AGENDA

Committee of the Whole

Tuesday, July 21, 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. April 21, 2026

III. NEW BUSINESS

A. Presentation of Concept to Repurpose the Atrium Building at 90N - Informational

B. Recommendation to Accept the Design Development of the New Police Station

C. Recommendation to Amend Policy Statement 1.26 - Procedural Rules for Remote Attendance at Village Meetings (Referred from the March 16, 2026 FLAGG Committee Meeting)

D. Recommendation to Amend Policy Statement 5.72 - Cost Share Program for the Installation of Overhead Sanitary Sewer and/or the Disconnection of Stormwater Foundation Drains (Referred from the July 2, 2026 EPW Committee Meeting)

E. Recommendation to Amend Policy Statement 7.14 - Driveway Apron Replacement Policy (Referred from the June 4, 2026 EPW Committee Meeting)

IV. COMMENTS FROM THE PUBLIC

V. ADJOURNMENT

VI. NEXT VILLAGE BOARD MEETING

A. July 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

April 21, 2026
07/21/26
Committee of the Whole

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 20260421 COW Minutes - bt.pdf

I have reviewed the minutes, and they correctly represent the actions taken by the Committee.

Brian Townsend, Village Manager

COMMITTEE OF THE WHOLE MINUTES
VILLAGE OF SCHAUMBURG MUNICIPAL CENTER
RUSS PARKER HALL
APRIL 21, 2026– 7:00 P.M.

CALL TO ORDER:
Trustee Sullivan called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Brian Bieschke, Trustee
Mark Madej, Trustee
Mike LaRosa, Trustee
Jack Sullivan, Trustee
Jamie Clar, Trustee
Esha Patel, Trustee

MEMBERS ABSENT: Tom Dailly, Village President

OTHERS PRESENT: Brian Townsend, Village Manager
Paula Hewson, Deputy Village Manager
Kassondra Shref, Director of Communications and Outreach
Julie Fitzgerald, Director of Community Development
Joseph Carey, Director of Human Resources
Lisa Petersen, Director of Finance
Sidney Kenyon, Director of Transportation
Tiana Weiler, Director of Cultural Services
Matt Frank, Director of Economic Development
Mike Hall, Director of Engineering and Public Works
Peter Schaak, Director of IT
Fabbio Puccini, Fire Chief
Bill Wolf, Chief of Police
Andrew Buckwinkler, Assistant to the Village Manager
Alex Thorpe, Assistant Director of Finance
Michael Hess, Financial Analyst
Dan Wyskochil, Assistant Director of IT
Richard Lundquist, Management Analyst

APPROVAL OF MINUTES:

Trustee Bieschke made a motion to approve the Committee of the Whole minutes for the March 24, 2026, meeting, seconded by Trustee Madej. All ayes. MOTION CARRIED.

NEW BUSINESS:

1. **Recommendation to Approve an Ordinance Adopting the Annual Budget for the Fiscal Year Commencing May 1, 2026, and Ending April 30, 2027**

Village Manager, Brian Townsend started presentation by saying that proposed budget is very similar in the form and structure to the one you have seen in prior years. It is the outcome of many years of good planning and good decisions. Mr. Townsend stated that the village's annual budget takes shape over the course of several months, starting in August with the development of the five-year Capital Improvement Plan and it is presented to the Committee of the Whole in December and then approved for incorporation into the annual budget. The budget reflects a financial plan that estimates revenues and expenses for the year, but the programs, projects, services, and initiatives are guided by incremental decisions made over time in alignment with the village's motto of Progress Through Thoughtful Planning.

First, we will take a look at the overall budget summary along with its anticipated end-of-year results, then view the key economic factors that play into this year's budget development.

When the Fiscal Year 27 budget was formulated, inflationary pressures had been trending in a positive direction, however recent data shows that progress has been reversed and remains above the Federal Reserve's 2% target. Obviously, geopolitical conflicts and continued global economic volatility persist. These factors have contributed to rising energy costs, particularly fuel, which could have broader impacts across the economy, as the cost of goods and services increases. We will monitor this in the months ahead and we will address any significant changes accordingly.

Mr. Townsend stated that despite the uncertainties, revenue projections for the current fiscal year reflect only modest growth. We are being conservative in terms of what we expect in terms of our major revenue sources. We project that expenditures will exceed revenues by a little over $37 million. This is nothing to be alarmed about and something we plan for. The variance is primarily the result of the village's planned use of reserves from prior years to help pay for 2 major capital projects that we have ongoing: one being the new Village Hall and the second being the new Police Station. Both of those projects account for about $25 million in Fiscal Year 27 that we are anticipating to spend.

Mr. Townsend stated that the village has a fund balance policy that talks about what happens when year-end General Fund Reserves exceed 40% of the subsequent years' expenditures. In that case, we make a supplemental contribution to both the Police and Fire Pension funds and then the balance is split evenly between the Building Replacement Fund and the Capital Project Fund. That has been a good source of funds for both of those, it helped us to take on some very significant Capital Projects without any additional taxes needed to support those.

As part of the long-term funding strategy for the Village Hall and Police Stations, the village anticipates issuing debt in future years. The Building Replacement Fund currently projects a $60 million bond issue in FY 27/28 to complete construction of the new Police Station. However, the effectiveness of the village's Excess Reserve policy just discussed has already allowed the village to reduce the anticipated borrowing

from initially planned $80 million to the planned $60 million. Staff will continue to evaluate opportunities to further reduce this amount moving forward.

Mr. Townsend stated that the Personal Consumption Expenditures and Personal Consumer Index are the two key indicators that the village uses to track inflation and better understand national and regional economic conditions. Personal Consumption Expenditures, or PCE, is the Federal Reserve's preferred measure of inflation at the national level. As of February 2026, PCE is at 2.8%. While this reflects improvement from peaks seen throughout the pandemic years, it still remains above the Federal Reserve's long-term target of 2%. Looking ahead, there is still some uncertainty around how future federal actions—such as military actions, interest rate decisions or potential tariff policies—may impact the broader economy. These factors could influence consumer behavior, operating costs, and overall economic conditions that ultimately affect the village.

Mr. Townsend stated that Consumer Price Index for the Chicago-Elgin-Naperville regions shows more localized perspective. Since the release of the February data included in the budget document, March figures indicate a modest uptick in inflation at both the regional level (2.3%, up from 2.0%) and nationally (3.3%, up from 3.21%) from February. While inflation had previously shown signs of stabilizing, it appears that that trend has now reversed and we are going to continue to monitor very closely and we will make adjustments either through budget amendments or other things that we will bring before the village board.

Mr. Townsend then talked about our major revenue sources. While most of the revenues are projected to experience moderate increases of about 3% each, the Food and Beverage Tax is an exception that will project at about a 7% increase. This is a direct result of things that we're seeing here locally. New restaurants opening like Andretti, Hopscotch , Lazy Dog or Piccolo Buco at Golf and Meacham. We are hoping that all those things will push that revenue source higher and bring new dollars to the community.

Mr. Townsend stated that Schaumburg sees strong business activity, with several key employers either relocating to Schaumburg in FY 25/26: ADP, Mizkan America, NTN Corporation, Andretti Karting & Games and Lurie's Children Hospital or already committed to opening in FY 26/27: Lazy Dog, Hopscotch, YMCA, Napleton Subaru and The Fresh Market. In total, these 10 businesses are expected to bring more than 2,400 jobs to the village and occupy over 575,000 square feet of commercial space. That level of investment is significant even with elevated costs and broader economic uncertainty, Schaumburg remains the place for business.

Mr. Townsend stated that there are still several local challenges that we face aside from the economic uncertainty previously mentioned. Public Safety Pensions continue to represent one of the most significant long-term fiscal pressures on the village. As discussed in prior years, Public Act 101-0610 consolidated more than 650 suburban and downstate pension funds into two statewide investment pools, with a statutory requirement to reach 90% funding by 2040. While this reform was intended to improve investment performance and strengthen long-term sustainability, the village has continued to experience significant increases in required annual contributions. The village's Annual Required Contribution for FY 26/27 is approximately $17.5 million, that is about 85% of the total property tax levy. To help improve funding levels for each pension fund, the village's Excess Reserve Policy supplements the first $500,000 to the Police and Fire Pension funds ($250,000 to each), when their funded levels are below 70%. In comparison,

the village's total anticipated annual contribution to IMRF is approximately $2.2 million in FY 26/27. That is significant cost difference. Since 2021, the village has contributed an additional $2.5 million toward pension obligations through this policy, in addition to consistently meeting its required contributions each year. However, despite these efforts, the funded ratios for both pension systems have continued to decline, underscoring the structural challenges that we have. The village will continue to advocate for meaningful legislative changes to help alleviate this growing burden, but it will be difficult. There are about 227 employees that are members of Public Safety funds and 252 members of the IMRF fund. Even though their populations are about the same, the contributions to Police and Fire Pension funds are several times higher.

Mr. Townsend stated that the next issue in the village's financial outlook, comes from the State's proposed changes to the Local Government Distributive Fund, or LGDF. The state income tax revenues are collected by the State of Illinois and then there's a portion that goes back to municipalities. In governor Pritzker's 2026 budget address, he proposed that the municipal share of the local government distributive fund will remain flat in dollar terms, but while that may appear neutral from a revenue perspective, it does reduce the share of income tax revenues that go back to municipalities from 6.47% to 6.28%. We are very strongly opposed to that. LDGF is a critical component of the state 's revenue sharing partnership with municipalities, it plays an important role in funding essential local services, including Police, Fire, Public Works and infrastructure maintenance. This is not a new challenge. The state reduced LGDF from the historic 10% level about ten years ago in 2017. We have continued to try and fight to have it restored to that 10% level, but today's percentage of 6.47% remains far below where we would like to see it. The village has experienced a cumulative loss of about $75 million in income tax revenue since that reduction.

Mr. Townsend stated that we have several significant capital investments anticipated in the coming years. The Village Hall is expected to be finished around Thanksgiving this year and we are looking forward to moving into the new building. We are also moving forward with Village Board's direction to finalize the design for the Police Station with the hope that construction can begin shortly after we move out of this building. These 2 projects are guided by condition assessments that we conduct on our facilities every few years. The 2021 Facilities Condition Assessment identified several major needs beyond Village Hall and Police Station, including some potential upgrades to our Fire Station facilities.

We have several analyses that are underway right now to help us identify what those improvements will be. I think that the overall condition of all village facilities but specifically the fire stations are satisfactory as of right now, due to the investments that we've been making over the last few years however planning for fire service facilities is continuing primarily due to space needs and also service demands. Last year in the budget we allocated funds for a Fire Station Location Study, and we hope to have reports to be able to share shortly. A new Fire Station may be needed as the population is growing in the 90 North area with already added several thousand new households and new ones are planned. The FY 26/27 budget includes $50,000 for a comprehensive Fire Station Needs Analysis, which will bring these findings together with preliminary cost estimates to guide future facility investments, and then how much those will cost and how we will pay.

Mr. Townsend stated that the highest expense for the organization is the cost associated with personnel, which is projected to increase by 6%, about $5.2 million. A key driver within that is employee benefits,

which are rising at a faster rate - approximately 8.1%. We will monitor the trend, evaluate strategies, and make sure to maintain the benefit package that serves as a magnet for the talent.

Mr. Townsend then talked about the top ten things in the budget this year:

- 90 North District Programming: the village will expand programming in the 90 North District with four "Happy Hour" events featuring live music and local vendors. To lead and grow this effort, the village will introduce a new Events Programming Specialist within Cultural Services, focused on additional support for Roxanne and for the department.
- Drone as First Responder Pilot Program: The Police Department has already received Village Board approval to move forward with the program. The goal is to have that ready for launch sometime in May or June of this year. This investment includes both equipment and training, supporting improved response times, officer safety, and overall effectiveness in the field.
- Short-Term Rental Compliance Software Tool: Community Development will pilot a short-term rental evaluation tool designed to identify unlicensed properties and improve enforcement. This initiative aims to increase efficiency while ensuring appropriate tax collection. Staff will evaluate the pilot's effectiveness before determining long-term implementation. This software will help us identify all addresses for short-term rental properties as well as it will helping in terms of sending notices or making sure that owners are aware of the village's short-term rental regulations.
- "Notify Schaumburg" Mass Notification System: The Communications Department will lead the rollout of "Notify Schaumburg," an opt-in communication platform that will allow residents to receive timely updates on public safety incidents, severe weather, road closures, and major community events—enhancing transparency and community engagement.
- Village-Wide Housing Assessment: Using CDBG funding, the village will conduct a comprehensive housing assessment to better understand current and future housing needs. We hear concerns regarding cost of living so this analysis will examine market trends, demographic shifts, and local conditions to help guide policy decisions moving forward. There are some new projects that we expect to see proposed in the years ahead for housing in new parts of the community. Julie will be administering that study with her staff using community development block grant money and that's where that's budgeted.
- History Museum Feasibility Study: Building on the momentum of Schaumburg's 70th anniversary, the village will evaluate the feasibility of a history museum at 190 S. Roselle Road. The study will assess scope, partnerships, space needs, and long-term sustainability to determine the best path forward.
- HRIS System Upgrade (SuccessFactors): The Human Resources Department will begin upgrading the village's SuccessFactors platform. This modernization effort will streamline hiring and onboarding processes, improve reporting capabilities, and enhance the overall employee experience through more efficient and user-friendly systems. The current system will stay, but it is getting older and we will have to make some investments and some upgrades.
- Police Wellness Program: The budget continues funding for the Police Wellness Coordinator and Police Psychologist. Previously supported by grant funding, this program has been highly utilized and well received. In Schaumburg, residents support the Police, recognize the Police so that is a very good thing, however the program will be very beneficial to officers as it provides confidential support for stress

management, mental health, and critical incident response - reinforcing the village's commitment to employee well-being.

- AI and Technology Training (Microsoft Copilot): The IT Department will lead a village-wide rollout of AI training and tools, including Microsoft Copilot. This initiative will equip staff with best practices and governance standards while helping them leverage AI to improve productivity—such as drafting documents, analyzing data, summarizing information, and automating routine tasks—ultimately enhancing service delivery. We want people to use AI to streamline and make more efficient some of the more menial tasks so that they can use their brain power for the more complex tasks and the more thoughtful tasks that are really going to drive service improvements moving forward so that will be our focus at least during the coming year.
- New Village Hall Completion: Finally, these initiatives coincide with the anticipated completion of the new Village Hall in Fall 2026. This significant investment will provide a modern, efficient, and collaborative space for both employees and the community, supporting high-quality service delivery for years to come. Having a modern efficient and collaborative space for both employees and the community is really going to support them and ensure good service and moving into the future.

Director of Finance, Lisa Petersen, stated that the overall budget reflects expenditures outpacing revenues by $37 million, however, this is due to the planned drawdown of accumulated reserves to complete various capital projects, most notably, the new Village Hall and design of the new Police Station, which accounts for about $24 million. Additionally, the North Schaumburg TIF (NS TIF) and Motor Fuel Tax funds anticipate drawdowns of proceeds from the line of credit and accumulated reserves to fund long term capital projects. The $70 million swing in Other Financing Sources (OFS) is due to issuing a $60 million line of credit in FY26 to fund projects in the NS TIF. No new debt is planned for FY27. However, we do constantly monitor conditions in case the interest rate environment is conducive to restructuring existing debt that would lower interest rate payments without extending the life of existing debt.
Schaumburg is one of just 19 Illinois communities with AAA bond rating from Standard and Poor's.
Ms. Petersen stated that ten top categories that make-up all village revenues are:

- Sales Tax (15%)
- Water & Sewer Fees (13%) – supports only the Utility fund
- TIF District Tax (10%) – supports only the North Schaumburg TIF fund
- HR Sales Tax (9%)
- Property Tax (7%) – used to make contributions to the Police and Fire
- Income Tax (5%) – supports General fund
- Ambulance Fees (4%) – supports General fund
- Food & Beverage Tax (3%) – allocated across multiple funds
- Investment Income (2%)
- Grants (2%)

The Other revenue category (30%) includes permits and licenses, Internal Service fund transfers, and Use, Motor Fuel, and Telecom taxes and Interest income including Investment income of the Police & Fire Pension funds.

Ms. Petersen then talked about the expenses. The largest expense is Personnel Cost (29%), followed by Capital Outlay (27%) and Contractual Services (16%). Police and Fire Retiree Pension payments are reflected in this budget, but are expenses of the Pension Funds only. Operating transfers support other funds such as Transit, Capital, the Olde Schaumburg Center, Baseball stadium, and the Residential Refuse Disposal fund. These transfers account for 7% of total expenses. Debt service payments (not including the hotel and convention center) account for just 4% of total expenses.

Ms. Petersen stated that FY26 is expected to end with a budget deficit of $940,000, however, this included fund balance distributions from FY25. In November, total excess reserves of $16.2 million were declared and distributed in accordance with the Fund Balance Policy. As such, $7.8 million were distributed to the Building Replacement Fund and the Capital Improvement Program, and each of the Public Safety Pension Funds received $250,000 in additional contributions over and above the Annual Required Contributions. The excess reserve declaration and resulting distributions are bringing the General fund into compliance with Fund Balance policy. Any actual and available excess reserves from FY 26 results will be declared after the audited financial statements are published in October. Fiscal Year 26/27 reflects a budget surplus of $10.4 million . If this comes to fruition, the excess reserves will be distributed in accordance with the Fund Balance policy. Ms. Petersen stated that the General Fund revenues are expected to increase 3.5% compared to the total projected for FY26. This is largely driven by consumer spending and the increased cost of goods. General Fund expenditures are up 9% compared to projections for FY26. This is largely driven by ongoing increases in public safety pension obligations, rising personnel costs, and increasing supply and service costs.

Deputy Village Manager, Paula Hewson, stated that while the entire 5-year CIP is provided in your budget document, the changes from the January-approved CIP for the fiscal year 26/27 will be highlighted. The proposed CIP includes $114.5 million in capital spending for FY 26/27, which is
an increase of $6.7 million over the CIP approved in January. The primary reason for this increase is the carryover of funds for projects that could not be completed in the current fiscal year and are now scheduled for FY26/27.
Other reasons for changes in CIP include addition/deletion of projects; added three projects, revised estimates. Ms. Hewson stated that there are 14 projects that propose to carry over funding into the FY 26/27 Budget. While a comprehensive list of these projects is outlined in the budget
document , more notable carryovers include:

- 90 North Park project is carrying over $1,976,167 due to weather delays experienced in FY 25/26.
- Municipal Campus Landscape Plan Improvements project is carrying over $862,000 due to permitting delays from the IDNR as a result of redesigns and scope changes.
- Sidewalk Gap Program – Plum Grove Road – Schaumburg to Shoreline project is carrying over $440,000 due to delays from Cook County.
- 2222 Hammond Drive Demolition project is carrying over $350,000 due to Hunter Manufacturing's tenant occupancy extension which shifted the timeline.

Additionally, 35 projects have been refined since January. The most significant of which includes:

- Reduction of $1.1 million for Braintree Drive Reconstruction (Wise Road to Weathersfield Way), reflecting revised cost estimates following IDOT and CCDOT review.
- Reduction of $222.000 in the Walnut Lane Lift Station Rehabilitation based on favorable bid results below the original estimate.
- Increase of $835,000 to move the Airfield Lighting Improvements – Phase II from a State-led project to a village-led project, requiring full upfront construction funding with reimbursement from the Division of Aeronautics. The village's contribution to this project remains $49,643.
- Increase of $612,000 to Hammond Drive at Algonquin Road Intersection Improvements, that project now incorporates the Street Light Gap project and continued delays due to land acquisition.

The breakdown of the total $114.5 million in capital investment for the year shows that the investments are similarly distributed as we presented in December: Roadways remain the largest capital investment for the Village of Schaumburg at $49.8 million or 43.5% of the total program. The Building/Facilities category takes the number two spot due largely to the construction of the new Village Hall building which is allocated $23 million of the $28.7 million that makes up this category. The final design of the new Police Station project also contributes to the high level of investment in this category. Ms. Hewson stated that the Water and Sewer investments total $17.9 million ($17,952,510), Community improvement investments total $9.5 million (8.3%) and are concentrated primarily within the 90 North TIF district. Projects such as 90N Park improvements and the Meacham Road Pedestrian Bridge are included in this category.

The Bikeways at $4.6 million (4%) include the annual program to reconstruct or resurface existing paths but also includes the construction of new path along Meacham between Higgins and American Lane and then along Golf Road between Meacham and Roosevelt Boulevard. The budget also includes a significant investment in the land acquisition phase of a new 2.3 mile bike path along Martingale Road from Higgins Road to Schaumburg Road. This new path will connect to existing paths and enhance the village’s bike path network.

The last category is Other (3%) at $3.9 million (this includes projects such as sidewalks, traffic signals, airport improvements, parking lots, etc.)

Similarly to the level of investment by category, remaining the same from January the FY 26/27 CIP continues to maintain the 5 priorities as initially presented: Revitalizing Local Streets, Improving village owned Facilities, Maintaining and Improving Utility Infrastructure, Investment in the 90 North TIF District and Leveraging Grant Funds for Infrastructure Improvements. This priority helps advance Schaumburg 's capital projects by reducing the villages financial burden and ensure that state and federal funding gets directed to Schaumburg. The proposed budget includes $26.8 million in grant funding.

Director of Communications & Outreach, Kassondra Shref, stated that the Communications and Outreach Department plays a central role in ensuring residents, businesses and stakeholders receive timely, accurate and transparent information about the village’s service services, programs and initiatives. Over the past

year, we've made meaningful progress in several key areas. We completed a comprehensive website content review to improve usability and access to information— implementing "Serena Says", the village's AI chat bot. We also launched the Village's Speaker's Bureau program to expand community outreach, and we developed a full promotional plan for the village's 70th Anniversary to drive civic pride and engagement. We also partnered with our Economic Development team and Red Caffeine Advertising agency to develop a new lifestyle campaign, which officially launched today.
Looking ahead to the next fiscal year, our focus is on building upon that momentum through three key initiatives: expand the Village's new lifestyle campaign— "Your Village, Your Vibe. Your Schaumburg", implementation of an opt-in, targeted notification system, which we plan to call "Notify Schaumburg" which will allow the village to communicate directly with residents and stakeholders through text, email, or phone and third, we will establish a Village-wide asset management and brand kit system. This will centralize our content, standardize branding, and improve efficiency across departments by ensuring staff have access to consistent, high-quality communication tools.

Director of Community Development, Julie Fitzgerald, stated that the first main initiative for Community Development next year is our Housing Study. It is being funded with Community Development Block Grant funds. We have a lot of diversity in housing in our community; this has been intentionally and well planned over many decades. Society changes, market trends change so this study will take all of that into account, they will look at our existing demographics and our existing housing options that we have and identify any gaps and opportunities. We are using a consultant, which is why it's budgeted to do this study, will be releasing an RFP and look forward to presenting you with its findings. Then we have 90 North Park Stage 3, we received a grant for stage 3 from Illinois Department of Natural Resources. Over this next fiscal year, we are going to be advancing stage 3 of the park, bringing you a concept drawing in the fall. The consultant will spend time advancing these to construction drawings, then will bid it and plan on awarding the bid in the spring of 2027 and building it the following year.
Lastly, the 3rd initiative some outreach and education around our food inspection program. We inspect all of the food establishments in the village in terms of food handling. We will be establishing in-house training to help minimize bad scoring on the inspections and limit the need for frequent inspections for higher risk places.

Trustee Bieschke stated that the Housing Study will be very useful to see as the Village Board hears a lot of complaints regarding taxes, which is easy to explain as well as housing affordability.

Director of Cultural Services, Tiana Weiler, stated that over the next year the cultural services department is focused on strengthening our connection to the community, through Rebranding Campaign, growing our 90 North Park Programming and increasing the visibility of young artist programs. The launch of the new name "Al Larson Cultural Center" will be a defining initiative in the year ahead. We will be focusing on fully developing and refining the brand, finalizing the logo, visual identity and comprehensive marketing strategy that clearly communicates who we are and what we offer from there the brand.

At 90 North Park, to build on the success of last year 's first Schaumburg Live at 90 North, this year we are adding a midweek series, a monthly summer community event, featuring live music, food trucks and family friendly activities happening on the 3rd Wednesday of each month, from May through August. And of course we will bring back the main event in September. The goal here is to deepen community engagement and continue building awareness of the 90 North District; to support this growth, we also will be adding to our team a new events programming specialist. Our Schaumburg Youth Artist Programs continue to be a strong point of pride. These programs go well beyond performances at the Maggie Atcher Theatre. Participants currently are performing at Encore Village, opening for summer breeze concerts, collaborating with local schools and appearing in churches and neighborhood venues.
Looking ahead we're planning to increase these outreach performances by 25% this helps grow awareness of the programs while also supporting enrollment and tuition.

Director of Economic Development, Matt Frank, stated that we are halfway through the North Schaumburg TIF District that was created back in 2014. The emphasis continues to remain on creating new investment opportunities for developers to come in that way we can continue to build and invest in. To date we have had about $900 million invested in that both public and private, so we are looking to add another $150 million here over the next year.
Second area focus is 390 Gateway Logistics TIF. We have Long Avenue Redevelopment. The last homeowner on Long Avenue is moving out next week, so the Logistics Property Company (LPC) is looking forward to getting those demolition permits and starting on that project. We will be working with them to make sure that completion and construction proceed quickly, as they proposed to invest roughly $70 million in those 2 large warehouse buildings, totaling about 440,000 sq.
Mr. Frank stated that the last item is the Microenterprise Grants Program. This is a new program Economic Development is working with Community Development, using the Community Development Block Grant Funding program. We will have grants available up to $30,000, focused on those incubator businesses that went through the RISE program, so trying to create those startups that will occupy some office space. This is a good opportunity to help those businesses grow and hopefully thrive in the community, so looking forward to helping those 11 businesses who signed up in the incubator to give them opportunities to help pay for training, inventory, marketing plans, and some of those other eligible cost.

Director of Engineering and Public Works, Michael Hall stated that we are about halfway on Village Hall construction right now. We hope to finish that up by the end of the year and move in. We are also working on Police Station design right now, with 50% of the design completed. We are meeting right now with each one of the divisions of police going through their workspaces. We have added some structure to the design. Then we will get to bidding and hopefully demo of this facility here this fiscal year.
We have added a worker to the maintenance staff to help maintain these facilities. With the new facilities that come with quite a bit of additional preventive maintenance and a little bit more equipment, so bringing staff to assist is very helpful.

Mr. Hall stated that there is also some of the capital work that is on right now. The department has been able to secure federal grant money. McConnor Parkway is under construction and will utilize about $10 million of grant money. That completion is expected in 2027.
There are also 3 sections of Braintree underway. In addition to the roadway side we're doing, almost 10,000 lineal feet of water main and that is very important to us. We have some aging water main going through there and we have had some break history on, so we are excited to get that worked on as well in addition to some of the roadway improvements that you are aware of, with the roundabouts.
In addition, we have Woodfield Road, Plum Grove to Meacham that will utilize about $3 million worth of federal grant money.
And then finally we are working towards Re-accreditation. The Village of Schaumburg was one of the first accredited agencies through American Public Works Association, accredited back in 1998. We will be working towards 8th accreditation. It really helps us reaffirm our commitment to best practices and industry standards, so we will be reviewing all our Standard Operating Procedures (SOP) to make sure that we are following best practice.
Trustee Bieschke asked how long the accreditation period lasts. Mr. Hall responded that 4 years.

Director of Finance, Lisa Petersen, stated that this year, the Finance Department used the OpenGov platform to issue 2026 business licenses. In FY27 we will continue the implementation by adding in different license types such as Rental and Vending licenses.
Secondly, the Finance and IT Departments worked together to build a new platform for collecting and tracking locally administered taxes such as Food & Beverage, Hotel, and Amusement taxes. This year the Finance Department will roll out this platform, which will make online payments easier for the customer and improve tracking and collection efforts for staff.
Lastly, in FY27, we will implement Phase 1 of the Action Plan that is being developed from the recent Strategic Plan. The Plan focuses on improving communication, cross-training, process improvements, technology modernization, and succession planning.

Fire Chief, Fabio Puccini, stated that the first priority for the Fire Department is to start our own Strategic Plan. Fire Department is one of less than 10 departments in the State of Illinois that is both accredited and ISO 1, so we want to maintain that high elite status. Part of our accreditation process is to go through another Strategic Plan. Our last one was 5 years ago, so this year's plan will be a comprehensive road map for the final long-term direction of the department and sort of a road path for us for the next 5 years.
The next initiative we have here is our Emergency Operation Center (EOC) remodel with the technology upgrade. The current EOC that we have had has been there for 20 plus years. Last fiscal year we were able to secure a $50,000 grant to get towards funding of the actual structural remodel and change. The old system does not really allow for conversation within certain groups. We have gotten away from projector screens to wide screen television and shareable screens and individual pods, much needed upgrade within the department. Fire Department is looking to embrace technology, so tablet command is a tablet system that utilizes an iPad the main system that we're using it for is the digital incident management system be used in place of the old-fashioned whiteboard or marker boards.

Trustee Madej asked what would be the one item that Fabio Puccini would like to see in the department that they don't currently have. Chief Puccini responded that Table Command concept would really benefit our residents to get quicker response.

HR Director, Joe Carey, stated that the budget is focusing on building on the foundation established from the prior years. Budget is focused on 3 items. First of all, Employee Training and Development. Continuing partnership with Harper College to continue providing training for employees. Also continuing Success Path Leadership Development Program and associated tuition reimbursement for eligible employees. We will also be conducting an Employee Survey. This is something that we do on a bi-annual basis to get employees' feedback, to ensure that we remain an employer of choice. In addition, we will be continuing our cultural initiatives, continuing partnership with Doctor Steve Robbins, with our Inclusion Academy and our monthly engagements with him. One of the past year's goals was to do RFP for our HRIS system. We have done RFP process throughout the year, and we are looking forward to upgrade and modernize our existing system.

IT Director, Peter Schaak, stated that the first initiative for the Information Technology Department is the build out of the new Village Hall. There is a bunch of work that has already started, for example working on getting the fiber that we took out of the old Village Hall and bringing that infrastructure back. Also preparing for the decommissioning of this building, so a lot of the technology deployed into this building is going to be moved over to the new Village Hall. A lot of the desktops, laptops and monitors is going to move back as well as some of the other infrastructure as well as new network and Wi-Fi infrastructure.
The next is the preliminary step in replacing and upgrading the Customer Service Request System. Current application was written by developers back in 2012, so it is due for replacement. We will do research on the features that work, that don't work and what is needed and prepare a plan for future development. We will focus on customer-facing mobile portions of the application, we want to make sure that they are modern and efficient and easy to use.
Mr. Schaak stated that the last initiative to mention is the creation of the Artificial Intelligence Taskforce and our focus on AI. IT department is taking a role there to create a practice within the organization and administrative protocol and Standard Operating Procedure to create a guideline on how to implement the use of AI into the organization effectively and ethically.

Chief of Police, Bill Wolf, stated that first initiative is the Drone as First Responder (DFR) pilot program which is scheduled to go live in May. There will be 2 remote launch locations: one on the roof of the Police Department and the other on the Fire Station on Meacham Road. Those drones will be piloted from the Real Time Information Center and so the staff that currently works in there now will be trained on flying those.
Chief Wolf stated that one of the things that he has seen over the years is as technology progresses in society and we take advantage of technology, unfortunately, so do criminals. There has been an increase

in the criminals using cyber currency to commit crimes and getting people to pay them in cyber currency which has been proven very difficult to track. We are planning to work with a company that provides software that helps us track down cyber currency transactions and hopefully to stop them before they occur.

The last item to mention is the Officer Wellness Program Enhancements. In addition to the previous work that was done with that program using the grant money, it will be funded continually through the General Fund. We have 2 part-time contract employees that offer services to our employees. This is something that is very unique as no other Police Departments in our area that offer this. There is a psychologist at the station every week, that is trained to work with law enforcement and works through issues whether it is mental health issues or other things going on difficult calls. It has made a significant increase in employee job satisfaction, and they are feeling cared for.

Trustee Clar asked if the DFR equipment is temporarily going on the old Police Station and then when the Police Station gets moved that's going to Station 51. Chief Wolf responded that currently they are working through Motorola and they partner with a company called Brinc that actually provides the drone hardware and software and they came out with the new drone that has significant increase in battery life and speed that it can fly, so it possible that it will be able to cover the entire village from the roof of the new Police Station.

Director of Transportation, Sidney Kenyon, stated that the theme for this year is generally springboarding for future delivery of customer service improvements. First, Traffic Operations Improvements, with a particular focus on Meacham Road. A new pilot Lead-Lag Operations on Meacham is going to take place in May but also, we have the new Automated Traffic Management System (ATMS) that is coming online this summer as well. With the new ATMS staff will be able to remotely view the signals so the system is going to help more effectively monitor and improve our signal timing and make improvements where needed.

There will be Hangar Feasibility Study conducted this upcoming fiscal year. We want to evaluate scenarios for development of hangars on the airfield and reengage our tenant base to make sure that we are improving our customer service with regard to storage for aircraft and also any additional future uses of the airfield space.

Then last initiative is the Evaluation of Transportation Programs. We have a few programs that the Transportation Department oversees, such as the Senior Taxi and the Commuter Lot that could be potentially better utilized. We want to spend some time investigating options for improving our customer service delivery there as well with regards to those.

Village Manager stated that the Government Finance Officers Association has a Budget Award Program, and the Village of Schaumburg is consistently being recognized for the quality of the budget document. The document serves as a policy document; operations guide, communications tool, and a financial plan. We have a long history of providing a very high-quality service for the residents and we want to make sure we are doing the best we can for Schaumburg.

Trustee Bieschke made a comment that the staff did a great job preparing the document, as they do every year. Trustee Bieschke thanked staff for doing spectacular job in grant funding and they are continuing that trend.

Trustee Madej stated that it is amazing how this document is put together, the intensity of work put in is wonderful.

Trustee Clar made a motion to recommend the Village Board Approve an Ordinance Adopting the Annual Budget for the Fiscal Year Commencing May 1, 2026, and Ending April 30, 2027, seconded by Trustee Madej. All ayes – MOTION CARRIED.

PUBLIC COMMENTS:

Schaumburg resident, Mr. Richard Bolesta at 9 Pauline Circle, stated that he has experience in cycling. He has also experience in reading engineering documents and he has some comments regarding bike paths and safety of roundabouts. Mr. Bolesta presented the trustees with the informational documents.
Mr. Bolesta went over the following topics from his document:

- Impact from reducing physical width of National Parkway
- The homeowners in that area do not want National Parkway narrowed
- That it is dangerous to move adult riders and e-bike riders to multi-use paths
- Raise awareness that e-bike/pedestrian accidents have increased
- Bar Harbour residents use National Parkway to go to Target
- Only one (1) analysis has been done regarding roundabouts impacts on bicyclists
- Braintree Drive roundabout is not safe at 15 miles per hour speeds, which is the average entrance speed

ADJOURNMENT:

Trustee Clar made a motion to adjourn the meeting, seconded by Trustee Patel. All ayes. MOTION CARRIED.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Magdalena Gerwel
Recording Secretary

Distribution: President & Board of Trustees
Village Clerk
Village Manager
Department Directors

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Concept to Repurpose the Atrium Building at 90N - Informational
07/21/26
Committee of the Whole

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Village of Schaumburg established the North Schaumburg TIF District (TIF) on January 14, 2014, with the goals of encouraging redevelopment of the underutilized properties in the area, improving utilities and infrastructure within the redevelopment project area, and paying for the new I-90 Tollway ramps at Meacham and Roselle Roads. TUF Partners, LLC (TUF) purchased 225 acres of the Motorola campus for $26 million in 2016. Since that time, TUF has partnered with the Village to plan for development of the area now referred to as 90 North District West.

In 2018, a Master Plan and Regulatory Framework was established for a mixed-use campus. Ultimately, the 90 North District West will feature high-end residential, Class A office space, restaurants, entertainment venues, and retail shops. However, to accomplish the goals of the TIF and the Master Plan, significant work was completed to make public improvements and prepare the area for development. By 2020, TUF was reimbursed $31.7 million for completing Stage 1 of the Master Plan, which included environmental remediation, demolition, underground utilities, and constructing Parkside Drive and Landmark Avenue. These improvements spurred redevelopment in the 90 North District West including Top Golf, Element Apartments, Boler Headquarters, and Northgate at Veridian. TUF is developing Block 1 of The District at Veridian. This $195 million project was able to move forward with $47 million in TIF assistance and is anticipated to be completed in 2027.

TUF is exploring repurposing the 360,206 square foot former Motorola Atrium building. The building is in the North Pond Neighborhood in 90 North District West. The Regulatory Framework Plan calls for high quality housing options within walking distance of jobs, shops and parks for Sub-District C. Mixed use developments, office, and multiple-family residential are all permitted uses in Subdistrict C.

Recommended Action:

Informational only.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Accept the Design Development of the New Police Station
07/21/26
Committee of the Whole

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

Account(s):	Budget:	Expense Request:
6809010-7401 (25018)	$100,000,000	$99,996,396

The budget status for this request is: Under Budget

Amount Under Budget: $3,604

Executive Summary:

The Village Board approved the schematic design of the new Police Station on January 27, 2026. Since that time, staff from Police, Information Technology, Engineering and Public Works have been working with Williams Architects and Camosy Construction to further the schematic design through the design development process via weekly meetings.

The Design development phase identifies all major systems including structure, mechanical, electrical, plumbing, low voltage and audio visual, furniture concepts, major finish materials (not actual colors) and begins the coordination of all these systems into the schematic layout of the building. As columns, ductwork, and mechanical chases get located, walls and spaces need to be adjusted accordingly. The exterior design of the building has been refined with lighting concepts being explored.

There were a few major design changes to the project since the schematic design approvals. In regard to site layout, the Committee of the Whole requested the team look at keeping the north/south driveway in place. That request was studied and adopted, allowing for the common drive to remain after relocating the surface detention from the north to the west. The staff parking lot then expanded to the north in response to the drive aisle. Overall, there was a reduction in site detention required after several meetings with the Metropolitan Water Reclamation District of Greater Chicago (MWRD), which is a positive for the project budget.

Inside the building, mechanical spaces grew on the first and second floors at the gun range and the garage mezzanine. The relocation of the Chief's office, as suggested by the Committee of the Whole, was also studied and adopted. The entire administrative office layout changed to accommodate the Chief's office, but the result is a better circulation flow and layout for the space. Other than the changes outlined above, the project is very similar to the concepts presented for schematic approval.

The construction budget prepared by Camosy Construction has been refined and modified to reflect the changes and furtherance of the design. Similar to the Village Hall project, any modifications to the building result in a corresponding change to the design contingency. When factoring in the costs of the

possible antenna tower, fiber projects and new network equipment with Infrastructure Technology, and the refinements to the building itself, along with pricing increases seen in the market, this design contingency has reduced to just over $1 million.

The budget still includes a construction contingency in addition to a design contingency. The reduced design contingency puts more pressure on staff, Williams Architects and Camosy Construction, to be sure any further modifications to the building are fully evaluated prior to inclusion. The overall project cost is projected as follows:

- Hard Construction Cost (Camosy): $82,210,000
- Soft Costs (Architects, FF&E, moving/relocation, IT equipment, etc.): $9,868,835
- Land Costs and previous temp buildout: $7,917,561
- **Total project projected costs: $99,996,396**

Because the total project is projected under the $100 million budget, staff recommend acceptance of the design development and budget for the new Police Station, and requests permission to proceed to construction documents. Staff is committed to continue refining the design and budget to reduce costs as much as possible while still meeting the needs of the police, now and into the future.

Recommended Action:

The Village Manager recommends the Committee of the Whole recommend the Village Board accept the Design Development of the New Police Station.

ATTACHMENTS:
- Budget Summary
- Presentation

VILLAGE OF SCHAUMBURG
POLICE STATION

100% Design Development Budget VE 6/24/26 RECAP

CAMOSY CONSTRUCTION

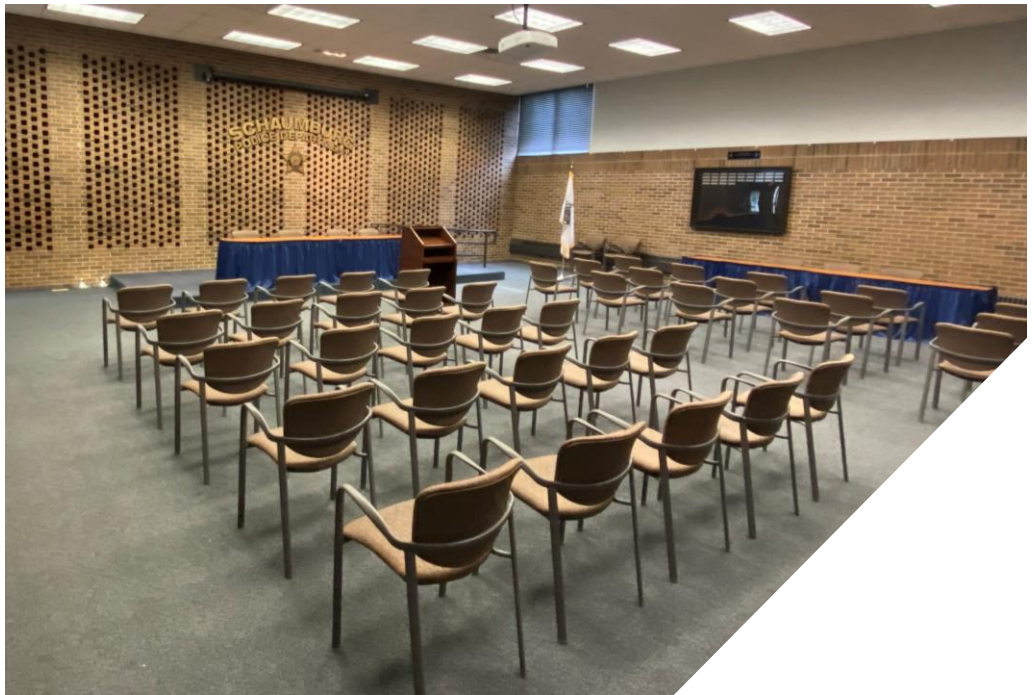
0033-24 50% DD DOCS DATED 4/1/2026

ITEM	DESCRIPTION	152,077 SF	Total	SF/Total	24-Jun-26	30-Apr-26 VARIANCE
1.00	GENERAL CONDITIONS		$736,075	$4.84	$736,460	($385)
1.10	MISCELLANEOUS CONDITIONS		$496,600	$3.27	$421,600	$75,000
2.10	BUILDING DEMOLITION		$1,450,000	$9.53	$1,450,000	$0
2.30	EARTHWORK		$1,280,346	$8.42	$1,278,785	$1,561
2.50	SITE UTILITIES		$973,585	$6.40	$1,345,095	($371,510)
2.65	SITE CONCRETE WORK		$725,769	$4.77	$722,334	$3,435
2.74	ASPHALT PAVING		$695,918	$4.58	$696,247	($329)
2.82	FENCING AND GATES		$283,981	$1.87	$303,275	($19,294)
2.90	LANDSCAPING & IRRIGATION		$804,297	$5.29	$770,547	$33,750
3.30	CONCRETE WORK (BUILDING)		$3,447,302	$22.67	$3,118,264	$329,038
3.41	PRECAST INSULATED WALL PANELS		$1,164,240	$7.66	$1,016,064	$148,176
3.47	PRECAST HOLLOW CORE PLANK		$1,414,000	$9.30	$1,414,000	$0
4.00	MASONRY WORK		$4,679,386	$30.77	$4,635,456	$43,930
5.00	STRUCTURAL STEEL		$4,049,782	$26.63	$4,006,856	$42,926
5.50	MISCELLANEOUS METAL FABRICATIONS		$551,938	$3.63	$620,800	($68,862)
6.00	ROUGH CARPENTRY		$420,946	$2.77	$420,946	$0
6.40	FINISH CARPENTRY		$1,759,321	$11.57	$1,126,603	$632,718
7.13	WATERPROOFING		$10,400	$0.07	$10,400	$0
7.50	ROOFING & SHEET METAL		$3,484,729	$22.91	$2,970,204	$514,525
7.67	COMPOSITE METAL PANEL		$1,352,380	$8.89	$1,352,380	$0
7.90	CAULKING & SEALANTS		$98,850	$0.65	$96,455	$2,395
8.10	DOORS, FRAMES, AND HARDWARE		$996,013	$6.55	$996,013	$0
8.33	OVERHEAD DOORS (COILING & SECTIONAL)		$328,000	$2.16	$328,000	$0
8.40	ALUMINUM FRAMING / GLASS & GLAZING		$2,737,530	$18.00	$3,062,874	($325,344)
9.26	METAL STUDS & DRYWALL		$1,700,846	$11.18	$1,697,444	$3,402
9.51	ACOUSTICAL CEILINGS AND WALL PANELS		$766,445	$5.04	$605,000	$161,445
9.60	FLOORING		$1,478,030	$9.72	$1,583,290	($105,260)
9.67	TERRAZZO FLOORING		$114,550	$0.75	$103,500	$11,050
9.90	PAINTING & WALL COVERING		$1,073,737	$7.06	$1,063,658	$10,079
10.00	MISCELLANEOUS SPECIALTIES		$740,003	$4.87	$737,613	$2,390
10.50	METAL LOCKERS		$1,187,816	$7.81	$1,180,616	$7,200
11.40	KITCHEN HOOD		$74,300	$0.49	$74,300	$0
11.60	LABORATORY EQUIPMENT		$0	$0.00	$0	$0
11.67	FIRING RANGE & TARGET SYSTEMS		$2,229,184	$14.66	$2,229,184	$0
11.80	DETENTION EQUIPMENT		$1,040,000	$6.84	$1,040,000	$0
12.32	MANUFACTURED CASEWORK		$162,500	$1.07	$162,500	$0
12.49	MOTORIZED WINDOW SHADES		$305,760	$2.01	$336,898	($31,138)
13.20	VEHICLE LIFTS		$25,000	$0.16	$25,000	$0
14.20	ELEVATORS		$280,000	$1.84	$280,000	$0
15.30	FIRE PROTECTION		$839,371	$5.52	$823,458	$15,913
15.40	PLUMBING		$3,851,472	$25.33	$3,770,670	$80,802
15.80	HVAC		$10,825,770	$71.19	$10,617,490	$208,280
16.00	ELECTRICAL		$10,167,992	$66.86	$9,672,251	$495,741
16.70	COMMUNICATION & LOW VOLTAGE		$3,425,792	$22.53	$2,997,872	$427,920
17.00	PRECONSTRUCTION SERVICES		$89,700	$0.59	$89,700	$0
18.00	TESTING ALLOWANCE		$70,000	$0.46	$70,000	$0
20.00	UTILITY COMPANY FEES		$100,000	$0.66	$100,000	$0
21.00	WINTER PROTECTION		$700,000	$4.60	$700,000	$0
22.00	DEHUMIDIFICATION ALLOWANCE		$90,000	$0.59	$90,000	$0
24.00	CONTRACTORS CONTINGENCY		$1,750,000	$11.51	$1,750,000	$0
25.00	DESIGN CONTINGENCY		$1,023,742	$6.73	$3,436,817	($2,413,075)
27.00	INSURANCE		$500,521	$3.29	$500,521	$0
28.00	FIELD SUPERVISION		$1,641,936	$10.80	$1,641,936	$0
29.00	CONSTRUCTION FEE		$1,520,885	$10.00	$1,522,469	($1,584)
30.00	BOND PREMIUM		$493,260	$3.24	$493,774	($514)
	TOTAL CONSTRUCTION COSTS		$82,210,000	$540.58	$82,295,620	($85,620)

FEES & SOFT COSTS	NIC	$82,210,000	CONSTRUCTION COSTS
SOFT COSTS (ARCH FEES, FURNITURE & EQT etc…)	X	$9,868,835	
FINAL LAND COSTS & TEMPORARY VILLAGE HALL	X	$7,917,561	
TOTAL SOFT COSTS		$17,786,396	COST/SF
TOTAL PROJECT COSTS		**$99,996,396**	$657.54

ALTERNATES	DESCRIPTION		Total	SF/Total
1	ADD 1120 SF TO SALLY PORT	1120 SF	280,000	$ 250.00
2	ADD 4190 SF TO PARKING GARAGE	4190 SF	628,500	$ 150.00
3	ADD 740 SF TO SECOND FLR FOR MAJOR CASE CR	740 SF	259,000	$ 350.00
	TOTAL ALTERNATES		$1,167,500	





VILLAGE OF SCHAUMBURG

New Police Station

Design Development Approval

21 July 2026

WILLIAMS ARCHITECTS

Agenda

- Project Scope
- Site Plan
- Floor Plans
- Conceptual Exteriors
- Project Budget
- Project Schedule



Police Station

Project Scope

- Previous Square Footage (Space Needs Analysis): **109,508 SF**
- Proposed Square Footage: **148,995 SF**
- Key Drivers:
    - All Vehicles In Garage
    - RTIC Expansion
    - Quality of Life Division
    - Mechanical/Storage Above Grade (no basement)
    - Wider Corridors Based On Similar Facility Tours



Police Station

Existing Site

DESIGN GOALS:

- Separate Main Entry from Training Entry
- Provide Ample Parking for Public, Training, and Employee Vehicles
- Separate Arrestee Release from Public Entry
- Provide Secure Parking for Employees to Enhance Security
- Provide Location for Possible Antenna Placement



Police Station

Site Plan

DESIGN GOALS:

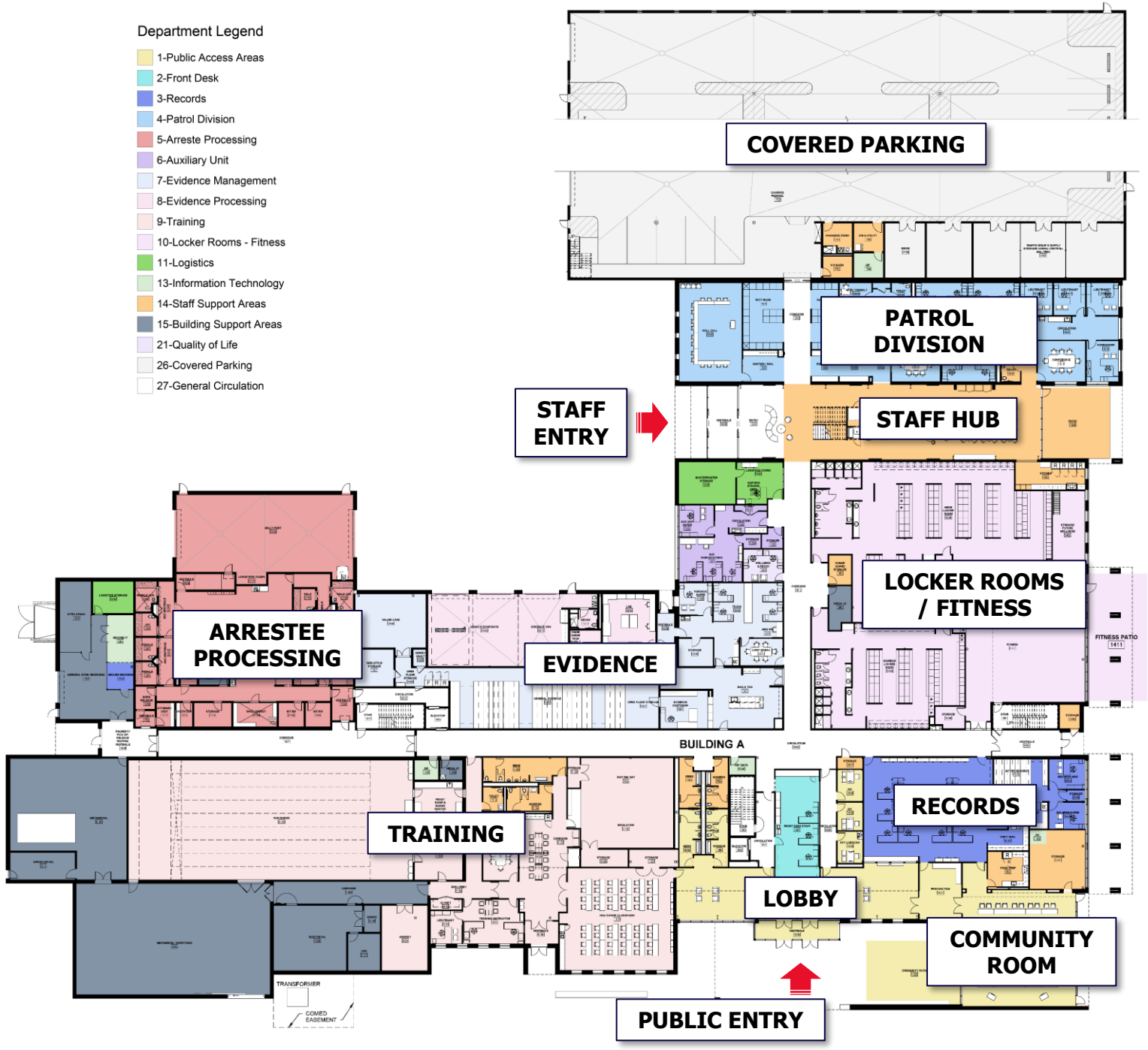
- Separate Main Entry from Training Entry
- Provide Ample Parking for Public, Training, and Employee Vehicles
- Separate Arrestee Release from Public Entry
- Provide Secure Parking for Employees to Enhance Security
- Provide Location for Possible Antenna Placement - TBD
- **Major DD Changes**: West Drive Aisle Alignment, Slight Realignment of Entry along Woodfield Road, Surface Detention Relocation from North to West, One-way Gate Entry with Two Dedicated Exits from Staff Lot



Police Station

Ground Floor Plan

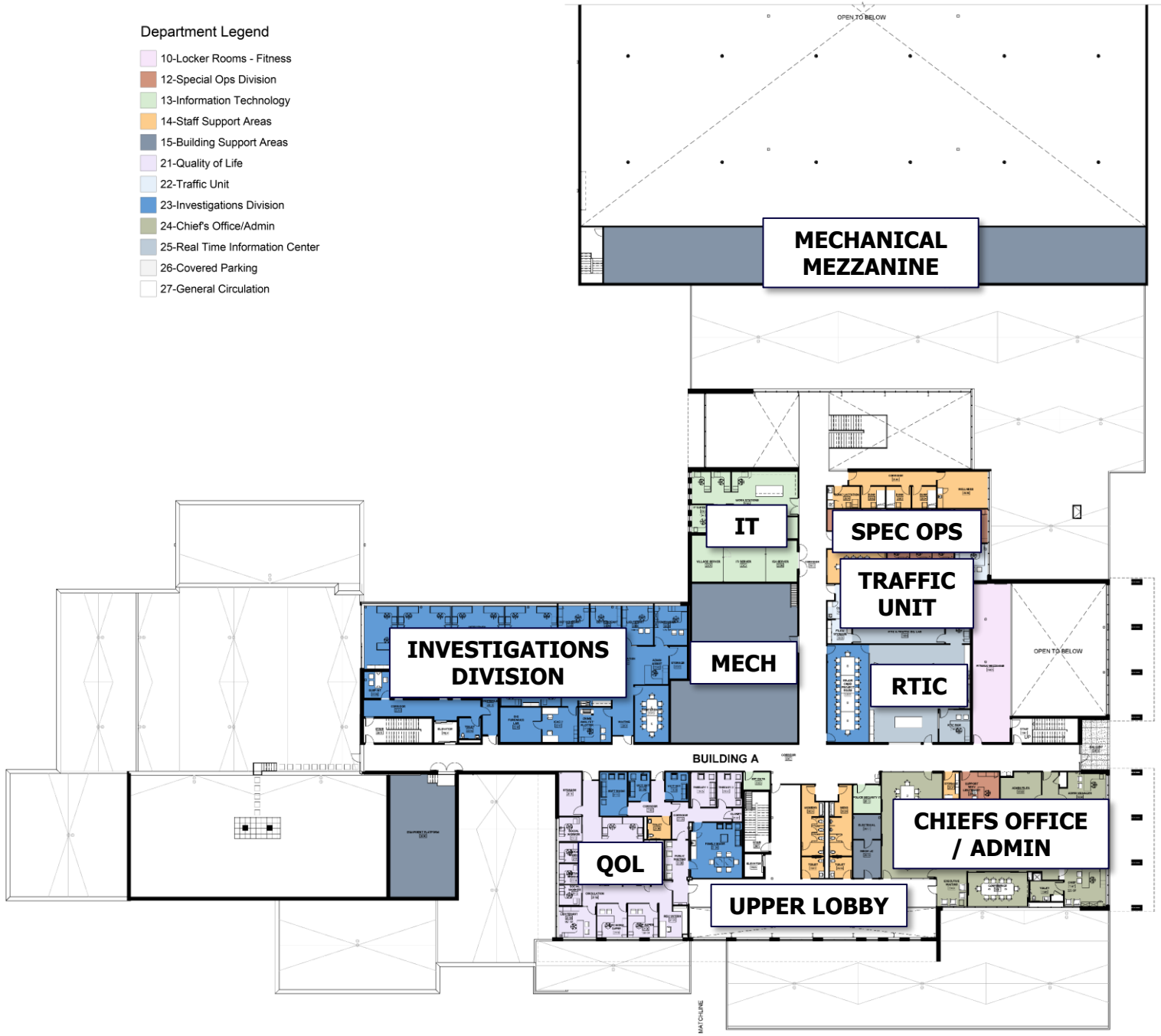
- Clear Separation Between Public and Secure Areas of Building
- Spatial Adjacencies based on how SPD Functions on a Daily Basis
- Park All Village Owned Vehicles in Covered Parking
- Secure Employee Entrance
- Simple Building Circulation
- Room for Growth in Each Division
- No Major DD Changes. Minor Adjustments of Space for More Realistic Mechanical Unit Sizes



Police Station

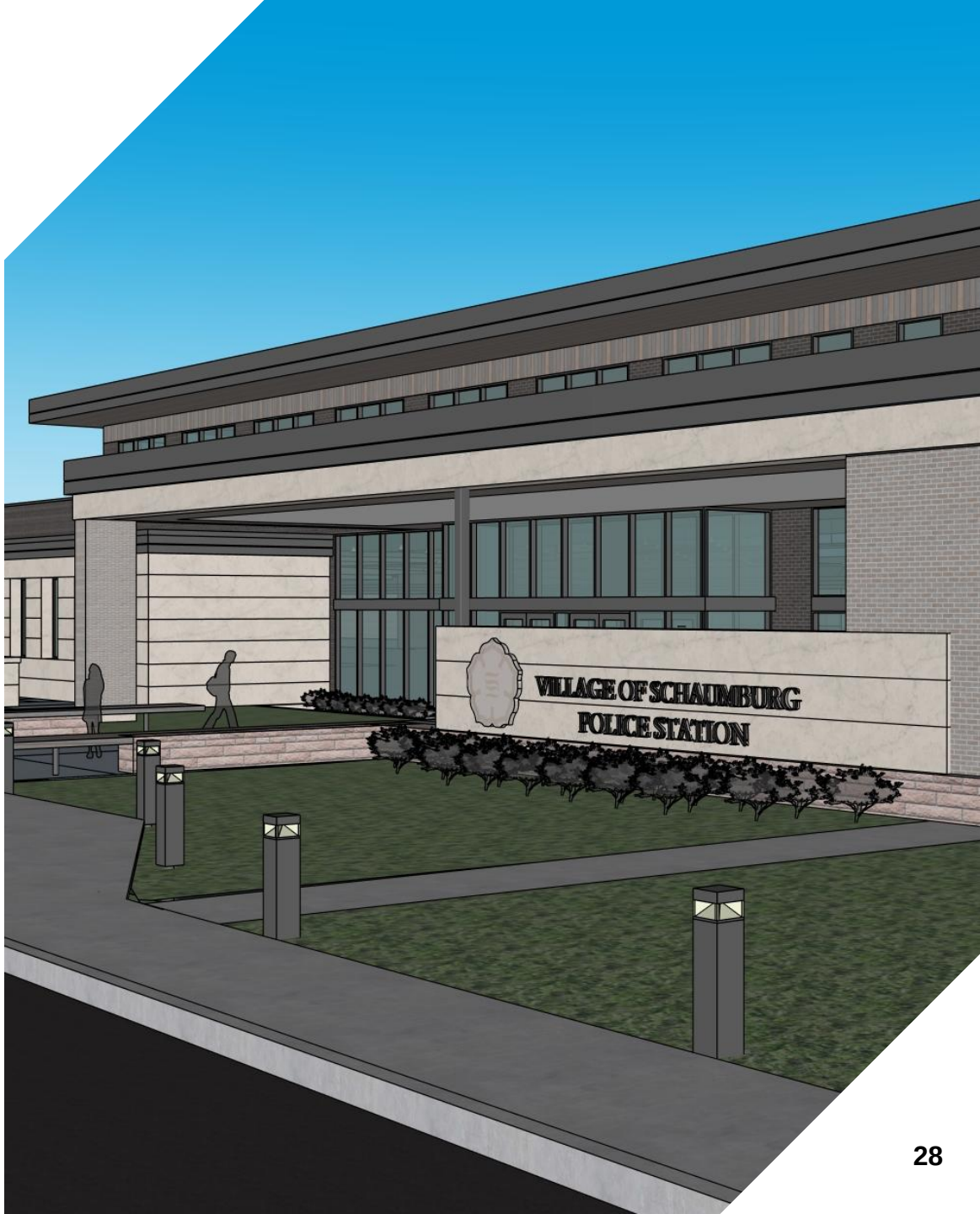
Upper Floor Plan

- Administration and Quality of Life Directly Off 2nd Floor Lobby
- Clear Separation Between Public and Secure Areas of Building
- **Major DD Changes**: Partial Range Mechanical Equipment Relocation from First Floor, Reorganization of Administration for the Chief's Office Location, and Mechanical Space Added to the Garage Mezzanine



WILLIAMS ARCHITECTS

Police Station Preliminary Exterior Views



Exterior Views

View From Southeast

- Modern Prairie – Similar to Village Hall Materials, one step further into Modern
- Building Setback from Parking for Increased Safety/Security
- More Glass Facing Pond, More Masonry Facing Public Sides of Building
- Raised Roof Over 2nd Floor to Provide Natural Light



Exterior Views

View From Southeast

- Entry Plaza with Covered Entry
- Built-in Planters and Benches in Entry Plaza
- Sign Wall Behind Flag Poles



Exterior Views

View From Southwest

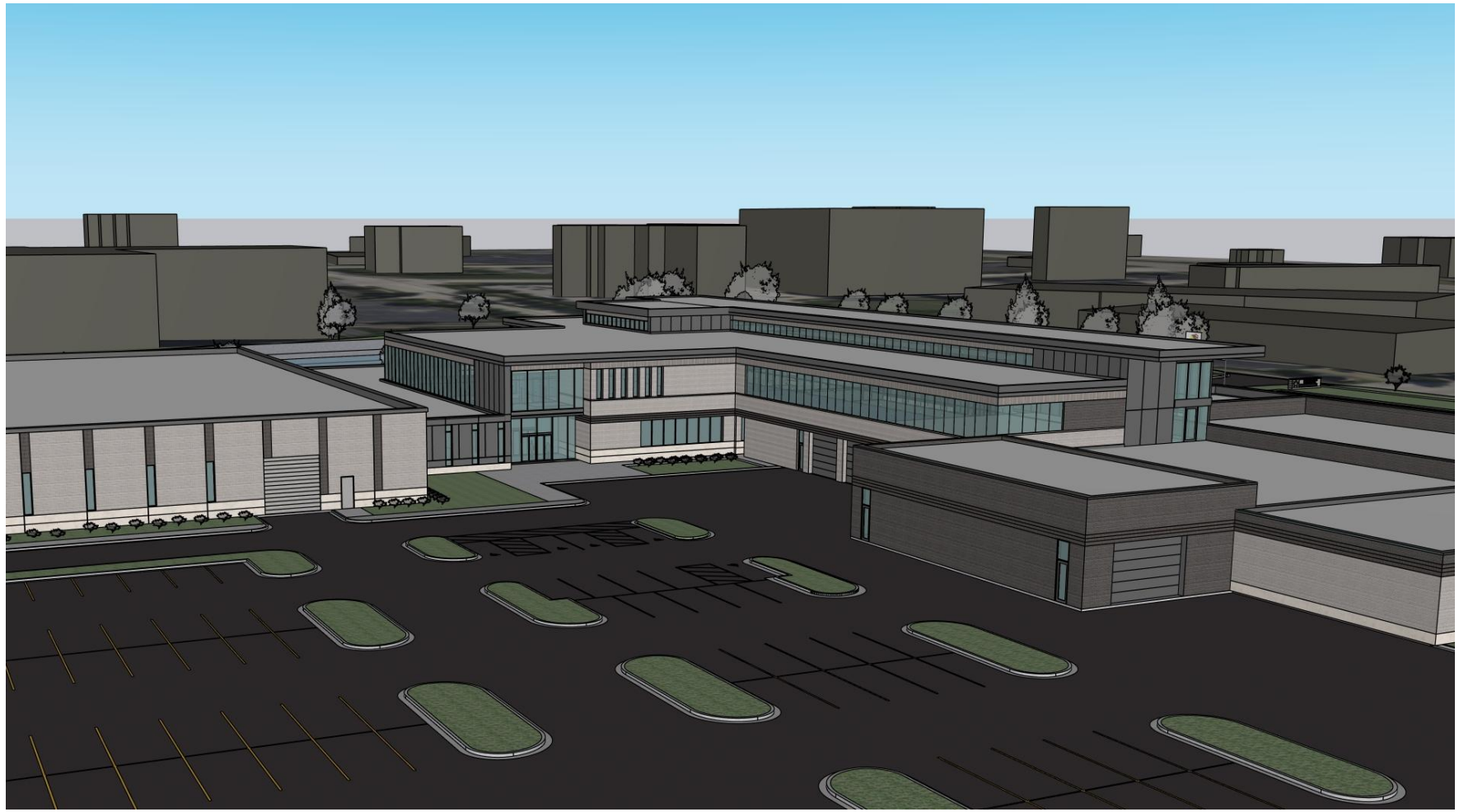
- Training Entry Separate from Main Entry Plaza
- Connection from Community Room to Main Plaza



Exterior Views

View From Northwest

- Secure Staff Parking Lot
- Covered Parking Entry
- Main Staff Entry



Exterior Views

Main Staff Entry

- Covered Entry to Staff Hub



Exterior Views

View From South



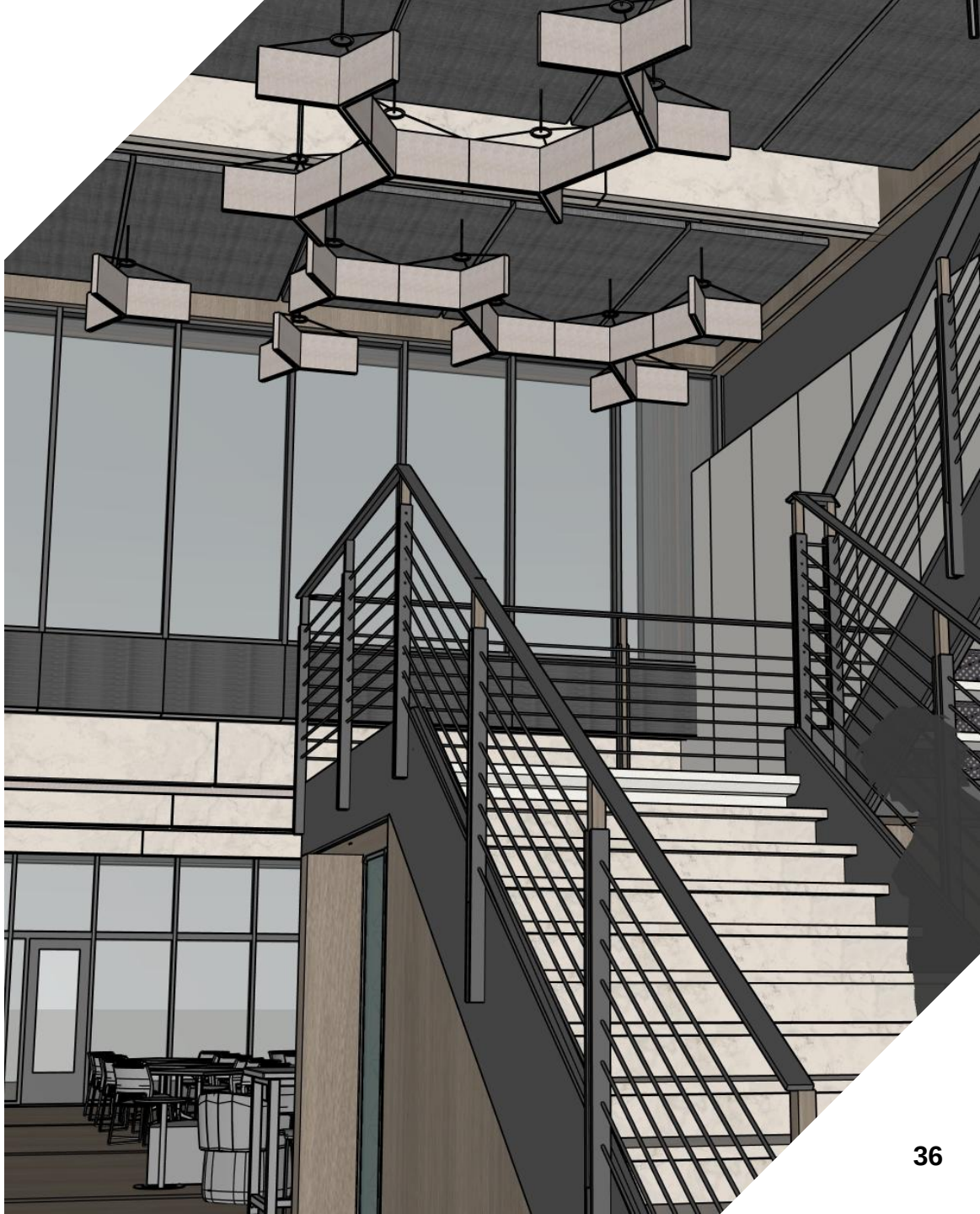
Exterior Views

View From Southeast



WILLIAMS ARCHITECTS

Police Station Preliminary Interior Views



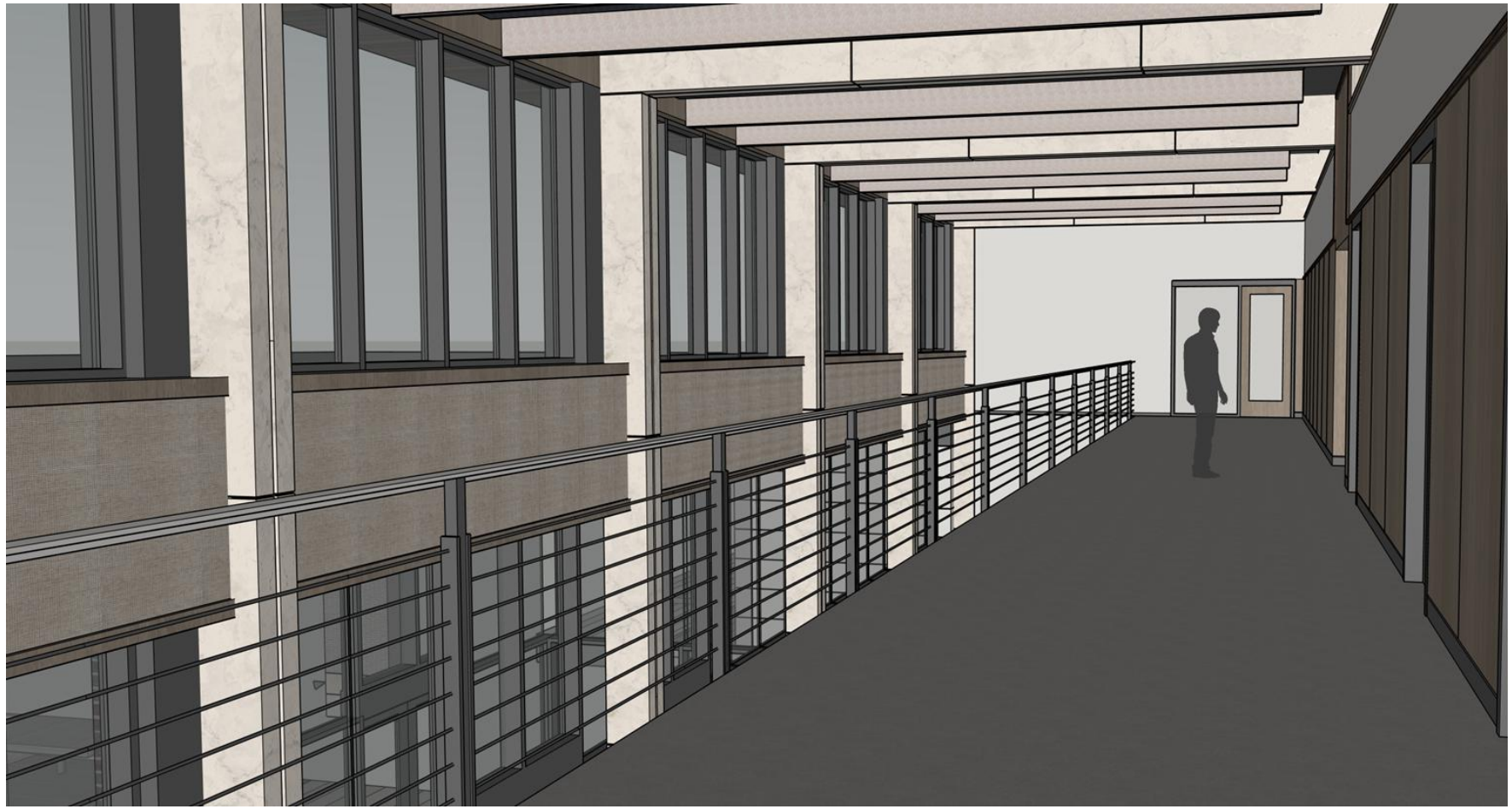
Interior Views

View From Lobby



Interior Views

View From Upper Lobby



Interior Views

View From Community Room



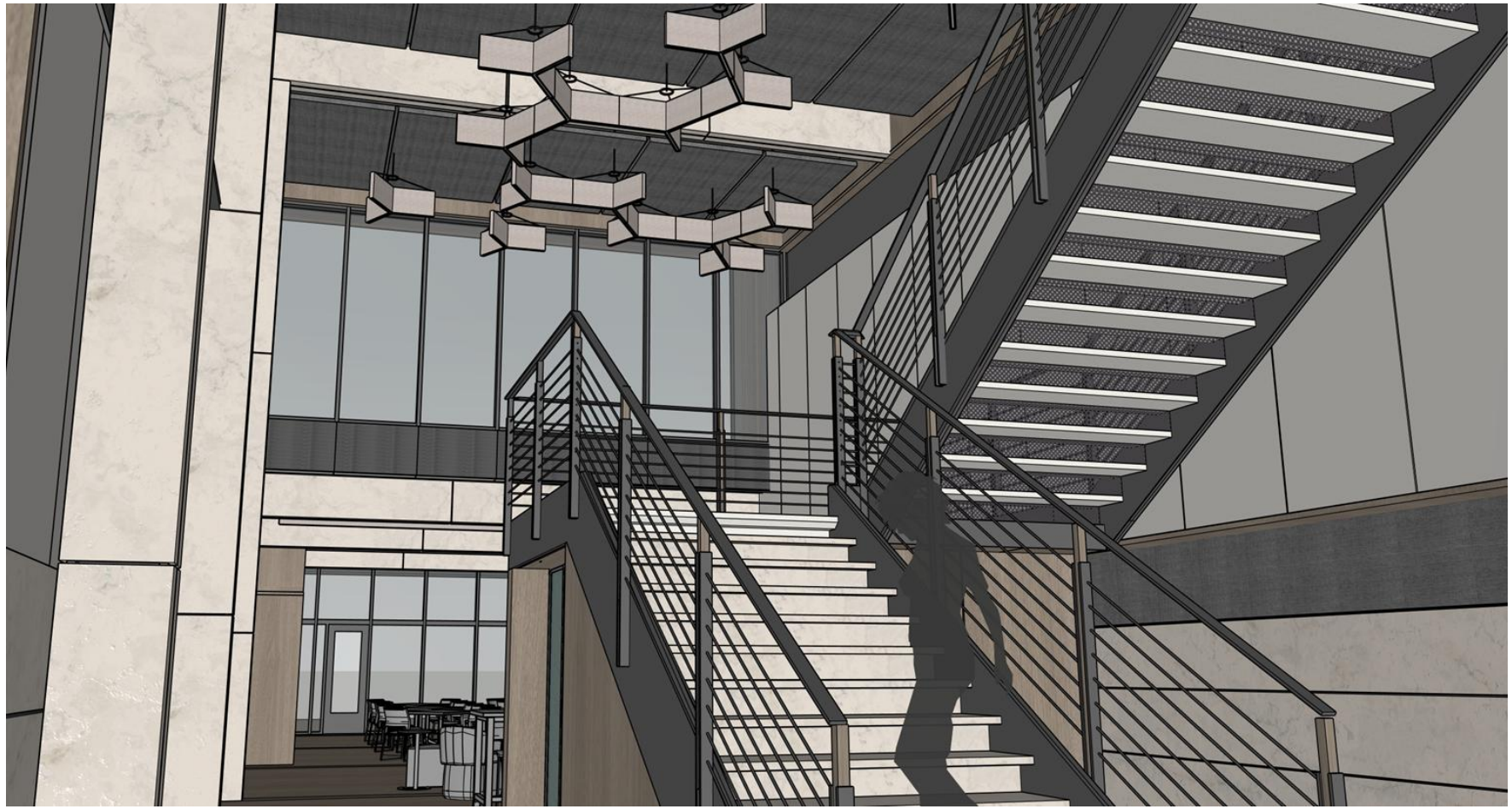
Interior Views

View From Staff Hub



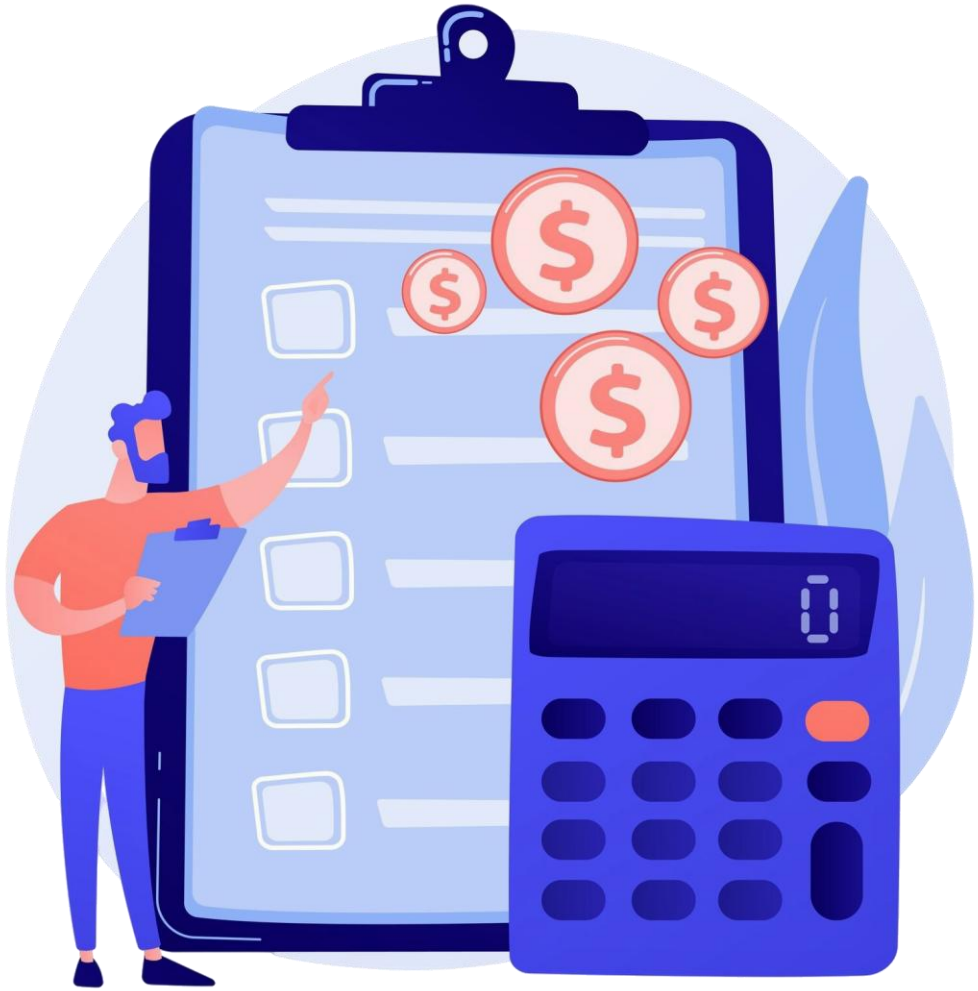
Interior Views

View From Staff Hub



Design Development Budget

Building Construction Cost Estimate	$ 82,210,000
Soft Costs (Architects, Furniture, Surveying, Appliances, Fitness Equipment, etc.)	$ 9,868,835
Building Sub-Total Cost	**$ 92,078,835**
Other Costs	$ 7,917,561
Total Projected Budget	**$ 99,996,396**



Alternates

1. Sally Port Expansion (+1,120 SF)	$ 280,000
2. Parking Garage Expansion (+4,190 SF)	$ 628,500
3. 2nd Floor Expansion for Major Case Conf. Rm. (+740 SF)	$ 259,000
Alternates Sub-Total	**$ 1,167,500**



Schedule

- **July 2026:** Village Board Design Development Approval
- **August 2026 –** ZBA Review / Recommendation
- **January 2027:** Begin Demolition of 1000 Woodfield Road
- **March 2027:** Guaranteed Maximum Price (GMP) Approval
- **May 2027:** Begin Construction of New Facility
- **December 2028:** Construction Completion

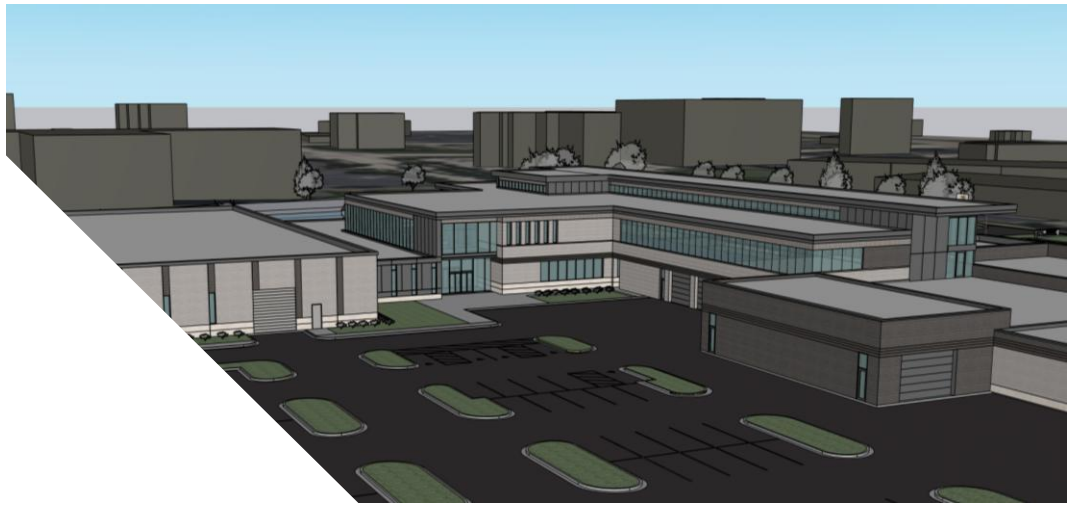


VILLAGE OF SCHAUMBURG

Thank You!

Comments / Questions





WILLIAMS ARCHITECTS

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Amend Policy Statement 1.26 - Procedural Rules for Remote Attendance at Village Meetings (Referred from the March 16, 2026 FLAGG Committee Meeting)
07/21/26
Committee of the Whole

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

Executive Summary:

A new state law was enacted to include performing active military duty as a service member as a reason to attend meetings remotely. Attached is the section of PA 104-0438 that is applicable as well as the updated Policy Statement 1.26 - Procedural Rules for Remote Attendance at Village Meetings that includes the addition of performing active military duty as a service member.

Recommended Action:

The Village Manager recommends Committee of the Whole recommend to the Village Board to approve the amendment to Policy Statement 1.26 Procedural Rules for Remote Attendance at Village Meetings.

ATTACHMENTS:

- Redline Version of Policy Statment 1.26.docx
- Clean Version of Policy Statment 1.26.docx

POLICY STATEMENT 1.26 TITLE: PROCEDURAL RULES FOR REMOTE ATTENDANCE AT VILLAGE MEETINGS

FLAGG Recommended: May 16, 2011 (Revised: November 20, 2023, March 16, 2026)

COW Approval: June 21, 2011 (Revised: December 19, 2023, July 21, 2026)

VB Approval Date: June 28, 2011 (Revised: January 9, 2024, July 28, 2026)

Statement:

Off-site attendance is allowed at any open or closed meeting via electronic means (such as by telephone, video, or internet connection) provided that such attendance is in compliance with these rules, Village Code, and any applicable laws.

Definitions

QUALIFIED REMOTE MEMBER: A member who is prevented from physically attending a meeting because of personal illness or disability; employment purposes; conducting business of the public body; addressing a family or other emergency, or unexpected childcare obligations, or performing active military duty as a service member.

NON-QUALIFIED REMOTE MEMBER: A member who does not meet the qualified remote attendance requirements and is limited to participation in discussions without the ability to make motions or vote on matters.

Voting Procedures

After a roll call establishing that a quorum is physically present, the presiding officer must call for a motion that a member may be permitted to attend the meeting remotely by electronic means after specifying the reason entitling the absent member to attend electronically. The motion must be approved by a vote of a majority of the members present.

Equipment Provision at Meeting Site

When any member plans to attend a meeting electronically, the village's information technology department should be contacted to ensure the necessary equipment is available.

Minutes

Any member attending electronically must be considered an off-site attendee and counted as present electronically for that meeting. The meeting minutes must also reflect and state specifically whether each member is physically present or present by electronic means.

Rights of the Remote Member (Qualified and Non-qualified)

A qualified member permitted to attend electronically will be able to express their comments during the meeting and participate in the same capacity as those members physically present, subject to all general meeting guidelines and procedures previously adopted and adhered to. The qualified member attending electronically must be heard, considered, and counted as to any vote taken. Accordingly, the name of any qualified member attending electronically must be called during any vote taken, and their vote counted and recorded by the recording secretary and placed in the minutes for the corresponding meeting.

A non-qualified member permitted to attend electronically may participate in discussions, but will not be allowed to make any motions or vote on matters.

Any member attending electronically may leave a meeting and return as in the case of any member, provided the member attending electronically must announce their leaving and returning.

POLICY STATEMENT 1.26 TITLE: PROCEDURAL RULES FOR REMOTE ATTENDANCE AT VILLAGE MEETINGS

Compensation for Qualified Remote Member Attendance

Only those members qualified for electronic attendance will be eligible to receive compensation in accordance with village ordinance.

POLICY STATEMENT 1.26 TITLE: PROCEDURAL RULES FOR REMOTE ATTENDANCE AT VILLAGE MEETINGS

FLAGG Recommended: May 16, 2011 (Revised: November 20, 2023, March 16, 2026)

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POLICY STATEMENT 1.26 TITLE: PROCEDURAL RULES FOR REMOTE ATTENDANCE AT VILLAGE MEETINGS

Compensation for Qualified Remote Member Attendance

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VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Amend Policy Statement 5.72 - Cost Share Program for the Installation of Overhead Sanitary Sewer and/or the Disconnection of Stormwater Foundation Drains (Referred from the July 2, 2026 EPW Committee Meeting)
07/21/26
Committee of the Whole

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

Executive Summary:

On July 2, 2026, the Engineering and Public Works Committee reviewed this item and recommended that it be forwarded to the Village Board for consideration.

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

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

The proposed strategy provides a balanced approach that combines continued public infrastructure investment with expanded, targeted private sector mitigation options. Staff recommends amending Policy Statement 5.72 to include a pilot program for five (5) years in the severe-risk Braintree and Walnut basins by expanding eligibility to include multifamily properties that have individual sewer services. Separately from the proposed pilot program, staff also recommends amending Policy Statement 5.72 to expand system-wide eligibility to include automatic sanitary backflow prevention devices and increasing the maximum reimbursement from $5,000 to $10,000 for both the existing and pilot programs while maintaining the current 50% cost-share. Funding for this program shall be subject to annual appropriation by the Village Board through the budget process, the availability of funds, and a

maximum annual allocation as established by the Village Board.

These recommendations will aid residents, including the two residents who appeared at Village Board, in implementing private sector improvements that will benefit the sanitary sewer system and reduce backups.

Recommended Action:

The Village Manager recommends the Committee of the Whole recommend the Village Board approve the amendment to Policy Statement 5.72 - Cost Share Program for the Installation of Overhead Sanitary Sewer and/or the Disconnection of Stormwater Foundation Drains.

ATTACHMENTS:
- Memo
- Policy 5.72

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

Date: June 11, 2026

To: Brian Townsend, Village Manager

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

Subject: 2026 Sanitary Sewer Overflow and Basement Backup Mitigation

For: Engineering and Public Works Committee

Introduction

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

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

Discussion

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

Background

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

Public-Sector Investments to Date

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

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

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

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

Reported Basement Backup Data

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

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

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

Sanitary Sewer Model Findings

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

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

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

Public Infrastructure Improvements and CIP Strategy

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

Potential Private-Sector Mitigation Strategies

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

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

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

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

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

Peer Community Analysis

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

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

Fiscal Impact

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

Recommendations

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

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

Recommendation 1 – Pilot Program: Risk Analysis in Targeted Areas

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

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

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

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

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

Recommendation 3 – Village-Wide Sewer Backup Protection Policy Modifications

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

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

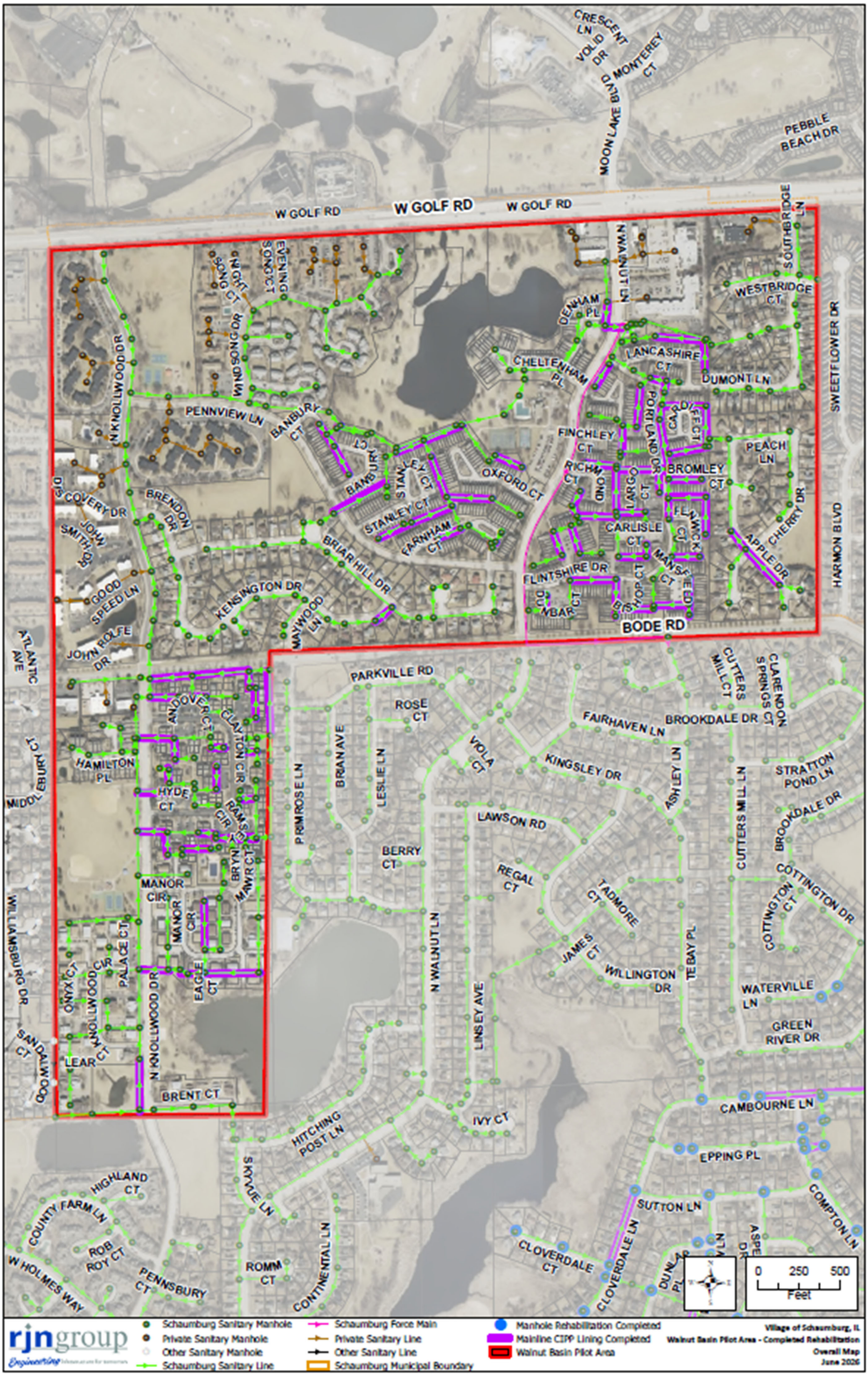

Exhibit 1- Previous Work Completed in Proposed Walnut Basin Pilot Area



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

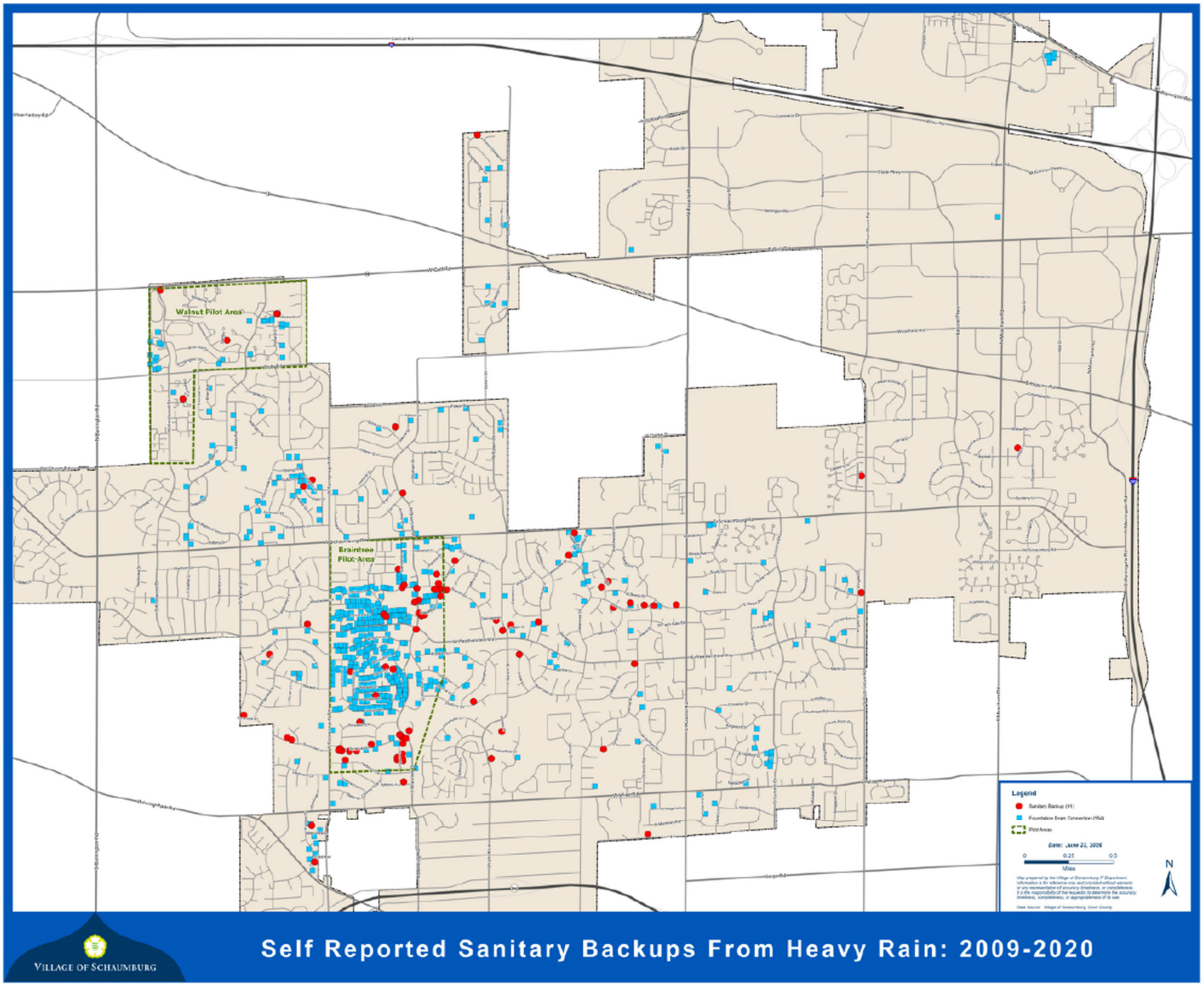

Exhibit 3 – Self Reported Basement Backups from 2009-2020 (Red=sanitary backups, Blue= existing foundation drains)

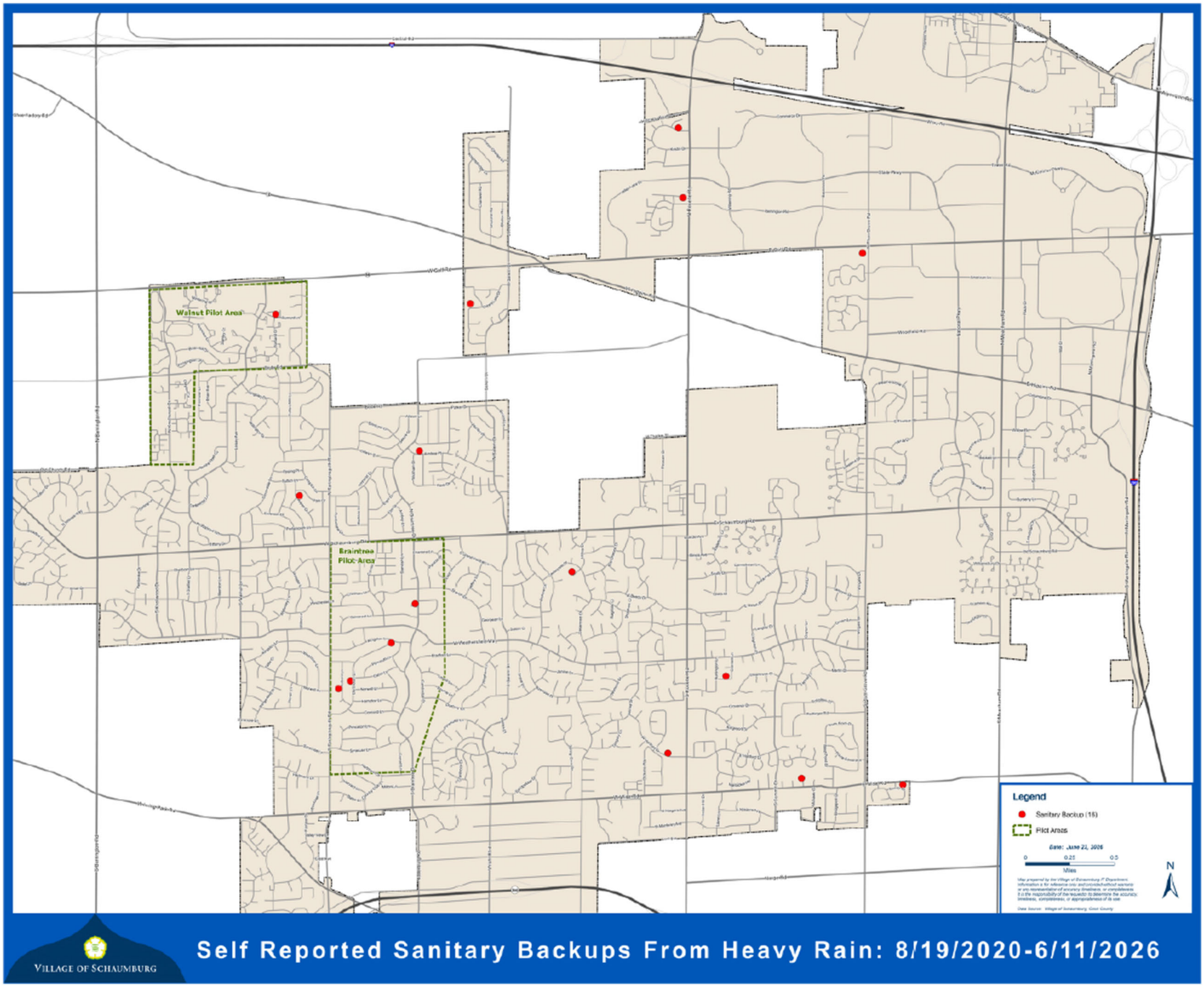

Exhibit 4 – Self Reported Basement Backups from 2020-2026 (Red=sanitary backups)

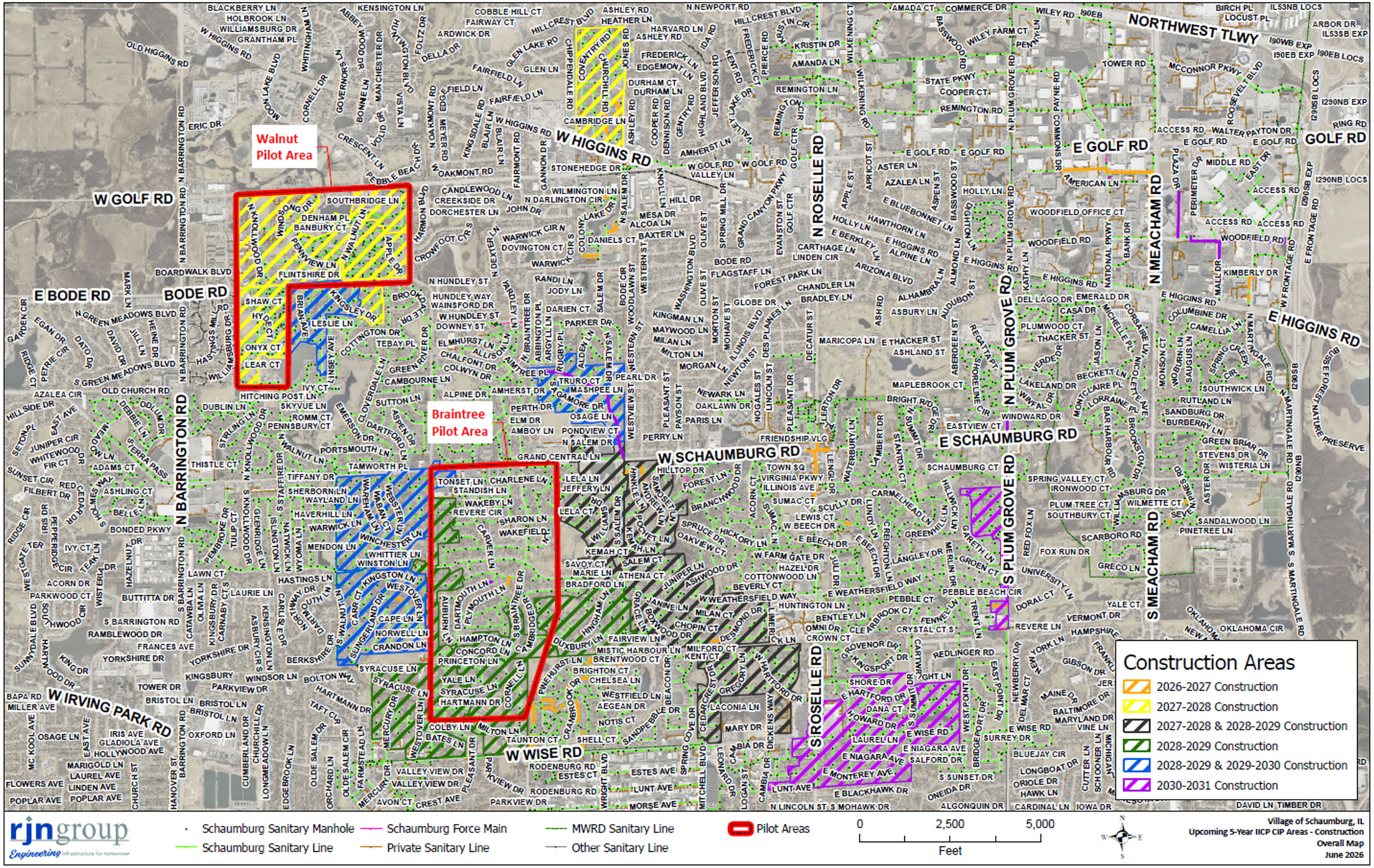

Exhibit 5A – Proposed Five Year Sanitary Sewer Improvements – Construction Areas

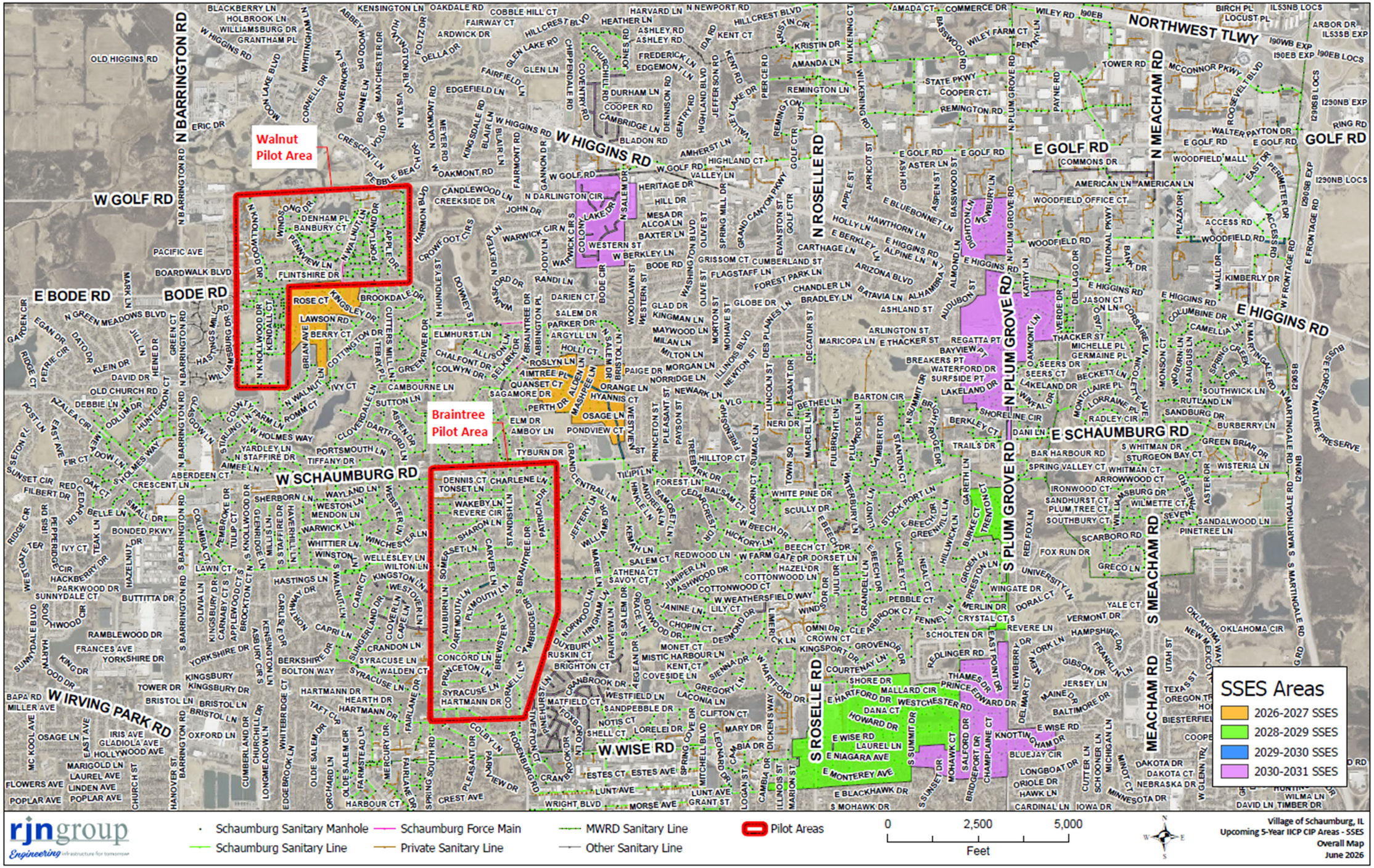

Exhibit 5B – Proposed Five Year Sanitary Sewer Improvements – SSES Areas

POLICY STATEMENT 5.72 TITLE: ~~COST SHARE PROGRAM~~SEWER BACKUP PROTECTION COST SHARE PROGRAM FOR THE INSTALLATION OF OVERHEAD SANITARY SEWER OR INSTALLATION OF SANITARY BACKFLOW PREVENTION DEVICES AND/OR THE DISCONNECTION OF STORMWATER FOUNDATION DRAINS

COW Approval: ~~January 19, 2010~~July 21, 2026

VB Approval Date: ~~January 26, 2010~~July 28, 2026

Statement:

The Village of Schaumburg has invested millions of dollars in the village owned section of the sanitary sewer system to help maintain the proper operation of the system by reducing the amount of clear water (groundwater and rainwater) that enters the system. Clear water enters the system through both groundwater infiltration and the direct inflow of rainwater (I/I). Recent studies of the village's sanitary sewer system show that clear water entering the system in the private sector of the system continues to be a problem and can be the primary cause of surcharging into homes that do not have overhead sanitary sewer services. The largest source of this private sector inflow is single-family home foundation drains that are directly connected to the building's sanitary sewer service line.

The Illinois EPA clean water act and the current regulations of the MWRDGC prohibit stormwater connections to the sanitary sewer system. The elimination of foundation drains that are directly connected to the sanitary service line or the installation of an overhead sanitary sewer service or installation of automatic sanitary backflow prevention devices is the responsibility of the property owner. This work can be a substantial cost to the homeowner. Therefore, the village has established a cost share program for the installation of overhead sanitary sewer service lines or installation of automatic sanitary backflow prevention devices, and/or the disconnection of stormwater foundation drains. This program provides for a onetime fifty percent (50%) participation not to exceed ~~five~~ ten thousand dollars ($~~5,000.00~~10,000) by the village for the installation of overhead sanitary sewers or installation of automatic sanitary backflow prevention devices, and/or the disconnection of stormwater foundation drains.

Pilot Program: For a period of five (5) years from the date of Village Board approval, eligible multifamily properties located within the Walnut Basin and Braintree Basin, as identified in Exhibits 1 and 2 of the July 14, 2026, Sanitary Sewer Overflow and Basement Backup Mitigation Report, shall be eligible to apply for participation in this cost share program as part of this pilot program. Except as expressly modified by the pilot program, all other eligibility requirements, procedures, and conditions of this policy shall remain in effect.

Procedure:

This 50/50 cost share program is only available to owner occupied, detached single-family homes. This program shall be established and coordinated by the community development department. All other village ordinances and policies must be followed in conjunction with this program. Funding for this program shall be subject to annual appropriation by the Village Board through the budget process, the availability of funds, and a maximum annual allocation as established by the Village Board.~~This 50/50 cost share program will be subject to funding on a year to~~

~~year basis in the village's CIP budget.~~ As a condition of reimbursement, participating property owners are required to disconnect roof drains and footing drains from the sanitary sewer system

prior to receiving cost share assistance.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Amend Policy Statement 7.14 - Driveway Apron Replacement Policy
(Referred from the June 4, 2026 EPW Committee Meeting)
07/21/26
Committee of the Whole

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

Executive Summary:

At the Engineering and Public Works Committee meeting on June 4th, 2026, staff presented the proposed revisions to the Policy Statement 7.14 – Driveway Apron Replacement Policy and outlined the intended changes. During discussion, clarification was requested on the term "repair" within the policy. Staff clarified that the term "repairs" refers only to repairs of private driveways when affected by construction, while driveway aprons would continue to be replaced in their entirety in accordance with the proposed policy changes. The Committee was satisfied with the clarification and recommended approval of the policy revisions as outlined below.

Policy Statement 7.14 – Driveway Apron Replacement Policy is the Village's current ordinance in place to guide staff and residents on navigating driveway apron and culvert replacements as they relate to Village construction projects. Currently, the ordinance defines a driveway apron, outlines the homeowner's maintenance responsibilities, and specifies when the Village will be responsible for replacement.

The Engineering and Public Works Department is proposing revisions to Policy Statement 7.14 - Driveway Apron Replacement Policy. These changes:

- Clarify that driveway aprons are considered impacted by Village construction when the adjacent curb or sidewalk is replaced, and an uneven surface is created.
- Clarify that driveway aprons will not be replaced due to normal wear and tear. However, the aprons may be replaced by the Village contractor at the property owner's expense when the apron is within reconstruction or resurfacing limits.
- Remove language allowing partial apron replacement with a prorated homeowner contribution; allows for full apron replacement when warranted.
- Clarify that aprons with premium finishes will not be replaced in kind; reimbursement may be provided up to the cost of a standard concrete apron.
- Remove language referencing the use of the Village's contractor for private improvements within private property or the right of way.
- Revise language referencing the Village's Right of Way agreement to clarify that the agreement is not exclusive to premium finish driveways.
- Includes minor language revisions for clarity and consistency.

In addition to revisions within the Policy Statement referencing the Right-of-Way Agreement, the Agreement has been revised to specifically state that the Village will not be financially responsible for

in-kind repair or replacement of premium finishes. Instead, the Village will provide standard replacements or reimbursement up to the cost of a standard replacement, as outlined within this policy.

Occasionally, repairs to public infrastructure will affect portions of private driveways. The revised policy statement does not include any language regarding private side driveway repairs of a standard finish. This omission allows staff to handle the like kind repairs to private side driveways on a case-by-case basis, depending on the condition of the existing driveway.

These proposed changes will provide better clarity to residents and offer a higher level of service. It is expected that these changes will cause a nominal increase in construction quantities, such as driveway apron removal and both Portland Concrete Cement (PCC) and Hot-mix Asphalt (HMA) driveway apron replacement.

Recommended Action:

The Village Manager recommends the Committee of the Whole recommend the Village Board approve the amendment to the Policy Statement 7.14 Driveway Apron Replacement Policy.

ATTACHMENTS:

- Policy Statement 7.14 - Driveway Apron Replacement - New
- Policy Statement 7.14 - Driveway Apron Replacement - Redlined
- Right-of-Way Agreement - New
- Right-of-Way Agreement - Redlined

POLICY STATEMENT 7.14 TITLE: DRIVEWAY APRON REPLACEMENT POLICY

COW Approval:

VB Approval Date:

1. **Statement Of Purpose:**

As defined in the village's code of ordinances, the driveway apron is an extension of a driveway lying between the public sidewalk (or right-of-way line if there is no sidewalk) and the curb and gutter of a street. The property owner is responsible for the maintenance and, if necessary, replacement of the driveway apron. However, the village may engage in construction activities that impact a property owner's driveway apron and private driveway. This policy clarifies the circumstances under which the village will replace a driveway apron.

2. **Replacement:**

Driveway aprons are considered to be a private improvement located within the public right-of-way. The village will replace driveway aprons only when they are directly affected by village construction activities within the right-of-way. A driveway apron is considered affected by construction only when the curb or sidewalk immediately adjacent to the driveway apron is replaced and the replacement results in an uneven surface at the driveway apron. In such cases, the village will replace the entire driveway apron even if only a portion is impacted in order to maintain a uniform aesthetic. The village does not replace driveway aprons due to cracking, spalling, delamination, or other deterioration resulting from age, weather, or normal wear and tear.

Property owners within the limits of village resurfacing or reconstruction projects may request removal and replacement of the driveway apron at the property owner’s expense, based on the village’s contract unit prices. Payment shall be made to the village and must be received prior to the commencement of work. Such requests shall be subject to the village’s approval and may be denied due to scheduling constraints, material availability, or other project-related limitations.

The village will make a reasonable effort to repair or replace the driveway apron, and in some cases the private side driveway, to its original state. However, driveway aprons constructed of premium finishes, including decorative concrete, decorative asphalt, brick pavers, or similar materials, will not be replaced in kind. Prior to the construction of an apron with premium materials, property owners have typically signed a Right-of-way Agreement absolving the village of replacing private improvements in-kind within the right-of-way. If a driveway apron constructed of premium materials is impacted by a village construction project, the property owner may choose to repair the apron privately. In this case, the village will reimburse the property owner up to the project cost for a standard concrete driveway apron replacement. Alternatively, the property owner may choose to have the village install a standard concrete or asphalt driveway apron.

In areas with roadside ditches, a culvert is located beneath each driveway apron to convey stormwater runoff under the driveway. Driveway culverts are considered a private improvement located in the public right-of-way, and property owners are responsible for maintenance and, if necessary, replacement. The size, slope, and material of the driveway culverts are subject to review and approval by the village. The village will repair culverts only when they are directly affected by village construction activities within the right-of-way.

If a property owner is required by the village to repair a driveway apron under the Code of Ordinances, or applies for a permit to replace a driveway, and the village has scheduled construction work that will impact the driveway apron within one (1) year, the village will notify the property owner of the planned construction project during the permitting process. In these cases, the property owner may choose whether to proceed with their work or wait until the village’s project has been completed adjacent to their property.

POLICY STATEMENT 7.14 TITLE: DRIVEWAY APRON REPLACEMENT POLICY

COW Approval: ~~February 17, 2009~~

VB Approval Date: ~~February 24, 2009~~

1. **Statement Of Purpose:**

As defined in the village's code of ordinances, the driveway apron is an extension of a driveway lying between the public sidewalk (or right of way line if there is no sidewalk) and the curb and ~~gutters~~ gutter of a street. The property owner is responsible for the maintenance and, if necessary, replacement of the driveway apron. However, ~~from time to time,~~ the village may ~~have a construction project~~ engage in construction activities that ~~impacts~~ impact a property owner's driveway apron and private driveway. This policy clarifies ~~when the village will be responsible to~~ the circumstances under which the village will ~~repair or~~ replace a driveway apron.

2. **Replacement:**

Driveway aprons are considered to be a private improvement located within the public right of way. ~~Driveway aprons will be replaced or repaired by the village only when they are directly affected by the village's construction operations in the right of way. Most times driveway aprons are affected when an adjustment in their elevation is necessary in order to reestablish and maintain a positive surface drainage when installing new curb or sidewalk.~~ The village will replace driveway aprons only when they are directly affected by village construction activities within the right-of-way. A driveway apron is considered affected by construction only when the curb or sidewalk immediately adjacent to the driveway apron is replaced and the replacement results in an uneven surface at the driveway apron. In such cases, the village will replace the entire driveway apron even if only a portion is impacted in order to maintain a uniform aesthetic. The village does not replace driveway aprons due to cracking, spalling, delamination, or other deterioration resulting from age, weather, or normal wear and tear.

Property owners within the limits of village resurfacing or reconstruction projects may request removal and replacement of the driveway apron at the property owner's expense based on the village's contract unit prices. Payment shall be made to the village and must be received prior to the commencement of work. Such requests shall be subject to the village's approval and may be denied due to scheduling constraints, material availability, or other project-related limitations.

The village will make ~~every~~ a reasonable effort to repair or replace the driveway apron, and in some cases the private side driveway, to its original state. ~~However, any decorative concrete, decorative asphalt, and brick paver driveway aprons will not be replaced to its original state. Those property owners who have driveway aprons with these materials have typically signed a waiver absolving the village from replacing these driveway aprons in kind. However, if a property owner's apron is impacted by the village's construction project and it is not constructed of the standard asphalt/concrete driveway the village will provide those property owners a refund of the equivalent costs (contract unit price) of a concrete or asphalt driveway apron. The property owner will also have the option of allowing the village to install either the standard concrete or asphalt driveway apron~~ However, driveway aprons constructed of premium finishes, including decorative concrete, decorative asphalt, brick pavers, or similar materials, will not be replaced in kind. Prior to the construction of an apron with premium materials, property owners have typically signed a Right-of-way Agreement absolving the village of replacing private improvements in-kind within the right-of-way. If a driveway apron constructed of premium materials is impacted by a village construction project, the property owner may choose to repair the apron privately. In this case, the village will reimburse the property owner up to the project cost for a standard concrete driveway apron replacement. Alternatively, the property owner may choose to have the village install a standard concrete or asphalt driveway apron.

~~A driveway apron is scheduled to be repaired not replaced when only a portion of the apron needs removal and replacement in order to maintain positive drainage. In this case, the property owner will be given the opportunity to have the complete apron replaced on a pro rata cost basis, using the village's contractor and the village's contracted price. In such an instance, the village will pay the cost of the driveway apron patch, and the cost of the remainder of the driveway apron replacement will be borne by the property owner.~~

~~In any of these cases, if the property owner would like to replace their entire driveway they are able to use the village's contractor, but not through or as a part of the village's contract.~~

~~The property owner will be given contact information for the contractor so that the property owner and contractor can make a private arrangement. This same procedure will be used for property owners who are not impacted by the construction project if they would like to replace their apron.~~

In areas with ~~road side~~ roadside ditches, a culvert ~~exists under~~ is located beneath each driveway apron to ~~carry the~~ convey stormwater runoff ~~from the ditch past the~~ under the driveway ~~apron~~. Driveway culverts are considered ~~to be~~ a private improvement located in the public ~~right of way~~ right-of-way, and property owners are responsible for maintenance and, if necessary, replacement. The size, slope, and material of the driveway culverts are subject to review and approval by the village. The village will repair culverts ~~if~~ only when they are ~~impacted by the village's work in the right of way~~ directly affected by village construction activities within the right-of-way.

~~The community development department and the engineering & public works department will share information regarding upcoming construction projects. Should a resident be required to fix their driveway apron by the code of ordinances, or come in for a permit to redo their driveway, and the village has scheduled to do work impacting their apron within one (1) year, the village will notify the property owner. Those required to repair their apron by the code of ordinances will be able to wait until the village's project passes their property. Those that are coming in for a permit will be notified and the property owner can decide whether or not to move forward with their project or wait until the village's project passes their property.~~

If a property owner is required by the village to repair a driveway apron under the Code of Ordinances, or applies for a permit to replace a driveway, and the village has scheduled construction work that will impact the driveway apron within one (1) year, the village will notify the property owner of the planned construction project during the permitting process. In these cases, the property owner may choose whether to proceed with their work or wait until the village's project has been completed adjacent to their property.

RIGHT OF WAY AGREEMENT

AGREEMENT made this_____day of _____, between

_____

_____

_____

_____

(Name, Address, and Parcel Identification Number),

_____, Illinois, referred to as property owner and Village of Schaumburg, 101 Schaumburg Court, Schaumburg, Illinois 60193, referred to as "Village".

Property owner currently owns property described as attached on Exhibit A, which is immediately adjacent to property under the control of the Village as and for public right-of-way; and

Property owner wishes to construct on the property under control of the Village; and

Village has authorized a procedure to allow construction on its right-of-way or properties.

NOW IN CONSIDERATION OF THE MUTUAL COVENANTS SET FORTH INAGREEMENT, the parties agree to be bound and obligated as follows:

1) Village agrees to allow the construction and issuance of any necessary permits for such construction in the right-of-way immediately adjacent to property legally described on Exhibit A.
2) Property owner hereby releases and discharges for himself, his legal representatives, successors and assigns from any and all claims, demands, damages, actions, causes of actions, suits at law or equity of any kind or nature in any manner arising out of any other work done in the public right-of-way which may have an impact or an effect on the construction by the property owner.
3) That property owner hereby elects and does assume all risk for claims arising before or after date of this Agreement, known or unknown, arising from construction on the Village public right-of-way and knowingly and voluntarily expressly releases the Village of Schaumburg, its successors in interest or any other party authorized by the Village to perform work in the public right-of-way.
4) To the extent the property owner uses any premium finishes in the construction of driveway aprons or other improvements in the right-of-way as authorized by this Agreement, such as decorative concrete, decorative asphalt, brick pavers, or similar materials, should the Village need to perform any repair or replacement of said improvements that are affected by Village construction activities in the right-of-way, the Village will not bear the costs associated with repair or replacement of said premium finishes, and instead will either repair or replace with standard concrete or asphalt, or provide the property owner with reimbursement up to the cost of standard concrete repair or replacement should the owner desire to perform their own repair or replacement with premium finishes.
5) The undersigned, its heirs, executors, administrators, successors in trust or assigns hereby agree to indemnify the Village for any and all claims, demands, damages, actions, causes of actions or suits at law or in equity of any kind of nature, in any manner arising out of, done on behalf of property owner in said construction.
6) This Right-of-Way Agreement shall be recorded and be of record against the adjacent property owner until said construction has been removed from publicright-of-way.

_____ Property Owner

_____ Property Owner

RIGHT OF WAY AGREEMENT

AGREEMENT made this_____day of _____,_, between

_____

_____

_____

_____

(Name, Address, and Permanent Parcel Number),

_____, Illinois, referred to as property owner and Village of Schaumburg, 101 Schaumburg Court, Schaumburg, Illinois 60193 Referred to as "Village".

Property owner currently owns property described as attached on Exhibit A which is immediately adjacent to property under the control of the Village as and for public right-of-way; and

Property owner wishes to construct on the property under control of the Village; and

Village has authorized a procedure to allow construction on its right-of-way or properties.

NOW IN CONSIDERATION OF THE MUTUAL COVENANTS SET FORTH IN THIS AGREEMENT, the parties agree to be bound and obligated as follows:

1) Village agrees to allow the construction and issuance of any necessary permits for such construction in the right-of-way immediately adjacent to property legally described on Exhibit A.
2) Property owner hereby releases and discharges for himself, his legal representatives, successors and assigns from any and all claims, demands, damages, actions, causes of actions, suits at law or equity of any kind or nature in any manner arising out of any other work done in the public right-of-way which may have an impact or an effect on the construction by the property owner.
3) That property owner hereby elects and does assume all risk for claims arising before or after date of this Agreement, known or unknown, arising from construction on the Village public right-of-way and knowingly and voluntarily expressly releases the Village of Schaumburg, its successors in interest or any other party authorized by the Village to perform work in the public right-of-way.
4) To the extent the property owner uses any premium finishes in the construction of driveway aprons or other improvements in the right-of-way as authorized by this Agreement, such as decorative concrete, decorative asphalt, brick pavers, or similar materials, should the Village need to perform any repair or replacement of said improvements that are affected by Village construction activities in the right-of-way, the Village will not bear the costs associated with repair or replacement of said premium finishes, and instead will either repair or replace with standard concrete or asphalt, or provide the property owner with reimbursement up to the cost of standard concrete repair or replacement should the owner desire to perform their own repair or replacement with premium finishes.
5) The undersigned, its heirs, executors, administrators, successors in trust or assigns hereby agree to indemnify the Village for any and all claims, demands, damages, actions, causes of actions or suits at law or in equity of any kind of nature, in any manner arising out of, done on behalf of property owner in said construction.
6) This Right-of-Way Agreement shall be recorded and be of record against the adjacent property owner until said construction has been removed from public right-of-way.

_____ Property Owner

_____ Property Owner

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

July 28, 2026
07/21/26
Committee of the Whole

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action: