, part of Permanent Parcel No. 07-33-300-011-0000 (the "Property") with a legal description of:

> LOT 1 IN DAILY HERALD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 2002 AS DOCUMENT 21359708, IN COOK COUNTY, ILLINOIS.

WHEREAS, TLH Schaumburg IL, LLC/Chicago Tribune intends to continue to use the property for industrial purposes, including the printing, warehousing and distribution of newspapers; and

WHEREAS, the corporate authorities have received information, letters and testimony regarding said request, including an Economic Disclosure Statement in accordance with the Cook County Board.

WHEREAS, the Village is willing to assist TLH Schaumburg IL, LLC/Chicago Tribune in receiving the Class 6B Tax Incentive renewal for the Subject Property, provided the Village receives certain assurances from TLH Schaumburg IL, LLC/Chicago Tribune relating thereto, given that the continued operation of TLH Schaumburg IL, LLC/Chicago Tribune business in the Village should be beneficial to the economic vitality of the Village, as more specifically set forth in the Development Agreement attached hereto as Exhibit A and made part hereof (the "Development Agreement"); and

WHEREAS, TLH Schaumburg IL, LLC/Chicago Tribune will hire a minimum of fifty (50) additional full-time employees by December 31, 2026 for a grand employment total of one hundred forty-five (145) full-time employees at the TLH Schaumburg IL, LLC/Chicago Tribune facility that is located on the Subject Property (the "Facility"); and

WHEREAS, TLH Schaumburg IL, LLC/Chicago Tribune will invest a minimum of eleven million and no/100 dollars ($11,000,000.00) in additional capital improvements to the Facility by December 31, 2026; and

RESOLUTION NO. R-23-084

A RESOLUTION APPROVING AND AUTHORIZING THE RENEWAL OF A 6B CLASSIFICATION FOR 1000 ALBION AVENUE, SCHAUMBURG, ILLINOIS (TLH SCHAUMBURG IL, LLC/CHICAGO TRIBUNE)

WHEREAS, TLH Schaumburg IL, LLC/Chicago Tribune shall expand its civic engagement relative to Schaumburg civic agencies of a minimum of $25,000 a year including, but not limited to, the Schaumburg Business Association, Golden Corridor Advanced Manufacturing Partnership (GCAMP), Schweikher House, Septemberfest and Next Level Northwest, for the term of the 6B Incentive.

WHEREAS, TLH Schaumburg IL, LLC/Chicago Tribune will, on an annual basis, provide the Village with the number of employees at the Facility, along with documentation from the Cook County Assessor and TLH Schaumburg IL, LLC/Chicago Tribune that depicts the land value and all line item improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Addition's market value) assigned to the Subject Property and the Facility by the Cook County Assessor;

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

SECTION ONE: The Village of Schaumburg hereby supports and consents to the filing of an application for a Class 6B classification renewal for the Property.

SECTION TWO: The Village of Schaumburg finds that it is necessary for development to occur on the property that the property be classified as 6B and that it supports and consents to a 6B on the property.

SECTION THREE: The Village of Schaumburg finds that a renewal of the Incentive is necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation, the enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused.

SECTION FOUR: That the Development Agreement (Exhibit A) is hereby approved, and the Village President is hereby authorized and directed to sign same on behalf of the Village.

SECTION FIVE: That, in the event TLH Schaumburg IL, LLC/Chicago Tribune does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 6B Tax Incentive for the Subject Property.

RESOLUTION NO. R-23-084

A RESOLUTION APPROVING AND AUTHORIZING THE RENEWAL OF A 6B CLASSIFICATION FOR 1000 ALBION AVENUE, SCHAUMBURG, ILLINOIS (TLH SCHAUMBURG IL, LLC/CHICAGO TRIBUNE)

SECTION FIVE: That, in the event TLH Schaumburg IL, LLC/Chicago Tribune does not comply with the terms of the Development Agreement, the Village may require that TLH Schaumburg IL, LLC/Chicago Tribune pay to the Village the difference between what TLH Schaumburg IL, LLC/Chicago Tribune would have paid in real estate taxes, had the Class 6B Tax Incentive not been granted, and what TLH Schaumburg IL, LLC/Chicago Tribune actually paid in real estate taxes with the Class 6B Tax Incentive, as provided for in the Development Agreement.

SECTION SIX: That the Village Clerk shall certify a copy of this Resolution and send a certified copy to the office of the Assessor of Cook County.

SECTION SEVEN: This Resolution shall be in full force and effect upon passage as required by law.

AYES: (5) Trustee Bieschke, Dunham, Sullivan, Clar, Patel
NAYS: (0) None
ABSENT: (1) Trustee Madej

PASSED AND APPROVED this 24th day of October, 2023.

Tom Dailly
Village President

ATTEST:

Jane E. Kenton
Village Clerk

DocuSign Envelope ID: 45611CB2-9BE5-4E3F-B9B3-951612E8A740

Exhibit A

DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND TLH SCHAUMBURG IL, LLC FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION RENEWAL FOR 1000 ALBION AVENUE AND CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1050 ALBION AVENUE, SCHAUMBURG, ILLINOIS

(attached)

DocuSign Envelope ID: 45611CB2-9BE5-4E3F-B9B3-951612E8A740

DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND TLH SCHAUMBURG IL, LLC FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION RENEWAL FOR 1000 ALBION AVENUE AND CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1050 ALBION AVENUE, SCHAUMBURG, ILLINOIS

THIS AGREEMENT ("Agreement") is made and entered into as of the 27th day of October, 2023, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and TLH SCHAUMBURG IL, LLC, an Illinois incorporated limited liability company ("TLH").

RECITALS

A. The Village is a home rule unit of local government.

B. TLH SCHAUMBURG IL, LLC (hereinafter referred to "TLH") is an Illinois incorporated limited liability company, and the tenant of the following-described property:

LOT 1 IN DAILY HERALD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 2002 AS DOCUMENT 21359708, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Number: 07-33-300-011-0000;

Common Address: 1000 Albion Avenue, Schaumburg, Illinois 60193;
(the "Subject Property").

C. Chicago Tribune is the occupant of the subject property, and will print, warehouse and distribute newspapers on the Subject Property (the "Facility").

D. TLH is currently seeking a real estate tax incentive renewal under Class 6B of the Cook County Real Property Assessment Classification Ordinance (the "Incentive"), and seeking the Village's assistance in obtaining the approval of the Class 6B Incentive.

E. The Village is willing to assist TLH in obtaining the approval of the Class 6B Incentive, provided the Village receives certain assurances from TLH relating thereto, given that the continued operation of Chicago Tribune's business in the Village should be beneficial to the economic vitality of the Village.

IN CONSIDERATION OF the Recitals set forth above, the mutual covenants and agreements set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by TLH and the Village, TLH and the Village agree as follows:

Section 1. The Village shall approve the Class 6B Incentive renewal for the Subject Property and the Facility.

DocuSign Envelope ID: 45611CB2-9BE5-4E3F-B9B3-951612E8A740

DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND TLH SCHAUMBURG IL, LLC FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION RENEWAL FOR 1000 ALBION AVENUE AND CLASS 6B REAL ESTATE TAX CLASSIFICATION FOR 1050 ALBION AVENUE, SCHAUMBURG, ILLINOIS

Section 2. Chicago Tribune will hire a minimum of fifty (50) additional full-time employees by December 31, 2026 for a grand employment total of one hundred forty-five (145) employees at the TLH facility that is located on the Subject Property (the "Facility"); and is to be maintained for the term of the 6B Incentive.

Section 3. TLH will invest a minimum of eleven million and no/100 dollars ($11,000,000.00) by constructing capital improvements pursuant to Ordinance No. 23-089 An Ordinance Granting a Site Plan Amendment for Daily Herald Production Facility (1000 Albion Avenue - SP2308-02) and Ordinance No. 23-088 An Ordinance Granting a Site Plan Approval, Bufferyard Variation, Foundation Landscape Variation, Preliminary and Final Plat Approval for Warehouse Building (1050 Albion Avenue - Z2308-02) no later than December 31, 2026.

Section 4. TLH shall expand its civic engagement relative to Schaumburg civic agencies of a minimum of $25,000 a year including, but not limited to, the Schaumburg Business Association, Golden Corridor Advanced Manufacturing Partnership (GCAMP), Schweikher House, Septemberfest and Next Level Northwest, for the term of the 6B Incentive. The minimum amount can also be in the form of donations to Schaumburg-based non-profit organizations.

Section 5. TLH shall, on an annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and TLH, that depicts the land value and all line item Improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Improvements market value) assigned to the Subject Property and the Facility by the Cook County Assessor. TLH will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 6B Tax Incentive.

Section 6. 6B Incentive Termination Provision: If TLH does not comply with the requirements set forth in Sections 2 and 3, and/or does not comply with Sections 4 and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 6B Incentive for the Subject Property; and

B. The 6B Incentive will be terminated if TLH ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 6B designation under the any of the following circumstances:

- Failure to file the required annual affidavit prior to the filing deadline;
- Failure to maintain the property in substantial compliance with all applicable local building, safety, and health codes and requirements;

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- Failure to comply with the Class 6B requirements of substantial occupancy.

D. In return for receiving the Incentive classification for the subject property, TLH stipulates and agrees that in the event of a termination, that it shall be personally liable for and shall reimburse to the County Collector an amount equal to the difference, if any, in the amount of taxes that would have been collected had the subject property been assessed without the Incentive classification and the amount of taxes actually billed and collected upon the subject property for the tax year in which the Incentive was revoked or cancelled during which the property was being assessed with the Incentive classification.

E. Failure of TLH to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in person liability, which may be enforced against the owners of TLH. If necessary, a Repayment Plan agreement could be established.

Section 7. Recitals. This Agreement shall be deemed dated and become effective on the date the last party executes this Agreement, as set forth below, which date shall be inserted on the first page hereof.

Section 8. Effective Date. This Agreement shall be deemed dated and become effective on the date the last party executes this Agreement, as set forth below, which date shall be inserted on the first page hereof.

VILLAGE OF SCHAUMBURG

By: Tom Dailly

Tom Dailly, Village President

Attest: Matt Frank

Date: 10/27/23

TLH SCHAUMBURG IL, LLC

DocuSigned by:
By: Glenn Chudacoff
4BF613FB04A04F9...

Glenn Chudacoff, Authorized Signatory

DocuSigned by:
Attest: Samuel C. Smith
5C45E19970A9455...

Date: 10/25/2023

DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND YAMADA AMERICA, INC. FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION
RENEWAL FOR 1050 ALBION AVENUE, SCHAUMBURG, ILLINOIS

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2026, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and YAMADA AMERICA, INC ("Yamada").

RECITALS

A. The Village is a home rule unit of local government.

B. Yamada is an Illinois corporation, and as the date hereof is the contract purchaser of the following-described property:

PARCEL 1:

LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF 1000 ALBION AVENUE A RESUBDIVISION OF LOT 1 IN DAILY HERALD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2023 AS DOCUMENT NO. 2336334010, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR ACCESS AND DRAINAGE, AS SET FORTH IN THE EASEMENT AGREEMENT MADE BY TACONIC ASSET TRUST, A DELAWARE STATUTORY TRUST, DATED DECEMBER 13, 2023 AND RECORDED DECEMBER 18, 2023 AS DOCUMENT NO. 2335234013, AS MORE FULLY SET FORTH THEREIN.

Permanent Tax Index Number: 07-33-300-013-0000;

Common Address: 1050 Albion Avenue, Schaumburg, Illinois 60193;
(the "Subject Property").

C. Yamada shall, upon purchase of the Subject Property, be the occupant of the Subject Property, and will utilize the Subject Property for the business of assembly, warehouse, distribution, repair and sales of diaphragm pumps (the "Facility").

D. TLH Schaumburg IL, LLC, Yamada's predecessor in interest, previously received a real estate tax incentive for (i) a renewal in part and; (ii) a new incentive for construction of a separate industrial use building to be constructed, and which was subsequently constructed but not yet occupied, on the Subject Property, under Class 6B of the Cook County Real

Property Assessment Classification Ordinance (the "Incentive") for the property located at 1000 Albion Avenue, which has since been subdivided to create the Subject Property, both of which currently are receiving or in the case of the Subject Property, fully eligible to receive the Incentive upon occupancy by Yamada, and the purpose of this Agreement is to separate the obligations of TLH Schaumburg IL, LLC and Yamada for purposes of confirming and continuing the Incentive on the Subject Property for the full period permitted by law upon occupancy by Yamada, which Yamada anticipates purchasing before May 20, 2026.

E. The Village is willing to assist and supports Yamada in continuing and implementing the Class 6B Incentive, provided the Village receives certain assurances from Yamada relating thereto, given that the operation of Yamada's business in the Village should be beneficial to the economic vitality of the Village.

IN CONSIDERATION OF the Recitals set forth above, the mutual covenants and agreements set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by Yamada and the Village, Yamada and the Village agree as follows:

Section 1. The Village approves and re-confirms the Class 6B Incentive as set forth with Resolution No. R-23-085 on October 24, 2023, for the Subject Property and the Facility. To avoid any doubt, the foregoing Resolution includes the support and consent of the Class 6B by the Village for new construction on the Subject Property notwithstanding the differences in legal description between that contained in the Ordinance and contained herein as the Subject Property was subdivided from a prior larger parcel as indicated.

Section 2. On or prior to December 31, 2029, Yamada will spend an additional three million and no/100 dollars ($3,000,000) on improvements to the Subject Property and the Facility that should raise the Equalized Assessed Value (EAV) of the Subject Property, as determined by the Assessor of Cook County, in order to satisfy the requirement to keep the Incentive through the full term. To avoid any doubt, the intention of the Village and Yamada is that the Class 6B shall apply to the land and all improvements for the Subject Property for the full ten (10) year term of the Class 6B upon occupancy by Yamada, for the Subject Property.

Section 3. Yamada shall build out the office area in the Facility and otherwise may improve the Facility as part of the investment noted in Section 2 above and utilize the remainder of the Facility for assembly, warehouse distribution, repair and sales of Yamad's diaphragm pumps.

Section 4. Yamada shall relocate its 34 full time and 7 part time employees to the Subject Property.

Section 5. Yamada will contribute a minimum amount of twelve thousand five hundred and no/100 dollars ($12,500.00) per year to one or more Schaumburg civic agencies.

Section 6. 6B Incentive Termination Provision**:** If Yamada does not comply with the requirements set forth in Sections 2 and 3, and/or does not comply with Sections 4 and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 6B Incentive for the Subject Property; and

B. The 6B Incentive will be terminated if Yamada ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 6B designation under the any of the following circumstances:

- Failure to file the required annual affidavit prior to the filing deadline;
- Failure to maintain the property in substantial compliance with all applicable local building, safety, and health codes and requirements;
- Failure to comply with the Class 6B requirements of substantial occupancy.

D. In return for receiving the Incentive classification for the subject property, Yamada stipulates and agrees that in the event of a termination, that it shall be personally liable for and shall reimburse to the County Collector an amount equal to the difference, if any, in the amount of taxes that would have been collected had the subject property been assessed without the Incentive classification and the amount of taxes actually billed and collected upon the subject property for the tax year in which the Incentive was revoked or cancelled during which the property was being assessed with the Incentive classification.

E. Failure of Yamada to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in person liability, which may be enforced against the owners of Yamada. If necessary, a Repayment Plan agreement could be established.

Section 7. Recitals. This Agreement shall be deemed dated and become effective on the date the last party executes this Agreement, as set forth below, which date shall be inserted on the first page hereof.

Section 8. Effective Date. This Agreement shall be deemed dated and become effective on the date the last party executes this Agreement, as set forth below, which date shall be inserted on the first page hereof.

DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND YAMADA AMERICA, INC. FOR THE APPROVAL OF A COOK COUNTY CLASS 6B REAL ESTATE TAX CLASSIFICATION
RENEWAL FOR 1050 ALBION AVENUE, SCHAUMBURG, ILLINOIS

VILLAGE OF SCHAUMBURG	**YAMADA AMERICA, INC.**
By: _____	By: _____
Tom Dailly, Village President	
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: Finance, Legal, Administrative, General Government Committee

FROM: Liz Dechant, Assistant Director of Economic Development

RE: Yamada America, Inc. 1050 Albion Avenue Development Agreement

DATE: April 20, 2026

Introduction

Please find a request from Yamada America, Inc. (the "Applicant") to amend the existing Redevelopment Agreement (RDA) for the Cook County Class 6B at 1000 Albion Avenue and 1050 Albion Avenue to reflect Yamada's purchase of the newly built 83,125 square foot industrial building at 1050 Albion Avenue (the "Subject Property") from current owner TLH Schaumburg IL, LLC. The Applicant is requesting to bifurcate the obligations of the RDA to be applied to them as to the Subject Property. The Village has drafted a new Development Agreement of the Subject Property to add clarity to the separation of the 6B property incentives for each property. The location of the Subject Property is shown below:



In 2001, the Daily Herald received a Cook County Class 6B tax incentive for the construction of the 160,000 square-foot property at 1000 Albion Avenue and received a Class 6B tax incentive renewal in 2013. In 2023, new property owners TLH Schaumburg IL, LLC moved Chicago Tribune Company's printing and packaging operations from 777 W. Grand Avenue in Chicago to

1000 Albion Avenue. TLH Schaumburg IL, LLC received a Class 6B tax incentive renewal for the property in 2023. The parcel was split into two separate Permanent Tax Index Numbers (PIN) for 1000 Albion (PIN 07-33-300-011-0000) and 1050 Albion Avenue (PIN 07-33-300-013-0000). They received a separate 6B for the new parcel at 1050 Albion. TLH Schaumburg IL, LLC spent $9.7M to construct the new 83,125 square-foot industrial building at 1050 Albion Avenue which was completed in 2025. The Subject Property is currently vacant, and Yamada America, Inc. would be the first owner and occupant.

The Yamada Corporation is a leading producer of industrial equipment including pneumatic pumping technology and air-powered double diaphragm pumps. Founded in 1905, they are headquartered in Tokyo, Japan with locations in The Netherlands, Shanghai, and Arlington Heights. Yamada America, Inc. is a wholly owned subsidiary of the Yamada Corporation that opened in 1986 in Arlington Heights. Yamada America, Inc. provides service and support for the North, Central, and South American markets through a highly trained network of distributors. They are proposing to relocate from their current 40,000 square-foot building at 955 East Algonquin Road in Arlington Heights to 1050 Albion Avenue in Schaumburg. They will use the new building for product training, research and development, engineering, and service and inventory maintenance.

With the Class 6B tax incentive, the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the Subject Property at 1050 Albion Avenue was billed $56,987.40 total in property taxes in the 2024 tax year.

Discussion

On October 24, 2023, the Village approved a Class 6B Incentive renewal at 1000 Albion with Resolution No. R-23-084 and a new Class 6B at the Subject Property with Resolution No. R-23-085 approving a plan to build a new construction building.

At the Subject Property, Yamada will provide at least 34 full-time employees (there may be other employees based out of the State of Illinois) and 7 part-time employees (working various hours during the week).

Sale of 1050 Albion Avenue is anticipated to be in May 2026 for $16,000,000. The Applicant is proposing to spend over $3,000,000 to make improvements to the Subject Property including a build-out of a 10,000 square foot office area. They anticipate a build-out in fall 2026 and move-in by summer 2027.

Yamada will contribute to one or more of the Schaumburg civic agencies, or their successors, in the minimum amount of $12,500 per year, approximately half of the required $25,000 contribution in the original RDA for 1000 Albion Avenue. To ensure the fulfillment of these criteria and the

future investment, staff will be following up annually with the applicant as it has been doing for all other 6B recipients.

Here is a proposed timeline for the project:

- Property acquired - **By May 20, 2026**
- Submit building permit applications for $3M renovation **- Summer 2026**
- Begin renovation - **Fall 2026**
- Complete renovation and staff occupy 1050 Albion Ave - **Summer 2027**

Below is a table showing the terms for the original development agreement for 1000 Albion, the obligations TLH has met as recently as December 2025, the new terms for 1050 Albion Ave Yamada is proposing, and the proposed amendment to the original RDA to 1000 Albion.

Terms	Original RDA Terms: 1000 Albion Ave	6B Compliance to Date (12/2025)	New Terms: 1050 Albion Ave	Amended RDA Terms: 1000 Albion Ave
Property Owners	TLH Schaumburg LLC	TLH Schaumburg LLC	Yamada America, Inc	TLH Schaumburg LLC
Civic Investment	$25,000 yearly	$25,000 yearly	$12,500 yearly	$12,500 yearly
Property Investment	$11M investment by 12/31/2026	$15.844 M total: $6.144M in 1000 Albion, $9.7M in 1050 Albion	$19M: $16M purchase, $3M renovation by 12/31/2029	$6.114M investment by 12/31/2026
Employment	50 additional FTE (for total of 145 FTE)	199 FTE	41 total (34 FTE, 7 PTE)	108 FTE

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Below is a breakdown of how the proposed improvements at 1050 Albion Avenue will impact the existing Property taxes:

	Current Valuation	Valuation With 6B and Improvements	Valuation Without 6B & Vacant
Fair Market Value (FMV)	$4,028,624	$14,250,000	$3,625,762
Assessment Value	25%	10%	10%
Assessed Value (AV)	$1,007,156	$1,425,000	$362,576
State Equalizer	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$3,057,222	$4,325,588	$1,100,600
Tax Rate	9.585675%	9.585675%	9.585675%
Tax Amount	$293,055	$414,637	$102,213

*Investment and discount rate only calculated for valuations with improvements. FMV is generated from the purchase price of the PIN incorporated with the application with the proposed improvements of $3 million at 75% discount rate.

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Over the life of the incentive, the applicant is expected to pay approximately $5.6 million in property taxes based on the 2024 State Equalizer of 3.0355 and 2024 Local Tax Rate of 9.585675%:

	Tax Assessment Level	Tax Amount	Total Tax Amount
Years 1-10	10%	$414,637	$4,146,368
Year 11	15%	$621,955	$621,955
Year 12	20%	$829,274	$829,274
Total Taxes w/ 6B			$5,597,596

The Schaumburg Business Development Commission reviewed the proposal at their April 13, 2026 meeting and recommends to the Finance, Legal, Administrative and General Government Committee approval of the new Development Agreement for Yamada America, Inc.

Recommendation

If the Finance, Legal, Administrative and General Government Committee concurs with the Schaumburg Business Development Commission's approval, they should recommend to the Village Board approval of the new Development Agreement for Yamada America, Inc.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the TIF Redevelopment Agreement for the Loeber Farm Development Between the Village of Schaumburg and Nitti Group, LLC
04/20/26
Finance Legal Administrative General Government

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Village of Schaumburg has drafted a Redevelopment Agreement with Nitti Group, LLC for the development of the approximately 33-acre Loeber Farm property located at the northwest corner of Meacham Road and Algonquin Road. The project is proposed to be annexed into the North Schaumburg Tax Increment Financing (TIF) Redevelopment Project Area, which was established in January 2014. The project will deliver 122 for-sale, owner- occupied residential units across two phases divided by Salt Creek. The South Phase will include rowhomes, townhomes, and village-style single family homes, while the North Phase will feature 30 single-family homes. The Village granted site plan approval and related zoning entitlements via Ordinance No. 26-007 on January 13, 2026. Nitti Group anticipates substantial completion of the project by December 31, 2029, with a total investment of approximately $83,000,000.

In support of the project, the Village is proposing public financial assistance of up to $4,855,000 in TIF-eligible reimbursements to offset extraordinary public improvement costs including a bridge over Salt Creek, offsite sanitary sewer and water, and a new sanitary lift station that would otherwise make the project financially infeasible. Upon completion, the project is expected to eliminate the blighting conditions that qualified the site for TIF designation, generate new construction employment, expand the Village's tax base, and contribute to the long-term economic vitality of the surrounding community.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve the TIF Redevelopment Agreement and resolution between the Village of Schaumburg and Nitti Group, LLC, and authorize execution of the TIF Redevelopment Agreement by the Village Manager and Village Clerk.

ATTACHMENTS:

- Memo to FLAGG for Loeber RDA 4_20_26.docx
- Resolution Authorizing Nitti Redevelopment Agreement 2026.docx
- RDA Nitti - 4.16.26.docx

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: Recommendation to Approve the TIF Redevelopment Agreement for the Loeber Farm Development Between the Village of Schaumburg and Nitti Group, LLC

DATE: April 20, 2026

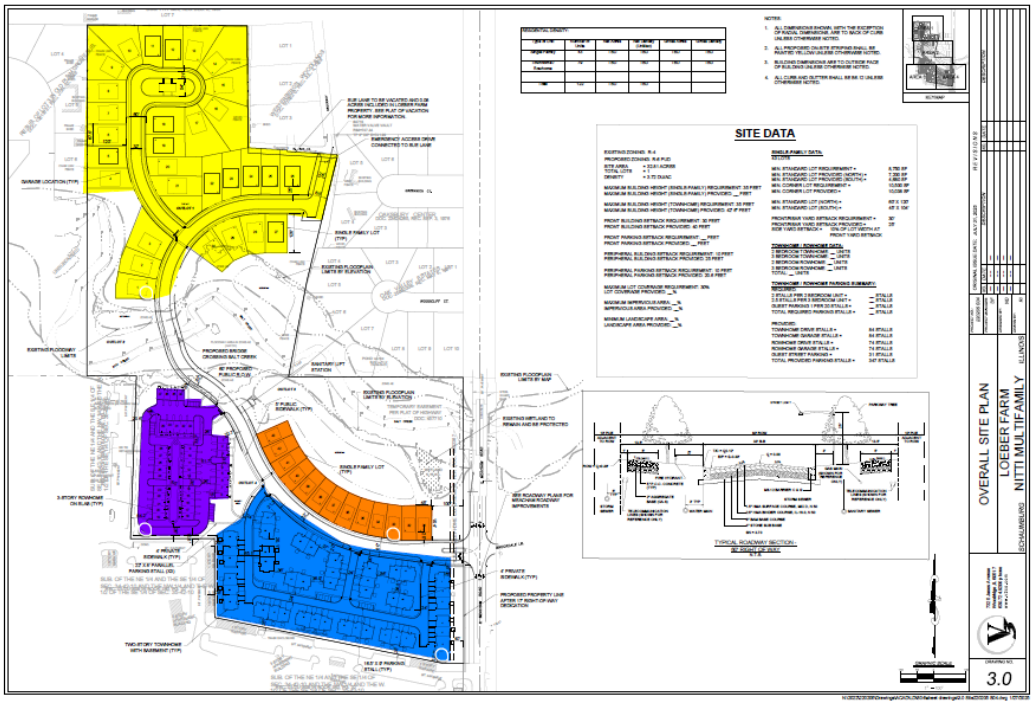
Introduction

The Village of Schaumburg has been approached by Nitti Group, LLC (Nitti) about expanding the North Schaumburg TIF District (TIF) to include the Loeber Farm property off Meacham Road to facilitate the residential development. Nitti is an experienced developer with projects throughout the Chicago suburbs. Nitti is completing the construction of the 149 single-family unit Summit Grove development in Schaumburg.

The TIF was created in 2014 and an amendment to the Redevelopment Plan has been developed that would adjust the TIF budget and include the Loeber Farm property and two other areas in the North Schaumburg TIF. Staff presented the TIF amendment to the Joint Review Board on March 16th and anticipates the Village Board approving the TIF Amendment on April 28th.

Discussion

Nitti is proposing 122 residential units on approximately 33 acres of the Loeber Farm property. The for-sale residential units would include 43 single-family detached units, 37 rowhouses, and 42 townhomes.



Illinois State Statute allows TIF revenues to be used only for certain types of expenditures. Since the purpose of a TIF district is to encourage development or redevelopment in areas of need, private sector firms are eligible to receive funding to offset the costs that generally fall into the following categories:

- Infrastructure improvements
- Land acquisition
- Site preparation
- Relocation costs
- Job training
- Bond financing

The attached TIF Term Sheet was approved in November 2025 that focused on TIF-eligible redevelopment costs that are extraordinary to this project and agreed to the following:

- Land Balancing and Bridge Work $1.8M
- Offsite Sanitary and Water Work $3.0M

The TIF Term Sheet provided the basis for the attached Redevelopment Agreement.

Nitti is looking to finalize the acquisition of the Loeber Farm in the next few months and proceed with construction in 2026. The total project costs for the Nitti development on the Loeber Farm are estimated to be $83,000,000. Nitti anticipates construction lasting three years and absorption of all 122 residential units in four years.

In support of the project, the Village is proposing public financial assistance of up to $4,855,000 in TIF-eligible reimbursements to offset extraordinary public improvement costs including a bridge over Salt Creek, offsite sanitary sewer and water, and a new sanitary lift station that would otherwise make the project financially infeasible. Upon completion, the project is expected to eliminate the blighting conditions that qualified the site for TIF designation, generate new construction employment, expand the Village's tax base, and contribute to the long-term economic vitality of the surrounding community.

SB Friedman is estimating approximately $17,000,000 in incremental property tax revenues over the remaining life of the North Schaumburg TIF from this development. This is based upon Nitti’s sales schedule and timing with development beginning in 2026 and sales starting at the end of 2026.

TIF assistance would be paid monthly with appropriate documentation including bills, contracts, invoices, lien waivers and other evidence. Nitti will be required to dedicate and convey public improvements to the Village in a timely manner.

The Schaumburg Business Development Commission is supportive of the Redevelopment Agreement.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve the TIF Redevelopment Agreement and resolution between the Village of Schaumburg and Nitti Group, LLC, and authorize execution of the TIF Redevelopment Agreement by the Village Manager and Village Clerk.

RESOLUTION NO. 26- _____

RESOLUTION AUTHORIZING THE VILLAGE MANAGER AND VILLAGE CLERK TO EXECUTE A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF SCHAUMBURG AND NITTI GROUP, LLC

WHEREAS, the corporate authorities of the Village of Schaumburg wish to execute a Redevelopment Agreement between the Village of Schaumburg and Nitti Group, LLC; and

WHEREAS, the corporate authorities have received the Redevelopment Agreement which is attached hereto; and

WHEREAS, the corporate authorities find that the Redevelopment Agreement furthers the goals of the North Schaumburg Redevelopment Plan and Project; and

WHEREAS, the corporate authorities find that it is in the best interests of the Village of Schaumburg to execute the Redevelopment Agreement.

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 be and hereby are authorized to execute and attest the attached Redevelopment Agreement between the Village of Schaumburg, and Nitti Group, LLC.

SECTION TWO: That the Village Manager is authorized to undertake any and all actions as may be required to implement the provisions of the agreement.

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

REDEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF SCHAUMBURG,

AND

NITTI GROUP, LLC

Dated as of_____ , 2026

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REDEVELOPMENT AGREEMENT

This **REDEVELOPMENT AGREEMENT** (the "Agreement"), entered into this __ Day of_____, 2026 (the "Effective Date"), by and between the **Village of Schaumburg**, Cook and DuPage Counties, Illinois, an Illinois municipal corporation (the "Village"), and **Nitti Group, LLC**, an Illinois limited liability company authorized to conduct business in the State of Illinois (the "Developer"),

W I T N ES S E TH

WHEREAS, the Village is a home-rule unit of local government organized under the 1970 Constitution of the State, and the laws of the State, and as such has authority to promote the health, safety and welfare of the Village and its citizens, to encourage private investment in industry, business, and housing in order to enhance the tax base of the Village, to ameliorate blight, and to enter into contractual agreements with third persons to achieve these purposes; and

WHEREAS, the Village has identified certain areas within its municipal boundaries where there is a need for economic assistance in order to address the extraordinary measures which must be undertaken to accomplish redevelopment and induce private investment; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the "TIF Act"), the President and Board of Trustees of the Village (collectively, the "Corporate Authorities") are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a

"conservation area" as defined in Section 11.74.4-3(a) of the TIF Act, 65 ILCS 5/11-74.4-3(a); and

WHEREAS, pursuant to its powers and in accordance with the requirements of the TIF Act, the Corporate Authorities authorized surveys and analyses to assess the conditions of an area consisting of approximately one thousand eighty six (1,086) acres designated as the North Schaumburg Redevelopment Project Area (the "Redevelopment Project Area") to determine if the Redevelopment Project Area qualified as a "conservation area" under the TIF Act and, upon confirmation of the qualifications of the Redevelopment Project Area as a conservation area under the TIF Act, the Corporate Authorities authorized the preparation of a redevelopment plan setting forth a land use plan, the goals and objectives for the Redevelopment Project Area, a summary of estimated redevelopment project costs, and such other findings, summary of conditions and statements as required by the TIF Act (the "Redevelopment Plan"); and

WHEREAS, on January 14, 2014, the Corporate Authorities, after giving all notices and conducting all meetings and hearings required by the TIF Act, adopted the following ordinances:

(1) Ordinance No. 14-011, approving the Redevelopment Plan for the Redevelopment Project Area;

(2) Ordinance No. 14-012, designating the Redevelopment Project Area pursuant to the TIF Act; and

(3) Ordinance No. 14-013, adopting the TIF Act and tax increment financing for the Redevelopment Project Area (Ordinance No. 14-011, Ordinance No. 14-012, and Ordinance No. 14-013 are, collectively, the "TIF Ordinances"); and

WHEREAS, on June 23, 2015, the Corporate Authorities adopted Ordinance No. 15-051, deleting unincorporated areas from the Redevelopment Project Area that were inadvertently included in the Redevelopment Project Area at the time the TIF Ordinances were adopted; and

WHEREAS, Developers intend to develop the Subject Property, which is further defined in Section 1.2 and is an approximately 33-acre parcel of land located at the northwest corner of Meacham Road and Algonquin Road; and

WHEREAS, the Subject Property is located in the Redevelopment Project Area, is now known as the "Loeber Farm Property," and is generally depicted in and legally described in the Plat of Subdivision, attached hereto and made a part hereof as *Exhibit A* ; and

WHEREAS, on January 13, 2026, the Village approved Ordinance No. 26-007 granting a Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ration Variation and Building Height Credit for Loeber Farm Development (2014 N Meacham Road – Z2503-03); and

WHEREAS, Developers have advised the Village that (i) the Project will bring additional residents and economic activity to the Village, (ii) Developers intend to substantially complete the Project on or before December 31, 2029, and (iii) based on the budget that it provided to the Village for all of the undertakings required in conjunction with the completion of the Project, Developers estimate that a total of approximately Eighty-Three Million and No/100 Dollars ($83,000,000.00) will be invested to complete the development as set forth in the budget in *Exhibit C*, attached hereto and made a part hereof; and

WHEREAS, the Corporate Authorities have investigated the benefits to be derived from the Project upon their respective completion and have determined that the Project, when completed, will eliminate the factors which qualified the Subject Property to be included in the

Redevelopment Project Area, shall create new job opportunities with the construction, shall foster increased economic activities throughout the Village, shall increase the tax base of the Village and all affected taxing districts, and shall advance the health, safety, and welfare of all residents of the Village; and

WHEREAS, Developers have requested financial assistance from the Village without which they could not proceed due to the extraordinary costs to be incurred, to redevelop and reconfigure the Subject Property to accommodate the Project; and

WHEREAS, the Corporate Authorities have received the estimated budget for the Project, and have reviewed the substantial investment required by Developers to proceed and complete the Project, and have determined that financial assistance provided pursuant to the TIF Act, Section 8-1-2.5 of the Illinois Municipal Code, 65 ILCS 5/8-1-2.5, and the Village's home rule authority would be in the best interests of the residents of the Village, as the Project is in furtherance of the Redevelopment Plan for the Redevelopment Project Area, subject to the terms and conditions as hereinafter set forth; and

NOW, **THEREFORE**, for and in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village, Owner, and Developers hereby agree as follows:

ARTICLE I - RECITALS AND DEFINITIONS

Section 1.1. Recitals Part of Agreement. The representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully restated in this Article I.

Section 1.2. Definitions. For the purposes of this Agreement, unless the context clearly requires otherwise, words and terms used in this Agreement shall have the meanings provided from place to place herein, and as follows:

"Affiliate" means, as to a Person (i) any other Person that, directly or indirectly, is in Control of, is Controlled by, or is under common Control with, such first Person or (ii) any other Person in which the majority equity interest is, directly or indirectly, owned by a Person that also has a majority equity interest in the first Person.

"Approved Eligible Costs" is defined in Section 3.2.

"Area-Wide Incremental Taxes" means all Incremental Taxes generated by the Redevelopment Project Area, except for the Developer Note Pledged Incremental Taxes, that are actually received by the Village in a calendar year.

"Change in Law" means the occurrence, after the Effective Date, of an event described below in this definition that materially changes the costs or ability of a Party to carry out its obligations under this Agreement and such event is not caused by the Party relying thereon:

Change in Law means any of the following: (1) the enactment, adoption, promulgation or modification of any federal, State or local law, ordinance, code, rule or regulation; (2) the order or judgment of any federal or State court, administrative agency or other governmental body; or (3) the adoption, promulgation, modification or interpretation in writing of a written guideline or policy statement by a governmental agency. Change in Law, for purposes of this Agreement, shall also include the imposition of any conditions on, or delays in, the issuance or renewal of any governmental license, approval or permit (or the suspension, termination, interruption, revocation, modification, denial or failure of issuance or renewal thereof) necessary for the undertaking of the actions to be performed under this Agreement.

"Control" means the possession by a Person, directly or indirectly, of the power to direct or cause the direction of the management, activities, and policies of another Person (even if such power is subject to, or becomes subject to, the right of other equity holders to exercise (i) veto rights over major decisions, (ii) removal rights upon a material default in the Controlling Person's obligations, or (iii) a forced sale or purchase right upon the occurrence of specified events), whether through the ability to exercise voting power, by contract or otherwise. "Controlled" and "Controlling" each have the meanings correlative thereto.

"Corporate Authorities" means the President and Board of Trustees of the Village of Schaumburg, Illinois.

"Day" means a calendar day.

"Effective Date" means the date on which this Agreement has been approved and executed by all Parties, with said date being inserted in the opening paragraph of this Agreement.

"Eligible Costs" mean and include only Developer's costs of the Project which are included both in the definition of "redevelopment project costs" in Section 5/11-74.4-3(q) of the TIF Act, 65 ILCS 5/11-74.4-3(q), as amended from time to time, and in the table in *Exhibit C*, titled "Table of Project Eligible Costs." Eligible Costs do not include costs that are not listed in the Table of Project Eligible Costs, even if such other costs are "redevelopment project costs" under the TIF Act. The estimated amounts for each category of Eligible Costs identified in the Table of Project Eligible Costs are for illustrative purposes only. If Developer incurs Eligible Costs within a category identified in the Table of Project Eligible Costs that exceed the estimated amount for that category, the excess amount incurred is eligible for reimbursement as an Eligible Cost, subject to the overall Four Million Eight Hundred Fifty Five Thousand and No/100 Dollars ($4,855,000.00) cap for reimbursement of Eligible Costs, as provided in Section 3.1.A;

provided, however, that if Developer incurs professional service costs in excess of the amount estimated on the Table of Project Eligible Costs, any such excess amount shall not be eligible for reimbursement as an Eligible Cost.

"Incremental Taxes" means that portion of the *ad valorem* real estate taxes, if any, arising from the taxes levied upon real property within the Redevelopment Project Area, which taxes are actually collected by the Village and which are attributable to the increase in the equalized assessed valuation ("EAV") of such real property, or a portion thereof referenced in this Agreement from time to time, over and above the base EAV of such real property at the time of the formation of the Redevelopment Project Area, all as determined by the County Clerk of the County of Cook, Illinois, pursuant to and in accordance with the TIF Act, the TIF Ordinances and this Agreement.

"Party / Parties" means the Village, Owner, and/or Developers, individually/collectively, and their respective successors and/or assigns as permitted herein, as the context requires.

"Person" means any corporation, partnership, natural person, joint venture, limited liability company, trust, estate, association, business, enterprise, proprietorship, government or any bureau, department or agency thereof, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, authorized assign, or fiduciary acting on behalf of any of the above.

"Public Improvements" means (i) the Public Streets, and (ii) any other structure or improvement that will be dedicated or otherwise conveyed to the Village, which dedication or conveyance will be made as provided in Section 4.2.

"Public Streets" means the following improvements located within the areas depicted on the Subdivision Plat as public streets, with specific street names to be determined at a later date: street pavement, sidewalks, walking paths, carriage walks, bicycle lanes, medians, traffic control improvements (except as set forth in the next sentence), lighting, landscaping, planters, benches, seating areas, and other streetscape improvements, and stormwater improvements. Public Streets do not include Public Improvements such as potable water and sanitary sewer facilities (but, as described above, does include stormwater improvements), or electric, telecommunication, or similar utilities, that are constructed within such areas.

"Qualified Institutional Buyer" means an entity defined by Rule 144A of the Securities Act of 1933.

"State" means the State of Illinois.

"Subject Property" means Lots 1 – 122 and Outlots 1 – 5 depicted on the Plat of Subdivision.

"Taxing District Payments" means payments that are required to be paid to a school district or a library district, under Sections 11-74.4-3(q)(7.5) or 11-74.4-3(q)(7.7) of the TIF Act, for assisted housing units located within the Redevelopment Project Area.

"Tax-Exempt Costs" means Eligible Costs that (i) are incurred by Developers with respect to property owned by the Village, or which shall become owned by the Village pursuant to this Agreement or as a result of Project, whether in fee title or as dedicated right-of-way and (ii) are for capital expenditures that do not result in private business use under Section 141 of the Internal Revenue Code and the Treasury Regulations thereunder; and the amount of Tax-Exempt Costs shall be no greater than the lesser of (a) the allocation of Approved Eligible Costs to the costs of the property solely owned, controlled, operated, managed by the Village and to which no non-State or local government unit has any special legal entitlement with respect to such property and included as part of Project and (b) the fair market value of the property to be conveyed to the Village after improvement and construction, regardless of whether the improvements are paid by the Village to Developers as reimbursement of specific Eligible Costs.

"TIF Ordinances" is defined in the recitals to this Agreement.

"Development Schedule" means the phased schedule of construction milestones for the Project, including without limitation milestones for the commencement and completion of the bridge crossing, potable water improvements, sanitary sewer improvements, and each phase of residential construction, attached hereto and made a part hereof as Exhibit E. The Development Schedule shall be agreed upon by the Parties and attached prior to execution of this Agreement and may be extended only to account for Uncontrollable Circumstances as provided herein.

"Uncontrollable Circumstance" means any event which:

(i) is beyond the reasonable control of and is not caused by the Party claiming an Uncontrollable Circumstance; and

(ii) is one or more of the following events with regard to Project:

a. a Change in Law;

b. insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, fire, nuclear incident, war or naval blockade;

c. epidemic, pandemic, or quarantine;

d. hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary or ordinary weather conditions or other similar act of God;

e. governmental condemnation or taking;

f. strikes or labor disputes, or work stoppages not initiated by Owner or Developers;

g. unreasonable delay in the issuance of building or other permits or approvals by the Village or other governmental authorities having jurisdiction other than the Village;

h. shortage or unavailability of essential materials, which materially change the ability of the Party relying thereon to carry out its obligations under this Agreement;

i. unknown or unforeseeable geo-technical or environmental conditions;

j. major environmental disturbances;

k. vandalism; or

l. terrorist acts.

Uncontrollable Circumstance shall not include: economic hardship; unavailability of materials (except as described in subsection (ii)h. above); or a failure of performance by a

contractor (except as caused by events which are Uncontrollable Circumstances as to the contractor).

For each Day that the Village, Owner, or a Developer is delayed in its performance under this Agreement by an Uncontrollable Circumstance, provided that Notice is provided pursuant to Section 6.2 and delivered 30 Days after such Uncontrollable Circumstance occurs, the dates set forth in this Agreement shall be extended by one Day.

ARTICLE II - OBLIGATIONS OF OWNER AND DEVELOPERS

Section 2.1. Ongoing Obligations.

A. Available Funds. The Developer shall cause funds to be available to complete the Project.

B. Permits. Owner and Developer shall obtain all approvals and permits necessary for the completion of the Project completed by Developers, as required by the Village and any other agency or unit of government having jurisdiction over the Subject Property, including but not limited to any required zoning approvals, development approvals, subdivision approvals, demolition permits, building permits and utility connection permits, as required by the Village Laws (as defined in Section 2.1.H).

C. Intended Investment. Developer has submitted a detailed budget for all of the undertakings required in conjunction with the development and construction of the Project, and Developer intend and estimate that Eighty-Three Million and No/100 Dollars ($83,000,000.00) will be invested in the Subject Property as set forth in the Budget in *Exhibit C*.

D. Village Laws. Developers shall develop in accordance with the terms of this Agreement and, except as provided by this Agreement, in accordance with the applicable codes, ordinances, rules and regulations of the Village (the "Village Laws").

E. Records. During the term of this Agreement, the Developer shall make available, or cause to be made available, to the Village during regular business hours the invoice and payment records of the Project pertaining to the costs expended in connection with construction of all components of the Project, when completed, upon not less than fourteen (14) Days prior written notice from the Village to Developer of its election to inspect such invoice and payment records.

F. Real Estate Tax Bills. Owner shall deliver to the Village copies of the real estate tax bills for the Subject Property, commencing with real estate tax bills payable in 2026 and each year thereafter during the term of this Agreement and proof of payment in full.

Section 2.2. Ongoing Compliance. It is understood and agreed that any and all obligations of the Village pursuant to this Agreement shall be contingent upon compliance by Developer and Owner with all of their material obligations under this Agreement; however (i) the Village is excused from performance only if Developer or Owner is in default under Section 6.8.D and (ii) in the event of a default by Owner or a Developer, and if the Developer Note has been sold to a Developer Note Purchaser, the Village may not, as a remedy for such default, delay or withhold the payment of principal and interest on the Developer Note.

Section 2.3. No Requests for Additional Assistance. Owner and Developers do not intend to make any additional requests for Village financial assistance for the Project, unless the Village or other governmental agency, by a Change in Law or otherwise, directly or indirectly changes (i) the scope of the Project, resulting in a substantially increased cost or (ii) the rights

provided under this Agreement. The Village may review, deny, or approve any such request in its sole and absolute discretion.

ARTICLE III - PAYMENT OF ELIGIBLE COSTS

Section 3.1. Reimbursement.

A. Payments of Village Funds. The Village shall provide Developer with public financial assistance in an amount not to exceed Four Million Eight Hundred Fifty Five Thousand and No/100 Dollars ($4,855,000.00) for a portion of the Eligible Costs incurred by Developer, in accordance with and subject to the terms and conditions in this Agreement (the "Village Funds"). The Village shall make monthly payments to Developer, to reimburse Developer for Approved Eligible Costs (as defined in Section 3.2) that are hereinafter sometimes individually referred to as a "Payment" and collectively as the "Payments." Notwithstanding the foregoing, ten percent (10%) of each Payment otherwise due and payable to Developer (the "Holdback Amount") shall be withheld by the Village from each such Payment and shall not be released to Developer until (i) the Village has accepted all Public Improvements, including without limitation the bridge crossing, potable water, and sanitary sewer improvements, in accordance with Section 4.1, and (ii) Developer has delivered to the Village a bill of sale for all such Public Improvements in form and substance reasonably acceptable to the Village. Upon satisfaction of conditions (i) and (ii) above, the Village shall release the aggregate Holdback Amount to Developer within thirty (30) Days.

B. Reimbursements. At any time after the Village issues building permits for the Project and TIF approved eligible costs ("Approved Eligible Costs") are completed, the Developer may submit to the Village the Request for Reimbursement as set forth in Section 3.2.

Section 3.2. Procedure for Reimbursement of Approved Eligible Costs. To establish a right of reimbursement for Eligible Costs under this Agreement, Developer shall submit to the

Village Manager a written statement requesting that payment be made to Developer in the form attached to this Agreement as *Exhibit D* and made a part hereof (a "Request for Reimbursement") setting forth (i) the name of the Developer to be reimbursed, (ii) the amount of Eligible Costs for which reimbursement is requested, and (iii) the specific Eligible Costs for which reimbursement is sought. Each Request for Reimbursement may be submitted no more frequently than every thirty (30) Days and shall be accompanied by such bills, contracts, invoices, lien waivers provided by contractors of Developer, as the case may be, or other evidence as the Village Manager shall reasonably require to establish that Developer has incurred Eligible Costs subject to reimbursement under this Agreement. Each Request for Reimbursement shall also be accompanied by a written certification executed by Developer's licensed architect or engineer of record (a "Completion Percentage Certification"), setting forth: (a) the percentage of the total Public Improvements that have been completed as of the date of such Request for Reimbursement; and (b) a representation that the aggregate amount of Village Funds requested to date (including the current Request for Reimbursement, net of the applicable Holdback Amounts) does not exceed the product of (i) the total Village Funds available under Section 3.1.A multiplied by (ii) such percentage of completion. The Village Manager shall not approve any Request for Reimbursement, and no Payment shall be due, to the extent that the disbursement would cause the cumulative Payments to exceed the percentage-of-completion limit described in the preceding sentence. The Village Manager shall have thirty (30) Days after receipt of any Request for Reimbursement to send Developer a written notice (i) stating whether the Village Manager approves or disapproves the Eligible Costs identified in such Request for Reimbursement, (ii) identifying the approved Eligible Costs, (iii) stating whether the Approved Eligible Costs will be reimbursed, and (iv) if any Eligible Costs are disapproved, identifying the disapproved Eligible Costs ("Disapproved Eligible Costs") and providing a detailed explanation

as to why the Village Manager did not approve such Disapproved Eligible Costs. The only reasons for the Village Manager's disapproval of an Eligible Cost shall be: (i) that such Eligible Cost is not a "redevelopment project cost" under the TIF Act, (ii) that the purported Eligible Cost is not covered by the definition of Eligible Cost as set forth in Section 1.2 hereof, (iii) that the Eligible Cost was not incurred, (iv) the item to which the Eligible cost pertains has not been completed in accordance with this Agreement,

(v) the amount of the Disapproved Eligible Cost is not commercially reasonable, provided that any and all Eligible Costs incurred through a competitive selection process, and any and all Eligible Costs substantially similar to costs incurred by Developer, or other developers in similar projects elsewhere in the Chicagoland metropolitan area as proven by Developer, shall be deemed to be commercially reasonable, or (vi) that Developer is not in compliance with its obligations in Article II of this Agreement. The Parties acknowledge that the approval of Approved Eligible Costs and qualification for reimbursement under this Agreement are subject to the TIF Act and all Changes in Law affecting the TIF Act both before and after the Effective Date (if and only if such Changes in Law are specifically and retroactively binding on prior redevelopment agreements). The Village has no obligation to Developer to attempt to modify any such Change in Law, but shall cooperate with and assist Developer in obtaining approval of Eligible Costs and the preservation of any rights and remedies provided herein which are adversely affected by such Change in Law. Further, in the event of a Change in Law that eliminates or reduces the Village's ability to make a Payment as provided in this Agreement, the Parties will cooperate with each other to accomplish the intent of this Agreement and to satisfy Developer's reasonable expectations as of the Effective Date, which cooperation will include without limitation utilizing any Change in Law that approves or provides for a replacement tax or replacement fund as a substitute for Incremental Taxes, with the mutual goal of having the Village make the Payments in the amounts and at the times provided for in this Agreement.

ARTICLE IV – OWNER'S AND DEVELOPERS' DEVELOPMENT RIGHTS

Section 4.1. Dedication and Conveyance of Public Improvements to Village. Upon completion of construction of a Public Improvement, the Developer shall formally request by letter that the Village accept such Developer's dedication and conveyance of the Public Improvement to the Village. If (i) a Public Improvement identified in such a letter has been completed in accordance with the standards set forth and agreed to by the Parties, (ii) Developer is in compliance with applicable laws, including Section 151.16 of the "Subdivision and Land Development Ordinance of the Village of Schaumburg, Illinois," (located in Chapter 151 of Title 15 of the Schaumburg Village Code, then the Village shall accept such Public Improvement and, following such acceptance, the Village shall own and shall be responsible for maintaining, repairing, and replacing such Public Improvement.

Section 4.2 Village Cooperation. The Village shall cooperate with Owner and Developer in their efforts to obtain approvals and permits for the Project and with respect to the Village approvals required for the additional requirements set forth in Section 2.1.C.

ARTICLE V – OWNER'S AND DEVELOPERS' REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 5.1. Representations, Warranties and Covenants. Developer and Owner represents, warrants and covenants that, except as provided below, as of the Effective Date, and during the term, of this Agreement:

A. Good Standing. It (i) is an Illinois limited liability company, validly existing and in good standing under the laws of the state of its incorporation/creation and is fully authorized and qualified to do business in the State and shall continue to be validly existing and in good standing under the law of any state in which it is incorporated/created, and it shall continue to

be authorized and qualified to do business in the State during the term of this Agreement, regardless of its state of incorporation/creation, (ii) has all power and authority to carry on its business, and (iii) is qualified to do business and is in good standing in each jurisdiction where the failure to be so qualified would have a materially adverse effect on its ability to perform its obligations under this Agreement.

B. Authority. It has all requisite power, authority and capacity to enter into this Agreement and to carry out the transactions contemplated hereby. Further, the execution, delivery and performance by it of this Agreement and the documents contemplated hereby and the consummation by it of the transactions contemplated hereby, have been duly and validly authorized and all requisite action has been taken to make this Agreement a valid and binding obligation of it, enforceable against it in accordance with its terms.

C. No Default. Delivery and performance of this Agreement by it, and the consummation by it of the transactions contemplated hereby, do not and shall not contravene or constitute a default under or give rise to right of termination, cancellation, acceleration or material modification of any right or obligation of it under any provision of any applicable law or regulation, its articles of organization or bylaws, any agreement, contract, plan, lease, arrangement or commitment, or any judgment, injunction, order, decree, administrative interpretation, award or other instrument to which it is a party or by which it may be bound.

D. No Litigation. To its knowledge, there are no actions, suits, proceedings or investigations pending or threatened, which would have a material and adverse impact on its business, against or affecting it or any of its assets, at law or in equity, or before or by any federal, state, municipal or other governmental department, commission, board or agency, domestic or foreign. It is not operating its business under or subject to, nor is it in default with respect to, any order, writ, injunction or decree of any court or federal, state, municipal or

other governmental department, commission, board or agency, domestic or foreign, and, to its knowledge, it (i) has not been charged or threatened with a charge or violation with respect to possible violation of any provision of any federal, state or local law or administrative ruling or regulation relating to it or any of its assets, which would have a material and adverse impact on its business and (ii) it is not under investigation regarding any such charge or violation.

E. Compliance with Laws. It has conducted, and is conducting, its business in compliance with all applicable laws, regulation or requirements of each jurisdiction, whether federal, state or local, in which its business is conducted.

F. No Misrepresentation. To its current, actual knowledge and belief as of the Effective Date, no representation of any fact by it in this Agreement or in any written statement, exhibit, schedule, certificate, document, or instrument provided to the Village pursuant to this Agreement and in connection with the transactions contemplated by this Agreement contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements therein not misleading. Financial estimates and projections provided by it are not deemed to be representations of facts.

G. No Conflict of Interest. To its current, actual knowledge, no official, officer or employee of the Village, or any commission or committee exercising authority over the Project, or any consultant hired by the Village or by it with respect thereto, owns or controls, or has owned or controlled, any interests, direct or indirect, in its business, the Project, or the Subject Property.

H. Compliance with Laws and Agreement. It agrees to comply with all federal, state and local laws pertaining to the Project and the obligations of the Village pursuant to this Agreement are contingent upon compliance and satisfaction of all of its material obligations hereunder.

Section 5.2. Accuracy of Representations, Warranties and Covenants. All of its warranties, representations, and covenants contained in Section 5.1 shall be true, accurate and

complete at the time of its execution of this Agreement.

ARTICLE VI - GENERAL PROVISIONS

Section 6.1. Term. The term of this Agreement shall commence on the Effective Date and end upon the later of (i) the end of the Developer Note Term and (ii) the completion by the Parties' of all of their present and future obligations under this Agreement.

Section 6.2. Notice. All notices, demands, requests and other communications, required or permitted under this Agreement ("Notices") shall be in writing and shall be deemed properly served when delivered by hand to the Party to whose attention it is directed or when received, if sent by an overnight carrier such as Federal Express. Notices shall be delivered to the following addresses:

Village:	Village of Schaumburg 101 Schaumburg Court Schaumburg, Illinois 60193 Attn: Village Manager
With a copy to:	Klein, Thorpe & Jenkins, Ltd. 20 N. Wacker Drive, Suite 1660 Chicago, Illinois 60606 Attn: Lance Malina / Howard Jablecki
Owner/Developers	Nitti Group, LLC 132 N. York Street, Suite 2F Elmhurst, IL 60126 Attention: Nico Nitti

With a copy to: Robbins Schwartz
180 N. LaSalle Street, Suite 3600
Chicago, IL 60601
Attention: Ken Florey

or at any such other address or to such other Party, which any Party entitled to receive notice hereunder, designates to the other in writing, in accordance with the foregoing Notice provisions. Notices may be given by a Party or said Party's attorney as identified above. A Notice sent by a means not listed in this Section will still be valid if it is actually received by a Party.

Section 6.3. No Discrimination. Owner and Developers each, for itself and its successors and assigns under this Agreement, agrees that, in the development and construction on the Subject Property and in the operation of its business, it (i) shall not unlawfully discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin; (ii) shall hire applicants and treat employees in connection with the completion of the Project in a manner that does not unlawfully discriminate based upon race, creed, color, religion, sex or national origin, with respect to all aspects of employment, including but not be limited to, the following: employment upgrading, demotion or transfer; recruitment or recruitment advertising and solicitations or advertisements for employees; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship; (iii) shall post in conspicuous places, available to employees and applicants for employment, notices, which may be provided by the Village, setting forth the provisions of this nondiscrimination clause; and (iv) comply with all applicable laws regarding rate of pay or other forms of compensation. ***Section 6.4. Assignment.*** This Agreement may not be assigned by Owner or any Developer without the prior written consent of the Village, which consent shall not be unreasonably withheld, conditioned or delayed. An assignment shall

be considered reasonable if (i) it is made to another entity that has demonstrated to the Village that it (a) has substantial experience developing projects similar to the portion or portions of the Project that such entity intends to undertake, (b) has the financial capability to complete the portion or portions of the Project that such entity intends to undertake, and (c) has a commitment from a surety, financial institution, or other guarantor to provide any performance security generally required by the Village Laws, (ii) it is an assignment or pledge of rights under this Agreement as collateral to any lender providing financing for any portion of the Project, or (iii) it is an assignment to an Affiliate of Developer or Owner.

Section 6.5. Successors and Assigns. The terms, conditions and covenants set forth in the Agreement or otherwise attaching by operation of law shall extend to, be binding upon, inure to the benefit of the respective successors and permitted assigns of the Village, Owner, and Developers. This Agreement does not run with the land.

Section 6.6. Waiver. Any delay by a Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way, it being the intent of this provision that such Party should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedies provided in this Agreement because of concepts of waiver, laches or otherwise. No waiver of any provision or condition of this Agreement by any Party shall be valid unless in writing and signed by such Party making the waiver. No waiver shall be deemed a waiver of any other similar provision or of any future event, act or default. Any provision, condition, or term hereof established primarily for the benefit of one Party hereto may be waived by such Party with or without notice, which waiver may be made retroactively.

Section 6.7. Severability. In the event that any provision of this Agreement shall be finally adjudicated invalid and unenforceable, in whole or in part, or shall cause this Agreement

to be unenforceable, in whole or in part, such provisions shall be limited and modified to the extent necessary to render the same and the remainder of this Agreement valid and enforceable, or, if they cannot be so limited or modified, shall be excised from this Agreement, all as circumstances require, to preserve the validity and enforceability of the remainder of this Agreement and this Agreement shall be construed as if said provision *ab initio* has been incorporated herein as so limited, modified, or excised, as the case may be.

Section 6.8. Enforceability of the Redevelopment Agreement; Defaults; Remedies.

A. Enforcement Rights. This Agreement shall be enforceable by either Party by an appropriate action at law or in equity to secure the performance of the provisions and covenants herein set forth.

B. Specific Performance. Any breach of any material representation or material term of this Agreement by any Party shall entitle the non-breaching Party to seek the remedy of specific performance in addition to any other remedy available at law in equity.

C. Set-Off. If a Developer violates any local, State or Federal law which has resulted in a final, non-appealable judicial determination and the assessment of a fine, fees or costs against such Developer, and Developer has not paid such fine, fees, or costs prior to a Payment that is otherwise due to it, then, following such final, non-appealable judicial determination, the Village may withhold from the Payment the amount of the fine, fees or costs, until such fines, fees and costs have been paid, after which the Village shall release and pay such withheld portion of the Payment within a reasonable time thereafter. However, in such an event, the Village may not withhold the amount of any such fine, fees, or costs from any payment of principal or interest on the Developer Note.

D. Default. No failure to comply with this Agreement will be deemed a default of this Agreement or a basis for an action or lawsuit, unless written notice of such failure has been

provided to the breaching Party (and to the Developer Note Purchaser) describing the nature of the alleged default, and said Party has had a thirty (30) Day period in which to cure the alleged default. A non-monetary failure under this Agreement shall not be deemed to be a default of this Agreement, if it is not capable of being cured within such thirty (30) Day period and; provided, however, that Developer's failure to meet any milestone set forth in the Development Schedule attached hereto as Exhibit E (the "Development Schedule") shall constitute a "Schedule Default." In the event of a Schedule Default: (i) the Village shall provide written notice to Developer (and the Developer Note Purchaser) identifying the missed milestone and specifying the nature of the Schedule Default; (ii) Developer shall have thirty (30) Days after receipt of such notice to cure the Schedule Default or, if such Schedule Default is not capable of being cured within thirty (30) Days, to provide the Village with a written remediation plan acceptable to the Village Manager in his or her reasonable discretion, setting forth the steps Developer will take to achieve compliance with the Development Schedule; and (iii) if Developer fails to cure the Schedule Default or to submit an acceptable remediation plan within such thirty (30) Day period, or if Developer fails to diligently implement an approved remediation plan within the timeframe set forth therein, the Village shall have the right, at its election, to (A) suspend any further Payments until the Schedule Default is cured, and/or (B) terminate this Agreement upon thirty (30) Days' additional written notice to Developer, in which event all obligations of the Village to make further Payments shall immediately cease. A Schedule Default shall be treated as a separate and independent basis for default and termination under this Section 6.8.D, and the non-monetary cure provisions of this Section 6.8.D shall not operate to extend the cure period for a Schedule Default beyond the timeframes expressly set forth herein the Party in violation has instituted, is diligently pursuing, and continues to diligently pursue to completion appropriate measures to remove or remedy the failure. In case a Party shall have proceeded to enforce its rights under

this Agreement and such proceedings shall have been discontinued or abandoned for any reason, then, and in every such case, the Parties shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Village, Owner, and Developers shall continue as though no such proceedings had been taken.

E. Cumulative Remedies; No Waiver. All remedies provided for in this Agreement are cumulative and the election or use of any particular remedy by any of the Parties shall not preclude that Party from pursuing such other or additional relief as it may be entitled to either in law or in equity. Notwithstanding anything herein to the contrary, the Village does not waive its right to use its police powers in any manner that does not conflict with this Agreement and may do so at any time.

F. Venue. In the event any action is brought arising from a breach of this Agreement or to enforce any provision of this Agreement, venue shall lie in the Circuit Court of Cook County, Illinois, and the Prevailing Party (as defined below) in such action shall be entitled to recover its costs, expenses and reasonable attorneys' fees from the breaching Party. For purposes of this Agreement, the term "Prevailing Party" shall mean the Party that obtains substantially the relief sought in any such action.

G. Limit on Damages. In no event shall any Party be liable to the other Parties for any consequential, special, indirect, incidental, or punitive damages suffered as a result of a default under this Agreement.

Section 6.9. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State, without regard to Illinois' conflict of laws rules.

Section 6.10. Entire Agreement; Amendments; Conflict. This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between Owner and Developers, on one hand, and the Village, on the other hand, relative to property tax increment

incentives for Project, and there are no promises, agreements, conditions or understandings, either oral or written, expressed or implied, between the Parties hereto, other than those which are herein set forth. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon them, unless in writing and signed by all Parties. In the event any of the terms of this Agreement conflict with any of the terms of the exhibits attached thereto or with the terms of the 2020 RDA, the terms of this Agreement shall control.

Section 6.11. Counterparts. This Agreement may be executed in two (2) counterparts, each of which shall be an original and each of which shall constitute but one and the same Agreement when duly executed and delivered to the other Party.

Section 6.12. Third Parties. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any Person other than the Village, Owner, and Developers, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third parties to the Village, Owner, or Developers, nor shall any provision give any third parties any rights of subrogation or action over or against the Village, Owner, or Developers. This Agreement is not intended to, and does not, create any third party beneficiary rights whatsoever.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

VILLAGE:

Village of Schaumburg, Cook and DuPage Counties,
a municipal corporation of the State of Illinois

By:_____

Brian A. Townsend, Village Manager

Attest:

_____

Jane Lentino, Village Clerk

Owner and Developers:

Nitti Group, LLC
an Illinois limited liability company

By:_____

Name: _____

Its: _____

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Brian A. Townsend and Jane Lentino , personally known to me to be the Village Manager and Clerk of the Village of Schaumburg, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Village Manager and Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said Illinois home rule municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Illinois home rule municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this_____ day of_____, 2026.

_____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of Nitti Group, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such_____, he/she signed and delivered said instrument pursuant to authority given by the members of said limited liability company, as his/her free and voluntary act, and as the free and voluntary acts and deeds of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this_____ day of_____, 2026.

_____
Notary Public

LIST OF EXHIBITS

Exhibit A – Plat of Subdivision

Exhibit B – Descriptions of the Project

Exhibit C – Budget and Table of Eligible Costs

Exhibit D – Request for Reimbursement Form

Exhibit E – Development Schedule

EXHIBIT A

PLAT OF SUBDIVISION

(attached)

FINAL PLAT OF SUBDIVISION OF LOEBER FARM

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.: 02-34-200-082
02-34-200-083
02-34-200-084
02-34-400-017
02-34-400-018
02-34-400-019

STATE PLANE MERIDIAN

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN A: LATITUDE: 42°04'24.58801 N LONGITUDE: 88°02'49.08311 W ELLIPSOIDAL HEIGHT: 821.988 SFT GROUND SCALE FACTOR: 1.0000477857 GEOID 18 ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE

100 0 100 200 400

1" = 100'

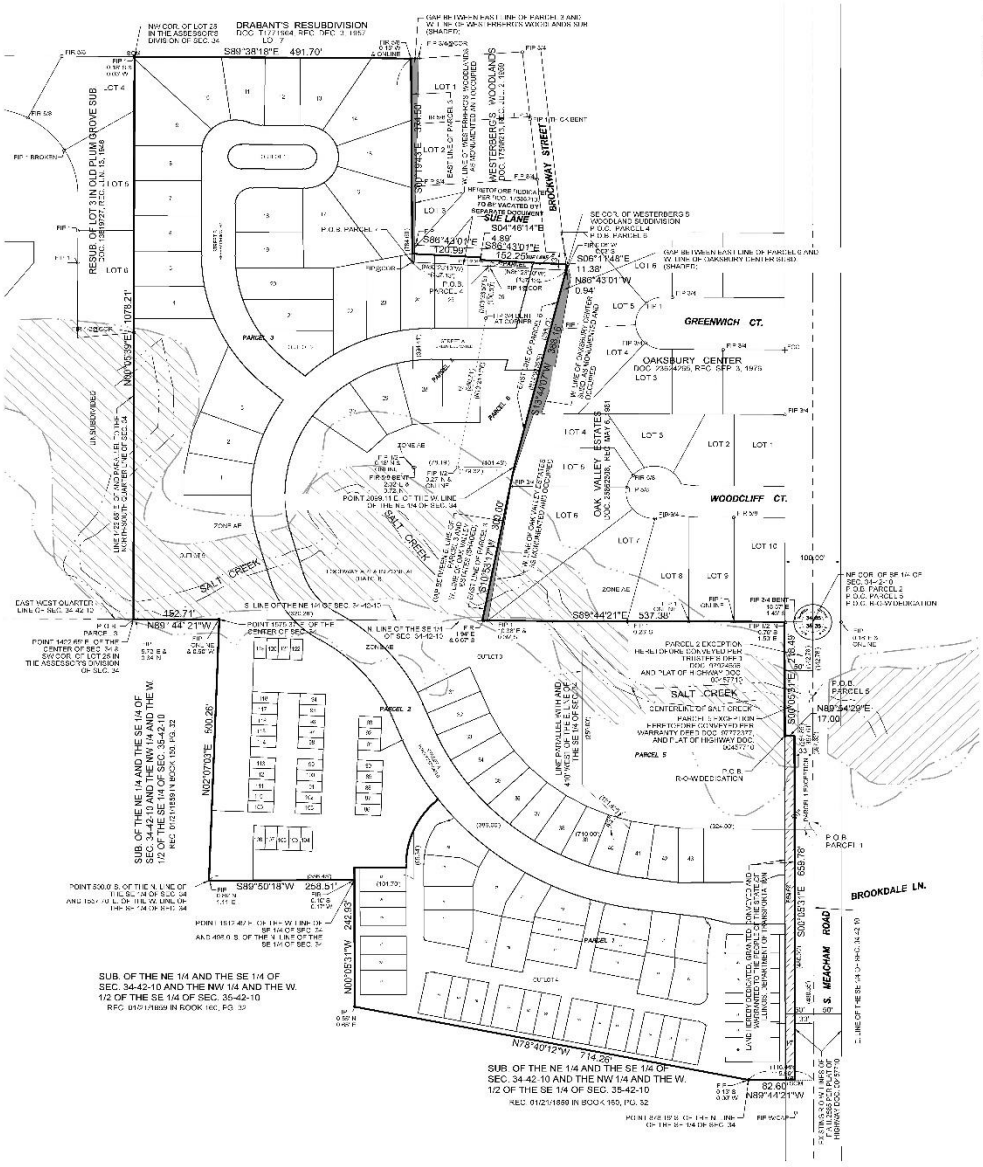
SITE

VICINITY MAP
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOODWAY/FLOODPLAIN LINE (SCALED FROM FEMA MAP)
- FLOODWAY ZONE AE PER FIRM MAP
- AREA HEREBY DEDICATED FOR RIGHT-OF-WAY

B.S.L.	BUILDING SETBACK LINE
P.U.&D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED
S.W.M.E.	STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
FIP.O	FOUND IRON PIPE
FIR.O	FOUND IRON ROD
SCM ■	SET CONCRETE MONUMENT



AREA SUMMARY

DESC.	SQ.FT	ACRES
TOTAL LOTS	564,471	12.9585
TOTAL OUTLOTS	675,276	15.5022
SUB. ROW DED'N.	178,251	4.0921
IDOT DED'N.	11,215	0.2575
TOTAL SUBDIVISION	1429213	32.8103

SURVEYOR'S NOTES:

1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" CAPPED IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.
3. A BLANKET EASEMENT FOR UTILITIES IS HEREBY GRANTED OVER ALL OF OUTLOTS 1, 2, 3, 4 AND 5.
4. A BLANKET EASEMENT FOR STORMWATER MANAGEMENT IS HEREBY GRANTED OVER ALL OF OUTLOTS 3 AND 5.

Engineers
Scientists
Surveyors
7325 James Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3se.com

PREPARED FOR:
Nitti Group, LLC - Schaumburg, LLC
132 N York Street, Suite 2F
Elmhurst, IL 60126
630-980-4364

NO	DATE	REVISIONS DESCRIPTION
1	07-03-25	REVISED PER VILLAGE COMMENTS
2	08-21-25	REVISED PER VILLAGE COMMENTS

FINAL PLAT OF SUBDIVISION
LOEBER FARM, SCHAUMBURG, IL

DRAFTING COMPLETED: 05 19 25
FIELD WORK COMPLETED: N/A
DRAWN BY: HMS
CHECKED BY: CWB
PROJECT MANAGER: CWB
SCALE: 1" = 100'

Project No. 220205
Group No. VP04.1
SHEET NO. 1 OF 4

FINAL PLAT OF SUBDIVISION
OF
LOEBER FARM

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	470.50'	482.69'	N 62°16'29" W	470.63	58°47'30"
C2	530.50'	555.71'	S 62°19'13" E	530.60'	59°74'30"
C3	330.50'	337.11'	N 41°56'05" W	322.85	58°44'46"
C4	200.50'	197.59'	S 41°00'05" E	194.34'	56°44'46"
C5	150.00'	99.48'	N 38°06'47" W	97.68'	34°00'53"
C6	150.00'	145.41'	S 36°05'47" E	141.58'	54°50'53"
C7	200.50'	204.82'	S 29°10'53" W	275.40'	58°50'00"
C8	280.50'	482.22'	N 35°57'39" E	416.62	106°19'09"
C9	330.50'	246.72'	S 57°46'38" W	242.61'	54°43'02"
C10	270.50'	335.21'	N 24°51'45" W	227.84'	54°54'48"
C11	330.50'	287.48'	S 24°51'45" E	278.49'	5°9'54"48"
C12	30.00'	47.26'	N 45°19'41" E	42.53'	90°16'24"
C13	60.00'	116.20'	S 57°00'22" W	100.54'	113°49'27"
C14	60.00'	24.67'	N 77°51'58" W	24.49'	023°33'23"
C15	60.00'	156.50'	N 03°27'42" E	123.20'	150°00'00"
C16	33.42'	73.58'	S 00°21'42" W	46.84'	150°00'00"
C17	33.42'	73.58'	N 03°27'42" E	46.84'	150°00'00"
C18	20.00'	8.40'	S 37°00'36" W	8.39'	0°9'19"02"
C19	182.08'	132.58'	S 23°16'20" W	125.99'	0°6'42"01"
C20	22.00'	8.32'	S 50°41'34" W	8.27'	021°40'37"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C21	10.00'	12.28'	S 52°50'19" W	12.01'	036°50'05"
C22	101.42'	58.52'	S 25°12'17" W	56.67'	024°38'02"
C23	101.42'	18.50'	S 03°53'53" W	18.25'	007°56'46"
C24	20.00'	6.49'	S 08°02'58" E	6.45'	018°34'46"
C25	20.00'	13.46'	S 32°07'58" W	13.20'	038°34'46"
C26	25.00'	15.51'	N 65°28'37" W	15.54'	036°27'10"
C27	10.00'	33.83'	N 50°37'08" E	39.41'	151°28'16"
C28	210.50'	47.56'	N 06°00'07" E	47.46'	012°56'16"
C29	10.00'	9.52'	N 15°11'37" W	9.25'	055°36'45"
C30	10.00'	10.15'	N 16°29'03" W	9.52'	046°39'51"
C31	187.42'	38.53'	N 08°32'13" E	38.77'	011°46'28"

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SCR) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT GROUND AT LATITUDE: 42°06'04.9805" N
LONGITUDE: 88°02'49.06311" W
ELLIPSOIDAL HEIGHT: 731.008 FEET
GROUND SCALE FACTOR: 1.0009577851 GRID TO ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50 0 25 50 100 200

1" = 50'

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOODWAY/FLOODPLAIN LINE (SCALED FROM FEMA MAP)

B.S.L. BUILDING SETBACK LINE
P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED
S.W.M.E. STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
N NORTH
S SOUTH
E EAST
W WEST
CD CHORD BEARING
A ARC LENGTH
R RADIUS
SCM ■ SET CONCRETE MONUMENT

FLOODWAY ZONE AE PER FIRM MAP

AREA HEREBY DEDICATED FOR RIGHT-OF-WAY

DRABANT'S RESUBDIVISION
DOC. 1174764, REC. DEC. 3, 1964
LOT 7

RESUB. OF LOT 3 IN OLD PLUM GROVE SUB.
DOC. 2647972, REC. JULY 2, 1946

WESTERBERG'S WOODLANDS
DOC. 7760913, REC. JUL 2, 1959

BROADWAY STREET

SUE LANE

STREET A
HEREBY DEDICATED

STREET B
HEREBY DEDICATED

OAK VALLEY ESTATES
DOC. 23663328 REC. MAY 6, 1991

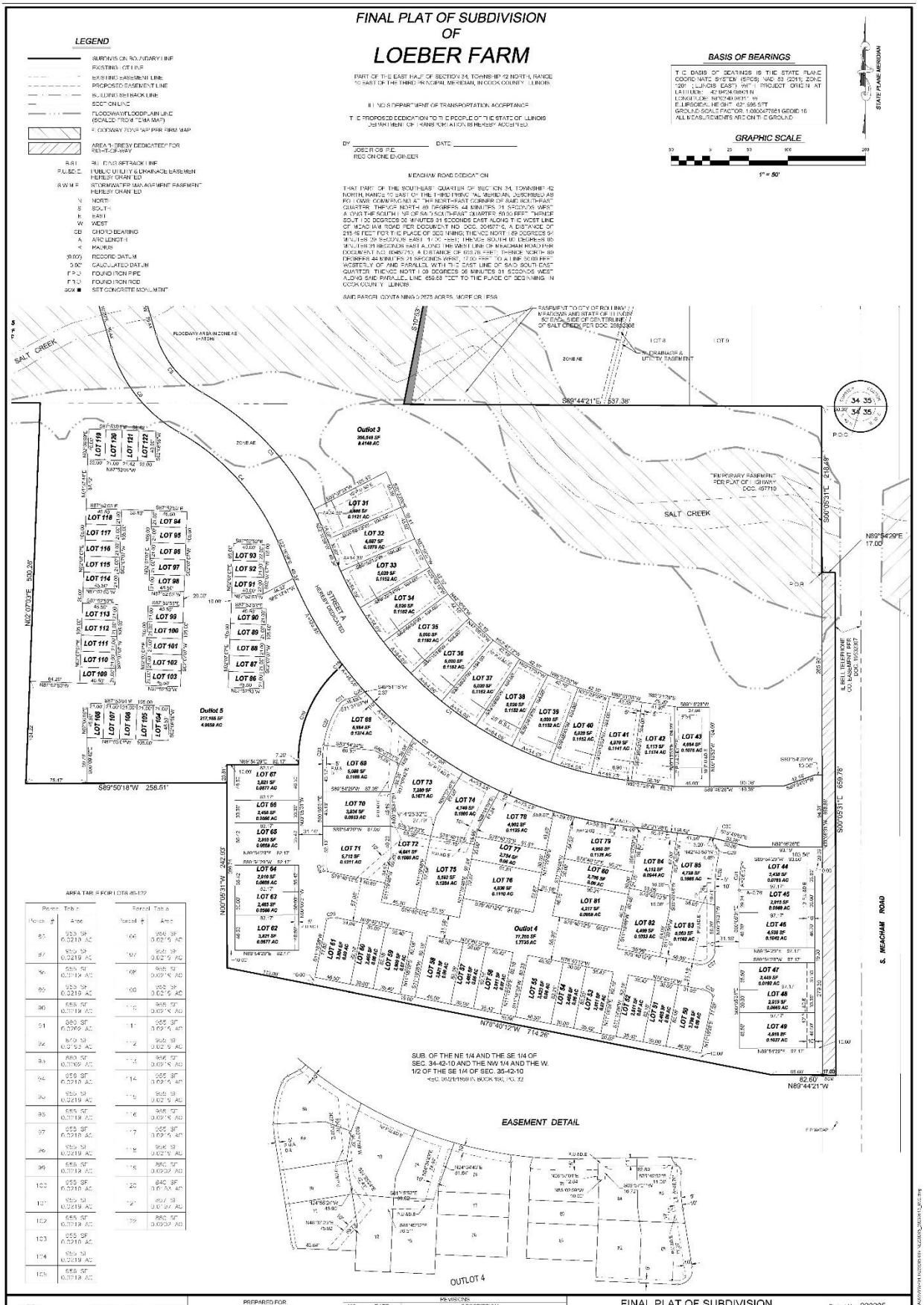
SALT CREEK

FLOODWAY AREA IN ZONE AE (HATCH)

ZONE AE

LOT 1 5,870 SF 0.1556 AC
LOT 2 6,530 SF 0.1566 AC
LOT 3 12,519 SF 0.2874 AC
LOT 4 6,234 SF 0.1550 AC
LOT 5 5,140 SF 0.1069 AC
LOT 6 5,100 SF 0.1060 AC
LOT 7 5,100 SF 0.1060 AC
LOT 8 5,104 SF 0.1055 AC
LOT 9 13,204 SF 0.3031 AC
LOT 10 13,125 SF 0.3013 AC
LOT 11 6,539 SF 0.1538 AC
LOT 12 6,123 SF 0.1565 AC
LOT 13 11,361 SF 0.2608 AC
LOT 14 16,753 SF 0.3846 AC
LOT 15 11,117 SF 0.3552 AC
LOT 16 16,734 SF 0.3846 AC
LOT 17 14,481 SF 0.3324 AC
LOT 18 10,033 SF 0.2306 AC
LOT 19 8,213 SF 0.1886 AC
LOT 20 10,037 SF 0.2315 AC
LOT 21 8,911 SF 0.2047 AC
LOT 22 9,404 SF 0.2159 AC
LOT 23 8,713 SF 0.2000 AC
LOT 24 8,091 SF 0.1972 AC
LOT 25 8,057 SF 0.1918 AC
LOT 26 8,140 SF 0.1869 AC
LOT 27 8,166 SF 0.1873 AC
LOT 28 8,140 SF 0.1869 AC
LOT 29 8,063 SF 0.1956 AC
LOT 30 8,053 SF 0.1966 AC
LOT 119
LOT 120
LOT 121
LOT 122
Outlot 1 6,921 SF 0.1589 AC
Outlot 2 7,300 SF 0.1590 AC
Outlot 3 266,540 SF 6.1148 AC
Outlot 5 217,165 SF 4.9859 AC

S89°38'18"E 491.70'
S89°38'18"E 374.56'
S89°38'18"E 117.37'
S89°38'18"E 82.54'
S89°54'21"W 173.44'
S89°54'21"W 133.44'
S89°54'21"W 142.69'
S89°54'21"W 152.71'
S89°54'21"W 135.68'
S89°44'21"E 537.38'
S89°35'50"E 120.00'
N89°44'21"W
N00°05'39"E 1078.21'
N00°05'39"E 1078.21'
S86°43'01"E 120.99'
S86°43'01"E 152.25'
S04°46'14"E 4.89'
S06°11'48"E 11.38'
N86°43'01"W 0.94'
S13°44'07"W 380.16'
S10°33'17"W 300.00'
S13°44'07"W 20.08'
S89°54'21"E 60.00'
N89°54'21"W 60.00'
N89°54'21"W 60.00'
N89°54'21"W


FINAL PLAT OF SUBDIVISION
OF
LOEBER FARM
LEGEND
BASIS OF BEARINGS
GRAPHIC SCALE
1" = 50'
MEACHAM ROAD DEDICATION
SALT CREEK
S. MEACHAM ROAD
EASEMENT DETAIL
OUTLOT 4
PREPARED FOR:
Nitti Group, LLC - Schaumburg, LLC
132 N York Street, Suite 2F
Elmhurst, IL 60126
630-980-4364
Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com
REVISIONS
NO. DATE DESCRIPTION
1 07.09.20 REVISED PER VILLAGE COMMENTS
2 09.21.20 REV SED PER V LLAGE COMMENTS
FINAL PLAT OF SUBDIVISION
LOEBER FARM, SCHAUMBURG, IL
Project No: 220205
Group No: VP04.1
DRAFTING COMPLETED: 08 / 5 / 20
DRAWN BY: HNS
FIELD WORK COMPLETED: N/A
CHECKED BY: CWS
PROJECT MANAGER: CWD
SCALE: 1" = 50'
SHEET NO.
3 of 4

FINAL PLAT OF SUBDIVISION
OF
LOEBER FARM

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AS PLATTED, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION IS ENTIRELY WITHIN THE LIMITS OF:

SCHAUMBURG CONSOLIDATED SCHOOL DISTRICT 54
PALATINE TOWNSHIP HIGH SCHOOL DISTRICT 211
HARPER COMMUNITY COLLEGE DISTRICT 512

DATED AT _____ THIS _____ DAY OF _____, A.D., 20___

BY: _____ ATTEST: _____

TITLE _____ TITLE _____

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

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

_____ (TITLE) _____ AND

_____ (TITLE) _____ OF

_____ WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20___

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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 COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVISION 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 _____ DAY OF _____, 20___

ILLINOIS STATE OF PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRAT ON EXPIRATION DATE

OWNER

BY: _____

TS: _____

BY: _____

TS: _____

ILLINOIS DEPARTMENT OF TRANSPORTATION

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

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

COOK COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____, THIS _____ DAY OF _____, 20___

_____
COUNTY CLERK

COUNTY TREASURER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY

OF _____, A.D., 20_____ AT _____ O'CLOCK ___ M. AS

DOCUMENT NUMBER _____

_____
COUNTY RECORDER

ZONING BOARDS OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, 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 PLAN COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, A.D., 20____

_____
CHAIRMAN

_____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF SCHAUMBURG, ILLINOIS AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20_____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

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 TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS AND 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 "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THE 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 RIGHT AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE SUCH FACILITIES WITHIN THE PROPERTY AND TO EXTEND CABLES AND CONDUITS INTO AND THROUGH THE PROPERTY FROM ADJACENT AREAS TO SERVE THE PROPERTY AND OTHER PROPERTY AND TO MAKE CONNECTIONS FOR SERVICE TO THE PROPERTY AND OTHER PROPERTY FROM SAID FACILITIES, TOGETHER WITH THE RIGHT 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 TREES OR BRUSH, TRIM BRANCHES, SHOOTS AND SUCKERS AND TO DO ANY OTHER WORK 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 OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) 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 APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED UNIT 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" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY COVERED BY A BUILDING, SERVICE BUSINESS DISTRICT OR SIMILAR USES SUCH AS A POOL, RECREATION ROOM OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR(S) OF OWNER, UPON WRITTEN REQUEST.

NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" TOGETHER WITH THE RIGHT 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 AND TO SERVE OTHER PROPERTY ADJACENT OR OTHER PROPERTY TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES SUBJECT TO ROOTS AND BRANCHES 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 NICOR GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE 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 THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(C) OF THE "CONDOMINIUM PROPERTY ACT" ILLINOIS COMPILED STATUTES CH. 765 SEC. 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 INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

VILLAGE UTILITY EASEMENT PROVISIONS

AN EXCLUSIVE AND PERMANENT EASEMENT (UNLESS SHOWN HEREON AS A NON-EXCLUSIVE RIGHT-IN COMMON WITH OTHER GRANTEES) IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG, AND ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, ALTERATION, ENLARGEMENT, OPERATION, INSPECTION, REPAIR, MAINTENANCE, RELOCATION, REMOVAL AND REMOVAL OF IMPROVEMENTS, FACILITIES AND APPURTENANCES, INCLUDING WITHOUT LIMITATION ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS AND CATCH BASINS, TO SERVE THESE AND OTHER LANDS WITH IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, STORM DRAINAGE, WATER MAINS, AND OTHER MUNICIPAL OR PUBLIC UTILITY FUNCTIONS DESIGNATED BY SAID VILLAGE, IN, ACROSS, ALONG OVER UNDER AND UPON THE AREAS DESCRIBED HEREIN AND HEREON IDENTIFIED AS "VILLAGE UTILITY EASEMENT", "UTILITY EASEMENT" OR "U.E." TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON AND TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY WITH SUCH PERSONNEL AND EQUIPMENT AS MAY BE CODE OR NECESSARY FOR ALL SUCH USES AND PURPOSES.

NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, OVER SAID EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE VILLAGES INTENDED USE THEREOF, BUT THE SAME MAY BE USED FOR LANDSCAPING PAVING, PARKING OR OTHER PURPOSES PERMITTED IN WRITING BY THE VILLAGE OF SCHAUMBURG AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFOREMENTIONED PURPOSES.

THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE OF SCHAUMBURG TO REMOVE ANY FENCES, SHRUBBERY, PLANTERS AND TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS OR OTHER PLANTINGS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH FACILITIES IN, ON, UPON, ACROSS, UNDER, OR THROUGH SAID VILLAGE EASEMENT. THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE RESTORATION OR REPAIR OF ANY SUCH FENCES, SHRUBBERY, STRUCTURES, TREES, TURF, GARDENS, SHRUBS, LANDSCAPING, OR OTHER IMPROVEMENTS REMOVED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. SUCH REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER.

ANY OTHER PUBLIC UTILITIES SHALL BE PERMITTED TO CROSS SAID VILLAGE UTILITY EASEMENT AT RIGHT ANGLES THERETO IF APPROVED IN WRITING BY THE VILLAGE OF SCHAUMBURG AND PROVIDED THAT SUCH CROSSING IS A MANNER THAT DOES NOT THEN OR LATER UNREASONABLY INTERFERE WITH THE VILLAGES INTENDED USE OF THE EASEMENT AREAS. HOWEVER NO ELECTRICAL TRANSFORMERS, SWITCHING EQUIPMENT, JUNCTION BOXES, OR ANY OTHER SUCH FACILITIES OR EQUIPMENT SHALL BE ERECTED BY OR ABOVE OR ABOVE GROUND ON SAID LANDS DUE TO SUCH CROSSINGS.

STORMWATER MANAGEMENT EASEMENT PROVISION

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR ITS SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF SCHAUMBURG SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN STORMWATER STORAGE FACILITIES AND APPURTENANCES THERETO, WHICH THE OWNER (OR ASSOCIATION) FAILS OR REFUSES TO MAINTAIN, AFTER OWNING WRITTEN NOTICE OF TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SCHAUMBURG OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF, INCLUDING BOTH DIRECT AND INDIRECT COSTS, SHALL BE PAID BY THE OWNER (OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHAREHOLDERS OF THE ASSOCIATION) AND SHALL CONSTITUTE A LIEN UPON THE GROUP THEREOF INCLUDING STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE STORAGE FACILITIES AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEYS FEES INCURRED SO IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

NO OBSTRUCTION, SOLID FENCES, OR STRUCTURE SHALL BE ERECTED OR LOCATED OVER SAID EASEMENT AREAS THAT UNREASONABLY INTERFERE WITH THE INTENDED DRAINAGE USE THE VILLAGE HAS PLANNED, NOR SHALL ANY OTHER ACTIVITIES WHICH UNREASONABLY INTERFERE WITH THE INTENDED DRAINAGE USE. GRADING WITHIN THE STORMWATER MANAGEMENT EASEMENT SHALL NOT BE ALTERED THAT CONFLICTS WITH THE APPROVED LOT DESIGN PLANS.

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHARLES W. BARTOSZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD THIS PLAT OF LOEBER FARM WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

THIS _____ DAY OF _____, A.D., 2025.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3780
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
VS COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000602
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3780, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: (P.I.N. 02-34-400-019)

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4, 397.63 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WEST, PERPENDICULAR TO SAID EAST LINE, 250.0 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE, 95.34 FEET; THENCE WEST 104.79 FEET TO A POINT 1412.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 AND 488.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH PARALLEL WITH SAID EAST LINE 272.09 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 174.26 FEET, TO A POINT 618.18 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, 175.44 FEET TO SAID EAST LINE; THENCE NORTH ALONG SAID EAST LINE 780.55 FEET MORE OR LESS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 33 FEET THEREOF PREVIOUSLY TAKEN FOR HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (P.I.N. 02-34-400-021)

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 1421.78 FEET TO THE SALT CREEK; THENCE WEST ALONG SAID SALT CREEK TO A POINT 1412 FEET WEST OF SAID EAST LINE; THENCE SOUTH PARALLEL WITH SAID EAST LINE 250 FEET; THENCE SOUTHEASTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE LEFT FROM AN EXTENSION OF THE LAST DESCRIBED COURSE, 125.62 FEET; THENCE WEST PARALLEL WITH SAID EAST LINE 396.0 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.34 FEET; THENCE WEST 396.45 FEET TO A POINT BEING 500 FEET SOUTH OF THE NORTH LINE OF AND 1557.70 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH, TO A POINT ON SAID NORTH LINE 1042.27 FEET EAST OF THE CENTER OF SAID SECTION 34; THENCE EAST TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY TRUSTEES DEED DATED AUGUST 26, 1997 AND RECORDED DECEMBER 9, 1997 AS DOCUMENT 97826636, ALSO EXCEPTING THE WEST 33 FEET OF MEACHAM ROAD, PREVIOUSLY TAKEN FOR HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 3: (P.I.N. 02-34-200-032)

THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST AND WEST QUARTER LINE OF SECTION 34, AFORESAID, 1427.65 FEET EAST OF THE CENTER OF SAID SECTION; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 29, IN THE ASSESSOR'S DIVISION OF SAID SECTION; THENCE NORTH ALONG A LINE 1427.65 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH QUARTER LINE OF SAID DIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 29 IN THE ASSESSOR'S DIVISION OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID REGULARLY SHAPED LOT 29, 1440.0 FEET; THENCE SOUTHERLY ALONG FENCE 734.60 FEET; THENCE EAST 1,178.62 FEET TO A POINT BEING 2296.61 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH ONLY 300.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE, 1252.98 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4: (P.I.N. 02-34-200-033)

THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF WINTERBERRY WOOD AND SUBDIVISION AS RECORDED JULY 2, 1990 AS DOCUMENT NO. 90560213 IN COOK COUNTY, ILLINOIS; THENCE NORTH 86 DEGREES 23 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 1317.13 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 23 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 1317.13 FEET; THENCE SOUTH A DISTANCE OF 1317.13 FEET; THENCE EAST A DISTANCE OF 1316.97 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 11 SECONDS EAST A DISTANCE OF 1317.13 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00 DEGREES 21 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 1317.13 FEET; THENCE SOUTH 86 DEGREES 23 MINUTES 00 SECONDS WEST A DISTANCE OF 1317.13 FEET; THENCE SOUTH A DISTANCE OF 1317.13 FEET; THENCE EAST A DISTANCE OF 1316.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5: (P.I.N. 02-34-200-034)

THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1427.65 FEET TO THE CENTER LINE OF SAID CREEK FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 254.65 FEET TO A POINT; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 1040 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 45 DEGREES TO THE RIGHT WITH AN EXTENSION OF THE LAST DESCRIBED LINE A DISTANCE OF 121.62 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 220 FEET TO THE CENTER LINE OF SAL CREEK; THENCE EASTERLY ALONG THE CENTER LINE OF SAID CREEK TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED DATED JULY 14, 1997 AND RECORDED DECEMBER 17, 1997 AS DOCUMENT 97772377, IN COOK COUNTY, ILLINOIS.

PARCEL 6: (P.I.N. 02-34-200-036)

THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF WINTERBERRY WOODLAND SUBDIVISION AS RECORDED JULY 2, 1990 AS DOCUMENT NUMBER 90560213 IN COOK COUNTY, ILLINOIS; THENCE NORTH 86 DEGREES 23 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 1317.13 FEET; THENCE SOUTH 2 DEGREES 39 MINUTES 00 SECONDS WEST A DISTANCE OF 1099.00 FEET; THENCE SOUTH 10 DEGREES 21 MINUTES, 11 SECONDS WEST A DISTANCE OF 292.71 FEET; THENCE EAST A DISTANCE OF 1043.75 FEET; THENCE NORTH 14 DEGREES, 09 MINUTES, 36 SECONDS EAST A DISTANCE OF 368.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PART OF VACATED SUE LANE, BEING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED BY DOCUMENT RECORDED _____ AS DOCUMENT NUMBER _____, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID VACATED SUE LANE; THENCE NORTH 00 DEGREES 19 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID VACATED SUE LANE, 1019.68 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 01 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID VACATED SUE LANE, 128.99 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 45 SECONDS EAST, 409 FEET; THENCE SOUTH 56 DEGREES 49 MINUTES 01 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID VACATED SUE LANE, 152.90 FEET TO THE EAST LINE OF SAID VACATED SUE LANE; THENCE SOUTH 00 DEGREES 19 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE 111.00 FEET TO THE SOUTH-EAST CORNER OF SAID VACATED SUE LANE; THENCE NORTH 89 DEGREES 49 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID VACATED SUE LANE 374.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALL OF THE ABOVE PARCELS TAKEN AS A WHOLE (TOTAL SUBDIVISION), CONTAINING 32.813 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ALREADY ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND/OR DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT PART OF THE PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X), PART IS IN SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED (ZONE AE), AND PART IS IN FLOODWAY AREA IN ZONE AE (HEC-RAS), PER FIRM MAP NUMBER 17031C0185J, EFFECTIVE DATE AUGUST 19, 2008.

I AM / AM NOT WITHIN THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING

EXHIBIT B

DESCRIPTIONS OF THE PROJECT

(attached)

Nitţi Group, LLC is planning to develop 122 residential homes/units and related improvements on the 32.81-acre Loeber Farm property, located on S. Meacham Road in the Village of Schaumburg. This Proposed Development Property, currently vacant and comprising six parcels, is situated north of the International Village Apartments, east of The Treehouse of Schaumburg Luxury Apartments, and south and west of residential dwellings in the City of Rolling Meadows.

The development will be divided into North and South Phases, separated by Salt Creek. The Proposed Development will be a for-sale, owner-occupied residential community.

South Phase Product Offerings and Features:

1. Rowhomes:
    a. Three-story homes with rear-load two-car garages.
    b. Features include front porches, outdoor terraces, and proximity to walking paths and outdoor amenities.
    c. Available configurations:
        i. RH 3A: Three bedrooms with a study, 2.5 bathrooms, 1,937 sq. ft. of livable space, two car attached garage, rear yard access with patio or deck.
        ii. RH 3B: Three bedrooms, 3.5 bathrooms, 1,851 sq. ft. of livable space, two-car attached garage, rear yard access with patio or deck.
        iii. RH 2A: Two bedrooms with a study, 2.5 bathrooms, 1,604 sq. ft. of livable space, two-car attached garage, rear yard access with patio or deck.
2. Townhomes:
    a. Two-story homes with rear yards.
    b. Available configurations:
        i. Three Bedroom Main Bedroom Down: 2.5 bathrooms, 2,270 sq. ft. of livable space, two-car garage.
        ii. Two Bedroom plus Loft: 3.5 bathrooms, 1,951 sq. ft. of livable space, two-car garage.
        iii. Two Bedroom plus Loft: 3.5 bathrooms, 2,111 sq. ft. of livable space, two-car garage.
    c. Village Homes:
        i. Single-family homes situated on 45’ x 104’ lots.
        ii. Available in three or four-bedroom configurations, starting at 2,834 sq. ft. with structural options.

All layouts have been meticulously designed to accommodate a variety of living conditions and appeal to a diverse range of household types and homebuyers. The South Phase also features outdoor amenities nestled among lush landscaping and ample walking paths. Additionally, a pocket park with seating, open space, and landscape screening is situated between the rowhomes and townhomes, providing a serene and inviting environment for residents.

North Phase Product Offerings and Features:

North Phase will feature 30 single-family homes situated on a minimum of 60’ x 120’ lots. Home offerings will include plans such as the Atcher, Crestone, Doherty, Lancer, Morgan, Prairie, Sunset, Windemere, and Olympic. These home plans range from ranch-style homes

starting at 2,129 sq. ft. to five-bedroom homes at 3,528 sq. ft. Additionally, home buyers will have the option to choose from various structural features to customize their homes to their preferences.

This phase will also include a bridge crossing over Salt Creek, two pocket parks—one featuring a 'Tot-lot' and another approximately 0.2-acre park designed for resident gatherings and seating. All parks, open spaces, walking paths, and recreational areas will be available for use by all Loeber Farms residents, fostering a sense of community and providing ample opportunities for outdoor activities and social interaction.

Maintenance and Management:

The parks and open spaces within the Loeber Farms development will be maintained through a combination of homeowner association (HOA) management and professional landscaping services. The HOA will be responsible for overseeing the upkeep of common areas, ensuring that the parks, walking paths, and recreational facilities remain clean, safe, and well-maintained. This includes regular landscaping, trash removal, and maintenance of any amenities such as playground equipment and seating areas.

Additionally, the HOA may contract with professional landscaping companies to provide specialized care for the green spaces, ensuring that the landscaping remains lush and attractive throughout the year. This approach helps to maintain the aesthetic appeal and functionality of the parks, contributing to a pleasant living environment for all residents.

EXHIBIT C

PROJECT BUDGET AND TABLE OF ELIGIBLE COSTS

Bridge Crossing and Creek Improvements							
Bank Reconstruction W Rip Rap Allowance / Stone Toe Reinforcement - RR	-	1,595	SY		$ 115.00	**$**	**183,425.00**
Unsuitable Grounds Allowance	-	1		-	$ 125,000.00	**$**	**125,000**
Allowance for Unsuitable Ground haul off		4,595	CY		$ 10.95	**$**	**50,315**
Record LOMR Topo Survey for Bridge & Floodplain						**$**	**4,000**
Furnish and Install CONSPAN Bridge	-	1		-	$ 1,108,161.00	**$**	**1,108,161**
Temp Bridge Crossing - Install/Removal	-	1		-	$ 31,000.00	**$**	**31,000**
Temp Bridge Crossing - Monthly Rental	-	7		-	$ 16,200.00	**$**	**113,400**
Remove Existing Bridge / Foundation		1			$ 8,400.00	**$**	**8,400**
Remove Existing Fence from Property line including GAP Properties		2,450	LF		$ 8.95	**$**	**21,928**
Army Core Nationwide 13 Permitting						**$**	**6,500**
MWRD Riparian Fees						**$**	**4,500**
Floodway and Floodplain Modeling						**$**	**13,000**
Bank Stabilization Design						**$**	**12,000**
FEMA Conditional Letter of Map Revision Submittal						**$**	**10,000**
FEMA Letter of Map Revision Submittal						**$**	**8,000**
Mass Grading Design for Floodplain Impacts						**$**	**15,000**
Tree Clearing		1			$ 33,000.00	**$**	**33,000**
					Contingency 5%	**$**	**87,381**
					Bridge Crossing and Creek Improvements Total	**$**	**1,835,010**

Offsite Sewer & Water					
Sanitary					
10" SDR21 D2241 PVC	1,665	LF	$ 73	$	121,545
48" Diameter Manhole	9	EA	$ 3,891	$	35,019
Core Connection to Existing Sanitary	1	EA	$ 6,691	$	6,691
Sawcut	1	EA	$ 5,904	$	5,904
Pavement Removal / Replace	1,197	SY	$ 104	$	124,488
Sidewalk Removal / Replace	250	SF	$ 24	$	6,000
Curb Removal / Replace	300	LF	$ 88	$	26,400
Traffic Control	1	LS	$ 11,228	$	11,228
Utility Spoil Relocation (CCDD)	1,060	CY	$ 14	$	14,840
Trench Backfill (CA-6)	1,222	LF	$ 24	$	29,328
Pothole for Existing Utilities	1	DAY	$ 3,637	$	3,637
Water					
6" SDR18 C-900 PVC - Open Cut	60	LF	$ 40	$	2,400
10" SDR18 C-900 PVC Open Cut	505	LF	$ 83	$	41,915
10" SDR18 C-900 PVC - Directional Bore	1,752	LF	$ 181	$	317,112
10" DIP Vertical Offset	4	EA	$ 2,302	$	9,208
Auger 24" Steel Casing	130	LF	$ 563	$	73,190
10" Valve in 60" Diameter Vault	2	EA	$ 7,210	$	14,420
12"x10" P/C in 72" Dia. Vault	2	EA	$ 16,307	$	32,614
6'0" Bury Fire Hydrant Assembly	4	EA	$ 10,619	$	42,476
Trench Backfill (CA-6)	370	LF	$ 38	$	14,060
Pothole for Existing Utilities	2	DAY	$ 3,637	$	7,274
			Contingency 5%	**$**	**46,987**
			Offsite Sewer & Water Total	**$**	**986,736**

Sanitary Lift Station					
Pump					
Excavation	1,250	CY	$ 28.00	$	35,000
Slide Rail System - Install & Remove	1	LS	$ 46,000.00	$	46,000
6' Dia Wet Ell	1	LS	$ 65,000.00	$	65,000
Backfill (CA1)	1,045	CY	$ 67.00	$	70,015
Lift Station - Supply * Install - Buildings, Pumps, Control & Generator Electrical, M	1	LS	$ 1,285,000.00	$	1,285,000
Dewatering	1	LS	$ 17,000.00	$	17,000
Force Main					
Lift Station - Concrete Pavement - 8" PC Concrete	870	SF	$ 25.00	$	21,750
4" DI CL 53 - Force Main	1,300	LF	$ 80.00	$	104,000
Auger 24" Steel Casing - Sanitary Sewer Under Creek	60	LF	$ 980.00	$	58,800
Auger 24" Steel Casing - Water Main Under Creek	60	LF	$ 980.00	$	58,800
Offsite Utility Spoil Relocating (CCDD)	1,140	CY	$ 32.00	$	36,480
Offsite Disposals of Boring Fluid	1,870	LF	$ 60.00	$	112,200
Lift Station Design				$	12,000
Offsite Utility Improvement Design				$	15,000
			Contingency 5%	**$**	**96,208**
			Sanitary Lift Station Total	$	2,033,253
			Project Cost	$	4,855,000
			Total Project Cost	**$**	**4,855,000**

PROJECT BUDGET

Category	Estimated Approximate Costs
Bridge Crossing and Creek Improvements	$1,835,010
Offsite Sanitary Sewer and Water	$986,736
Sanitary Lift Station	$2,033,254
Total	$4,855,000

TABLE OF PROJECT ELIGIBLE COSTS

TIF Act Redevelopment Project Cost Description	Redevelopment Project Cost Category Under TIF Act	Eligible Costs	Estimated Amount
Costs of the construction of public works or improvements	65 ILCS 5/11-74.4-3(q)(4)	Construction of public works and improvements, including without limitation (i) streets, curbs, and gutters, (ii) sanitary sewer, potable water, and stormwater improvements, (iii) electric, telephone, and cable improvements, (iv) related erosion and sediment control, grading and earthwork, and (v) public parking garage	$4,855,000

EXHIBIT D

REQUEST FOR REIMBURSEMENT FORM

(attached)

REQUEST FOR REIMBURSEMENT

_____ __, 20_

Village of Schaumburg
101 Schaumburg Court
Schaumburg, Illinois 60193

Re: Redevelopment Agreement dated_____, 2026 by and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois Municipal Corporation ("Village"), and Nitti Group, LLC, an Illinois Limited Liability Company ("Developer") ("Redevelopment Agreement")

Dear Village Manager:

You are requested to disburse funds pursuant to the Redevelopment Agreement described above in the amount(s), and for the items set forth in this Request for Reimbursement. The capitalized terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. Request for Reimbursement No.: _____

2. Developer to be reimbursed:_____

3. Amount of Eligible Costs to be reimbursed: $_____

4. The amount requested to be disbursed to Developer in this Request for Reimbursement shall be used to reimburse the Developer for those Eligible Costs in *Exhibit 1* attached to this Request for Reimbursement, which *Exhibit 1* includes paid receipts including the amount requested.

5. The undersigned certifies under oath and penalty of perjury that:

   (i) the amounts included in # 3 above were made or incurred or financed in accordance with approved plans, permits and specifications of Project as defined in the Redevelopment Agreement;

   (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the reimbursement due and payable as Eligible Costs; and

   (iii) the expenditures for which amounts are requisitioned represent Eligible Costs identified on *Exhibit C* of the Redevelopment Agreement, and have not been included in any prior request for reimbursement.

[Developer]

By:_____ Name:

_____

Its: _____

_____

EXHIBIT E

DEVELOPMENT SCHEDULE

Loeber Farm Project Construction Schedule																											
		2026							2027												2028						
		JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
Closing Date		6/1/2026																									
Site Prep & Off Site Phase																											
South Phase																											
North Phase																											
Townhome Deliveries	42							TH Start					2	3	3	3	4	4	5	5	6	6	1				
Row Home Deliveries	37								RH Start					3	2	3	3	4	3	5	5	6	3				
Single Family Deliveries	30													SF Start				2	3	3	4	4	4	4	4	2	
Village Homes Deliveries	13																	Village Start				2	2	3	3	3	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Adopt an Ordinance Amending the Fee Schedule to Adjust Rates for the Al Larson Cultural Center

04/20/26
Finance Legal Administrative General Government

Presenter: Alex Thorpe
Lead Department: Finance

Executive Summary:

The Cultural Services Department updated its fee schedule two years ago to align with the timeline for booking rental events. The Al Larson Cultural Center operates on a September through August calendar for programming and rental availability. Each year, rental dates open to clients on June 1. Updating the rates now allows the new pricing to be advertised when the season opens and rental applications are accepted. Contracts with groups will begin in June. The new rates will take effect on September 1, 2026, however the cost recovery fee per ticket will be effective May 1, 2026.

Included in this fee schedule update is the introduction of new set of equipment rental fees to support event production needs. These fees cover a range of audio, video, and staging equipment, including microphones, in-ear monitors, lighting elements, and backline tiers. Pricing is structured by item and duration (daily or per event), with higher-tier production elements carrying higher costs. All equipment rental fees are set to take effect on September 1, 2026.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommends the Village Board adopts an Ordinance Amending Title 3, Chapter 41, (Fee Schedule), Section A - General Fees (Various Cultural Services Rates) to the proposed fees listed in Exhibit A, effective September 1, 2026.

ATTACHMENTS:

- Ordinance
- Exhibit A.pdf

PUBLICATION OF:

ORDINANCE NO. 26-
ORDINANCE AMENDING TITLE 3 CHAPTER 41 (FEE SCHEDULE), SECTION A (GENERAL FEES-CULTURAL SERVICES RATES)

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

ORDINANCE NO. 26 -
ORDINANCE AMENDING TITLE 3 CHAPTER 41 (FEE SCHEDULE), SECTION 41.01(A) (GENERAL FEES-CULTURAL SERVICES RATES)

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Schaumburg Finance Department and Cultural Services Department has conducted a review of the fees charged by the Village of Schaumburg for Fiscal Year 2026/2027 and

WHEREAS, the fees and charges have been revised to more closely reflect industry best practices and the actual cost of the service provided; and

WHEREAS, it would be in the best interests of the citizens of Schaumburg to update the village fee schedule and implement new fees on May 1, 2026 and September 1, 2026; and

WHEREAS, the FLAGG Committee has recommended certain changes to the Village's fee schedule.

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

SECTION ONE: That Title 3, Chapter 41, Section 41.01(A) General Fees is hereby amended to add the proposed fees as set forth on Exhibit A attached hereto.

SECTION TWO: This ordinance shall be in full force and effect after passage and publication as required by law, with the effective date for each revised fee as indicated on Exhibit A.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

Classification	Current Fees	Proposed Fees	Effective Date
Al Larson Cultural Center rental rates:			
Theater stage performance:			
For profit or organization (4 hour min.)	$125.00/hour	$140.00/hour	9/1/2026
For profit or organization (6 hour min.)	$175.00/hour	$190.00/hour	9/1/2026
Meetings			
NEW Meeting Rooms-Nights/Weekends (2 hours)	$50.00	$100.00	9/1/2026
NEW Meeting Rooms-Nights/Weekends (additional hours)	$25.00/hour	$50.00/hour	9/1/2026
Labor Charges:			
Audio/Lighting Technician	$45.00/hour	$47.00/hour	9/1/2026
Other Technician	$39.00/hour	$40.00/hour	9/1/2026
Cost Recovery fee per ticket over $14, phone or online	$5.00/ticket	$6.00/ticket	5/1/2026
Al Larson Cultural Center rental rates:			
Equipment Charges			
Wireless bodypack microphone, (daily)	$75.00	$60.00	9/1/2026
Wireless bodypack microphone (weekly 3+ days)		$150.00	9/1/2026
Wireless handheld microphone (daily)	$60.00	$50.00	9/1/2026
Wireless handheld microphone (weekly 3+days)		$125.00	9/1/2026
~~Ensemble System~~	~~$250.00~~		
~~Enhanced System~~	~~$350.00~~		
~~Concert System~~	~~$750.00~~		
Live Audio (microphones) FOH set-up (daily)		$150.00	9/1/2026
Live Audio (microphones) FOH set-up (weekly 3+ days)		$450.00	9/1/2026
NEW Al Larson Cultural Center rental rates:**			
Equipment Charges			
Tables (event)		$10.00	9/1/2026
Wired table microphone (daily)		$25.00	9/1/2026
Wired table microphone (weekly 3+ days)		$60.00	9/1/2026
In-Ear Monitor unit (daily)		$75.00	9/1/2026
In-Ear Monitor unit (weekly 3+ days)		$200.00	9/1/2026
Static Camera - Client Video Streaming (per event)		$100.00	9/1/2026
Console Patch Fee (event)		$90.00	9/1/2026
Floor Wedges (event)		$95.00	9/1/2026
Front Fills (event)		$250.00	9/1/2026
Deck Mains (event)		$500.00	9/1/2026
Backline Tier 1 (daily)		$200.00	9/1/2026
Backline Tier 2 (daily)		$150.00	9/1/2026
Backline Tier 3 (daily)		$100.00	9/1/2026
Backline Tier 4 (daily)		$50.00	9/1/2026

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

April 28, 2026
04/20/26
Finance Legal Administrative General Government

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action: