AGENDA

Village Board

Tuesday, January 27, 2026
7:00 PM
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

Informational

Watch Live Webcast Here:

https://youtube.com/live/zXeqKoKRFP0?feature=share

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

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

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES.

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

A. January 13, 2026

B. January 13, 2026 (Public Hearing)

V. Approval of Expenditures

A. $6,335,977.47

VI. Presentations

A. Presentation of Service Plaque/Forty Years of Service to Edward Piepenbrink, Maintenance II.

B. Presentation of Twenty-Year Service Award to Kristen Bytnar, Administrative Assistant.

VII. Consent Agenda

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

VIII. Correspondence

A. Recommendation to Approve the Request from Friends of Schaumburg to Hold a Raffle
- [motion] to recommend the Village Board approve the request from Friends of Schaumburg to hold a raffle on February 6, 2026 at Chandler's Chophouse, 401 N. Roselle Road, and to waive the fidelity bond requirement.

B. Recommendation to Approve the Request from Schaumburg AM Rotary Club Foundation to Hold Raffles
- [motion] to recommend the Village Board approve the request from Schaumburg AM Rotary Club Foundation to hold raffles on February 26, 2026 at Chicago Marriott Schaumburg located at 50 Martingale Road, and to waive the fidelity bond requirement.

IX. Proclamations

A. Proclamation - Arbor Day 2026

X. Finance, Legal, and General Government Committee

A. Recommendation to Approve the Finance Department Monthly Report for November 2025
- [motion] to recommend the Village Board approve the Finance Department Monthly Report for November 2025.

B. Recommendation to Approve the Finance Department Monthly Report for December 2025
- [motion] to recommend the Village Board approve the Finance Department Monthly Report for December 2025.

C. Recommendation to Approve Contribution to the Chicago Metropolitan Agency for Planning
- [motion] to recommend to the Village Board to approve membership in the Chicago Metropolitan Agency for Planning, and the contribution amount of $3,321.83 be paid.

D. Recommendation to Approve the 2026 Business Plan for the Renaissance Schaumburg

Convention Center Hotel
- [motion] to recommend the Village Board approve the 2026 Business Plan for the Renaissance Schaumburg Hotel and Convention Center.

E. Recommendation to Accept Municipal Compliance Reports for the Police and Firefighters' Pension Funds
- [motion] to recommend the Village Board accepts the FY24/25 Municipal Compliance Reports for the Schaumburg Police and Firefighters' Pension Funds.

F. Recommendation to Adopt an Ordinance Abating the Tax Levy (Debt Service on Bonds)
- [motion] to recommend the Village Board adopt an Ordinance abating taxes levied for the year 2025 heretofore levied to pay principal and interest on General Obligation Bonds Series 2012A, Series 2013A, Series 2016, Series 2017, Series 2020A, Series 2020B, Series 2022, and Series 2023 of the Village of Schaumburg.

G. Recommendation to Adopt a Schaumburg Legislative Action Program for 2026
- [motion] to recommend to the Village Board the adoption of a legislative action program that addresses the priorities of the Village of Schaumburg during 2026.

H. Recommendation to Approve a Cook County Class 7B Request for IndusPAD-BRAVEHEART III
- [motion] to recommend the Village Board authorizing a Class 7B tax incentive for IndusPAD-BRAVEHEART III, located at 953 and 955 American Lane, and approve the required Resolution.

I. Recommendation to Approve a Cook County Class 7A Request for TM Real Estate Holdings LLC
- [motion] to recommend the Village Board authorize a Class 7A tax incentive for TM Real Estate Holdings LLC located at 1901 McConnor Parkway, and approve the required Resolution.

J. Recommendation to Approve Additional Expenditures for the 90 North Parking Garage - Construction with W.A. Randolph, Inc.
- [motion] to recommend the Village Board approve additional expenditures for the 90 North Parking Garage – Construction with W. A. Randolph, Inc. of Gurnee, IL in the amount of $147,965.50.

XI. Committee of the Whole

A. Recommendation to Accept the Schematic Design of the New Police Station and Direct the Village Manager to Authorize Williams Architects to Proceed with Design Development
- [motion] to recommend the Village Board accept the Schematic Design of the New Police Station and Direct the Village Manager to Authorize Williams Architects of Itasca, IL to Proceed with Design Development.

B. Recommendation to Approve an Amendment to Chapters 112 and 113 of the

Schaumburg Municipal Code to Modify the Establishments that are Eligible to Serve Alcohol in Food Courts
- [motion] to recommend the Village Board approve an Amendment to Chapters 112 and 113 of the Schaumburg Municipal Code to modify the establishments that are eligible to serve alcohol in Food Courts.

XII. Public Safety Committee

A. Recommendation to Adopt an Ordinance Regarding the Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries.
- [motion] to recommend the Village Board adopt Ordinance Title 15, Chapter 3, Section 157 with Regard to the Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries.

XIII. Planning, Building, and Development Committee

A. Recommendation to Amend the Municipal Code Pertaining to Olde Schaumburg Centre Signs
- [motion] to recommend the Village Board approve an amendment to Municipal Code pertaining to light colors for Olde Schaumburg Centre signs, and refer the sign code amendment to the Zoning Board of Appeals for public hearing.

B. Recommendation to Amend the Municipal Code Pertaining to Administrative Approvals, Amusement Licenses and Fee Schedule
- [motion] to recommend the Village Board approve an amendment to Municipal Code pertaining to Administrative Approvals, Amusement Licenses and Fee Schedule, and refer the sections pertaining to the zoning code to the Zoning Board of Appeals for public hearing.

C. Recommendation to Amend Municipal Code Title 9 Relative to Fences on Residential Properties
- [motion] to recommend the Village Board approve an amendment to Title 9, Chapter 102, Section 102.10 (D) of the Municipal Code pertaining to Fences on residential properties.

XIV. Traffic Agreements

A. Recommendation to Approve a Traffic Agreement with Pulte Home Company, LLC for the property located at 300 W. Wise Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Pulte Home Company, LLC located at 300 W. Wise Road.

B. Recommendation to Approve a Traffic Agreement with IAI America for the property located at 110 E. State Parkway
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and IAI America located at 110 E. State Parkway.

C. Recommendation to Approve a Traffic Agreement with GSC RE SCHAUMBURG LLC (H-Mart) for the property located at 420 E. Golf Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and GSC RE SCHAUMBURG LLC (H-Mart) located at 420 E. Golf Road.

XV. Resolutions (Next Res. R-26-010)

A. Resolution No. R-26-_____A Resolution Designating an Area in the Village of Schaumburg, Cook County, Illinois, Consisting of Property Index Numbers 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004 as a Blighted Area.

B. Resolution No. R-26-_____A Resolution Approving and Authorizing a 7B Classification for 953 and 955 American Lane, Schaumburg, IL (IndusPAD-BRAVEHEART III).

C. Resolution No. R-26-_____A Resolution Approving and Authorizing a 7A Classification for 1901 McConnor Parkway, Schaumburg, IL (TM Real Estate Holding LLC).

D. Resolution No. R-26-_____A Resolution Authorizing Settlement of the Proceeding Motorola Solutions, Inc. V. Village of Schaumburg (Case No. 22 CH 12135).

E. Resolution No. R-26-_____A Resolution Authorizing Settlement of the Proceeding Danielle Parr V. Village of Schaumburg (Case No. 23 L 8837).

F. Resolution No. R-26-_____A Resolution Approving and Authorizing the Sale of the Schaumburg Boomers Franchise from Salvi Enterprises, LLC to REV Equity Ventures, LLC, and the Assignment of the Amended and Restated License, Permit and Operating Agreement Dated January 28, 2020 from Salvi Sports Enterprises, LLC to REV Equity Ventures, LLC.

XVI. Ordinances (Next Ord. 26-008)

A. Ordinance No. 26-____An Ordinance Establishing the Schaumburg Special Service Area 17 (The District at Veridian) in the Village of Schaumburg, Cook and DuPage Counties, Illinois [first reading – motion to waive first reading].

B. Ordinance No. 26-_____An Ordinance Abating Taxes Levied for the Year 2025 Heretofore Levied to Pay Principal and Interest on General Obligation Bonds, Series 2012A; Series 2013A; Series 2016; Series 2017; Series 2020A; Series 2020B; Series 2022, and Series 2023 of the Village of Schaumburg [first reading - motion to waive first reading].

C. Ordinance No. 26-_____An Ordinance Authorizing a First Amendment to the Redevelopment Agreement between Motorola Solutions, Inc. and the Village of Schaumburg Comprising a Part of the North Schaumburg TIF District of the Village of Schaumburg, Illinois [first reading - motion to waive first reading].

D. Ordinance No. 26-_____ An Ordinance Amending Title 15, Chapter 3, Section 157 with Regard to the Regulations of Electric Vehicle Charging Stations and Lithium-ion Batteries [first reading - motion to waive first reading].

E. Ordinance No. 26-_____An Ordinance Amending Title 11, Chapter 112, Section 112.14 and Title 11, Chapter 113, Section 113.41 of the Schaumburg Village Code Relative to the Location of and Service of Alcoholic Liquor at Food Courts [first reading - motion to waive first reading].

F. Ordinance No. 26-_____An Ordinance Amending Title 9, Chapter 102, Section 102.10 (D) of the Schaumburg Village Code Relative to Fences on Residential Properties [first reading – motion to waive first reading].

XVII. Committee Reports

XVIII. Comments from the Public

XIX. Counsel Report

XX. President's Report

XXI. Manager's Report

XXII. Trustee Comments

XXIII. Adjournment

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

January 13, 2026
01/27/26
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-01-13.docx

VILLAGE OF SCHAUMBURG **"UNAPPROVED"**
VILLAGE BOARD MINUTES
TUESDAY, JANUARY 13, 2026
PARKER HALL

M I N U T E S

I. CALL TO ORDER: 7:03 PM

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

STAFF PRESENT: B. Townsend – Village Manager
P. Hewson – Deputy Village Manager
L. Malina – Village Attorney
D. Bourgault – Village Attorney
F. Puccini – Fire Chief
G. Wolf - Chief of Police
L. Petersen – Director/Finance
J. Fitzgerald – Director/Community Development
M. Frank – Director/Economic Development
S. Kenyon – Director/Transportation
M. Krawiec – Program Manager/Transportation
M. Hall – Director/Engineering & Public Works
P. Schaak – Director/Information Technology
J. Carey – Director/Human Resources
T. Weiler – Director/Cultural Services
K. Schref – Director/Communications and Outreach

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

III. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Trustee Bieschke.

IV. APPROVAL OF MINUTES:

A. Trustee Madej made a motion to approve the December 9, 2025, Village Board Minutes and Trustee Bieschke seconded the motion. Voice vote – 4-0. Motion carried unanimously.

B. Trustee Bieschke made the motion to approve the December 9, 2025, Public Hearing Minutes and Trustee Sullivan seconded the motion. Voice vote – 4-0. Motion carried unanimously.

C. Trustee Sullivan made a motion to approve the December 9, 2025, Executive Session Village Board Minutes and Trustee Madej seconded the motion. Voice vote – 4-0. Motion carried unanimously.

V. APPROVAL OF EXPENDITURES:

$18,690,108.56 – Trustee Clar made a motion to approve the expenditures as presented and Trustee Sullivan seconded the motion. Roll Call – Trustee Bieschke, Madej, Sullivan, Clar voted aye. Trustee LaRosa, Patel absent. No Trustee voted nay. Motion carried unanimously.

VI. PRESENTATIONS

A. Presentation of 2025 MINA and Full-Service Owners Conference Award Winner by Dieter Heigl, General Manager of the Renaissance Schaumburg Hotel and Convention Center

Dieter Heigl came forward on behalf of Marriott International to present a letter from David Marriott as well as the 2025 MINA and Full-Service Owners Conference Award for the Village's partnership and leadership over the years.

B. Presentation of Digital City Award, by Peter Schaak, Director of Information Technology

Peter Schaak came forward to present the 8th place Digital City Award given by the Center for Digital Government. He said Schaumburg has placed in the top 10 for 17 consecutive years and 21 out of the past 23 years. He said participants are grouped by population size and Schaumburg is in the 78,000 to 125,000 category. He said Schaumburg is the smallest community by population in the top 10, making this achievement particularly noteworthy. He said this is an organizational award reflecting the hard work, dedication, and expertise of the IT Staff, strong partnership and support of the Village Manager and Deputy Village Manager, as well as continued support of the Village Board and department heads and their Staff.

VII. LIQUOR LICENSE REQUESTS:

A Request from Mr. Chong Suh for One (1) Class K Liquor License for Chicago Food Corporation - Joong Boo Market located at 1111 E. Golf Road (New Owner).

Chong Suh came forward to answer any questions the Board may have and explained that the name of the ownership has changed. There being no objections from the Board, President Dailly explained the process for the liquor license.

B Request from Mr. Sejalben Patel for One (1) Class B Liquor License for Drink Rite Liquor of Schaumburg located at 510 W. Golf Road (New Owner).

Sejalben Patel came forward to answer any questions the Board may have and explained that the business has been there for many years and the name and ownership is changing. There being no objections from the Board, President Dailly explained the process for the liquor license.

VIII. CONSENT AGENDA:

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

Jane Lentino, Village Clerk, read the Consent Agenda.

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

A. Recommendation to Approve the Request from St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for the Bingo Event and to Waive the Fee
- [motion] to recommend the Village Board approve the request from Mr. William Solomon of St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for the Bingo Event on Sunday, January 18, 2026, from 3:30 until 5:30 p.m. at 1451 W. Bode Road (Waived Fee).

B. Recommendation to Ratify the Request from St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for the Feast Event and to Waive the Fee
- [motion] to recommend the Village Board ratify the request from Mr. William Solomon of St. Gregory of Nyssa Parish for One (1) Class D One Day Liquor License for the Feast Event on Saturday, January 10, 2026, from 11:00 a.m. until 3:00 p.m. at 822 Springinsguth Road (Waived Fee).

X. Correspondence

A. Recommendation to Ratify the Request from Japanese Chamber of Commerce and Industry of Chicago to hold a Raffle
- [motion] to recommend the Village Board ratify the request from Japanese Chamber of Commerce and Industry of Chicago (JCCC) for a raffle held on January 11, 2026 at the Renaissance Schaumburg Hotel and Convention Center located at 1551 Thoreau Drive, to approve a variance to Chapter 117.31 since the retail value is over $1,000 for any one prize and the total retail value of all prizes is estimated to exceed $25,000.

B. Recommendation to Approve the Request from Viper Owners Association of Illinois to hold a Raffle
- [motion] to recommend the Village Board approve the request from Viper Owners Association of Illinois to hold a raffle on February 14, 2026, at the Schaumburg Marriot Hotel located at 50 N. Martingale Road, to approve a variance to Chapter 117.31 since the ticket price is greater than $5, and to waive the fidelity bond requirement.

XI. Engineering and Public Works Committee

A. Recommendation to Waive Competitive Bidding and Approve the Purchase of One Aerial Truck with Runnion Equipment Company
- [motion] to recommend the Village Board waive competitive bidding and approve the purchase of one (1) Aerial Truck with Runnion Equipment of Hodgkins, IL in the amount of $308,641.

B. Recommendation to Approve Utilization of Illinois Motor Fuel Tax Funds for Braintree Drive - Bode Road to Schaumburg Road, Schaumburg Road to Weathersfield Way, and Weathersfield Way to Wise Road Improvement Project
- [motion] to recommend the Village Board authorize the Village Clerk to execute the utilization of Illinois Motor Fuel Tax Funds for Braintree Drive - Bode Road to Schaumburg Road, Schaumburg Road to Weathersfield Way, and Weathersfield Way to Wise Road - Improvement Projects, and approve the required Resolutions.

C. Recommendation to Approve Utilization of Illinois Motor Fuel Tax Funds for McConnor Parkway Reconstruction Project - Meacham Road to Roosevelt Boulevard and Roosevelt Boulevard to Golf Road
- [motion] recommend the Village Board authorize the Village Clerk to execute the utilization of Illinois Motor Fuel Tax Funds for McConnor Parkway Reconstruction Project - Meacham Road to Roosevelt Boulevard and Roosevelt Boulevard to Golf Road, and approve the required Resolutions.

D. Recommendation to Approve an Intergovernmental Agreement with the Village of Hoffman Estates for an Emergency Water Interconnect
- [motion] to recommend the Village Board authorize the Village President to execute an Intergovernmental Agreement for an Emergency Water Interconnect with the Village of Hoffman Estates, and approve the required Emergency Water Interconnect with the Village of Hoffman Estates, and approve the required Resolution.

E. Recommendation to Authorize Participation in the Sourcewell Cooperative Purchasing Program and Award the Purchase of Fitness Equipment to Life Fitness, LLC

- [motion] to recommend the Village Board authorize participation in the Sourcewell Cooperative Purchasing Contract and award the purchase of Fitness Equipment to Life Fitness, LLC of Chicago, IL in the amount of $109,181.82.

F. Recommendation to Approve Participation in the ISAWWA Water Ambassador Program and Authorize Staff to Pursue Water Ambassador Community Certification for the Village of Schaumburg, including Implementation of Outreach Initiatives and Promotion of the Water 1-2-3 Guide for Elected Officials
- [motion] to recommend the Village Board approve participation in the ISAWWA Water Ambassador Program and authorize staff to pursue Water Ambassador Community certification for the Village of Schaumburg, including implementation of outreach initiatives and promotion of the Water 1-2-3 guide for elected officials.

G. Recommendation to Approve Completion of the Plans and Specifications for Bidding of the FY 26/27 Street Improvement Program
- [motion] to recommend the Village Board approve completion of bidding plans and specifications for the FY 26/27 Street Improvement Program.

H. Recommendation to Approve Ratification of Expenditures for the American Lane and Plaza Drive Improvements with Builders Paving
- [motion] to recommend the Villag Board approve ratification of expenditures for the American Lane and Plaza Drive Improvements with Builders Paving, LLC of Hillside, IL in the amount of $86,880.20.

I. Recommendation to Approve a Code Amendment to Title 15: Land Usage, Chapter 150 Flood Control
- [motion] to recommend the Village Board approve the amendment to the Municipal Code Title 15: Land Usage, Chapter 150 Flood Control.

J. Recommendation to Accept Public Improvements for Experior Property
- [motion] to recommend the Village Board accept the subject improvements as depicted in the Exhibits, waive the requirement for a maintenance bond, and direct staff to obtain a Bill of Sale, at no cost to the Village, from Experior Group, LLC for the subject improvements, and approve the required Resolution.

XII. Committee of the Whole

A. Recommendation to Accept the Multi-Year Capital Improvement Plan for FY 26/27 through FY 30/31
- [motion] to recommend that the Village Board accept the multi-year Capital Improvement Plan and approve the projects for FY 26/27 for incorporation into the budget.

XIII. Transportation Committee

A. Recommendation to Approve an Intergovernmental Agreement with the Village of Hoffman Estates for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements
- [motion] to recommend the Village Board authorize the Village President and Village Clerk to execute an Intergovernmental Agreement with the Village of Hoffman Estates for Phase I Preliminary Engineering Services for Higgins Road (IL-72) Bike Path Improvements and approve the required Resolution.

B. Recommendation to Execute an Agreement with Strand Associates, Inc. for Phase I Preliminary Engineering Services for Weathersfield Way Improvements, Salem Drive to Roselle Road
- [motion] to recommend the Village Board authorize the Village Manager and Village Clerk to execute an agreement with Strand Associates, Inc. of Joliet, IL for Phase I Preliminary Engineering Services for Weathersfield Way Improvements, Salem Drive to Roselle Road in the amount of $207,073.70, and approve the required Resolution.

XIV. Zoning Board of Appeals

A. Recommendation to Approve a Site Plan Amendment, Parking Variations, Landscape Variations and Business Operations Variation for New Stone Design, Inc / 1475 Rodenburg Road
- [motion] to recommend the Village Board Approve a Site Plan Amendment, Parking Variations, Landscape Variations and Business Operations Variation for New Stone Design, Inc (1475 Rodenburg Road – Z2502-07).

B. Recommendation to Approve a Site Plan Amendment for Site Modifications and Landscape Variations for Neos Eclectic Mediterranean / 680 Mall Drive
- [motion] to recommend the Village Board Approve a Site Plan Amendment for Site Modifications and Landscape Variations for Neos Eclectic Mediterranean (680 Mall Drive – Z2511-01).

C. Recommendation to Approve a Special Use for a Daycare Center and Site Plan Amendment for Firefly Daycare / 129 S. Roselle Road
- [motion] to recommend the Village Board Approve a Special Use for a Daycare Center and Site Plan Amendment for Firefly Daycare (129 S. Roselle Road – Z2509-02).

D. Recommendation to Approve an Amendment to Approved Shopping Center Signage Plan for Woodfield Village Green / 1400-1572 E. Golf Road
- [motion] to recommend the Village Board Approve an Amendment to Approved Shopping Center Signage Plan for Woodfield Village Green (1400-1572 E. Golf Road – Z2511-02).

E. Recommendation to Approve a Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit for Loeber Farm Redevelopment / 2014 N. Meacham Road
- [motion] to recommend the Village Board Approve a Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit for Loeber Farm Redevelopment (2014 N. Meacham Road – Z2503-03).

President Dailly requested this item be pulled for further discussion under Committee Reports.

XV. Award of Bid

A. Recommendation to Award a Bid for the Engineering and Public Works Material Storage Bin Rebuild Project to Carmichael Construction
- [motion] to recommend the Village Board award the bid for the Engineering and Public Works Material Storage Bin Rebuild Project to the lowest responsible bidder, Carmichael Construction of Marengo, IL, in the amount of $459,342.

B. Recommendation to Award Bid for the North Braintree and Bode Lift Station Basin Manhole Rehabilitation project to KIM Construction Company
- [motion] to recommend the Village Board award the bid for the North Braintree and Bode Lift Station Basin Manhole Rehabilitation project to the lowest responsible bidder, KIM Construction Co., Inc. of Steger, IL, in the amount of $886,495.

XVI. Traffic Agreements

A. Recommendation to Approve a Traffic Agreement with 100 West Golf, LLC for the property located at 180 W. Higgins Road
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and 100 West Golf, LLC located at 180 W. Higgins Road.

B. Recommendation to Approve a Traffic Agreement with MRE Schaumburg LLC d/b/a Cloud9 Cannabis for the property located at 1823 W. Wise Road

- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and MRE Schaumburg LLC d/b/a Cloud9 Cannabis located at 1823 W. Wise Road.

C. Recommendation to Approve a Traffic Agreement with Hydac Technologies-Hydraulic Division for the property located at 2050 Mitchell Boulevard
- [motion] to recommend the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Hydac Technologies-Hydraulic Division located at 2050 Mitchell Boulevard.

XVII. Resolutions (Next Res. R-26-001)

A. Resolution No. R-26-001 A Resolution Authorizing the Utilization of Motor Fuel Tax Funds for the Braintree Drive Improvement Project from Schaumburg Road to Bode Road.

B. Resolution No. R-26-002 A Resolution Authorizing the Utilization of Motor Fuel Tax Funds for the Braintree Drive Improvement Project from Weathersfield Way to Schaumburg Road.

C. Resolution No. R-26-003 A Resolution Authorizing the Utilization of Motor Fuel Tax Funds for the Braintree Drive Improvement Project from Wise to Weathersfield Way.

D. Resolution No. R-26-004 A Resolution Authorizing the Utilization of Motor Fuel Tax Funds for the McConnor Parkway Improvement Project from Meacham Road to Roosevelt Boulevard.

E. Resolution No. R-26-005 A Resolution Authorizing Utilization of Motor Fuel Tax Funds for the McConnor Parkway Improvement Project from Roosevelt Boulevard to Golf Road.

F. Resolution No. R-26-006 A Resolution Authorizing the Village President to Execute an Intergovernmental Agreement for an Emergency Water Interconnect with the Village of Hoffman Estates.

G. Resolution No. R-26-007 A Resolution Accepting Public Improvements (Metra Access Roadway, Sidewalks, Street Lights, Water Main and Storm Sewer) for the Experior Development.

H. Resolution No. R-26-008 A Resolution Authorizing the Village President and Village Clerk to Execute an Intergovernmental Agreement with the Village of Hoffman Estates for Phase I Preliminary Engineering for the Higgins Road (IL-72) Bike Path Project from Roselle Road to Glen Lake Road.

I. Resolution No. R-26-009 A Resolution Authorizing the Village Manager and Village Clerk to Execute an Agreement with Strand Associates, Inc. of Joliet, IL for Phase I Preliminary Engineering Services for Weathersfield Way Improvements, Salem Drive to Roselle Road, in the Amount of $207,073.70.

XVIII. Ordinances (Next Ord. 26-001)

A. Ordinance No. 26-001 An Ordinance Granting a Site Plan Amendment, Parking Variations, Landscape Variations and Business Operations Variation for New Stone Design, Inc (1475 Rodenburg Road – Z2502-07) [first reading – motion to waive first reading].

B. Ordinance No. 26-002 An Ordinance Granting a Site Plan Amendment for Site Modifications and Landscape Variations for Neos Eclectic Mediterranean (680 Mall Drive – Z2511-01) [first reading – motion to waive first reading].

C. Ordinance No. 26-003 An Ordinance Granting a Special Use for a Daycare Center and Site Plan Amendment for Firefly Daycare (129 S. Roselle Road – Z2509-02) [first reading – motion to waive first reading].

D. Ordinance No. 26-004 An Ordinance Granting an Amendment to Approved Shopping Center Signage Plan for Woodfield Village Green (1400-1572 E. Golf Road – Z2511-02) [first reading – motion to waive first reading].

E. Ordinance No. 26-005 An Ordinance Granting a Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations. Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit for Loeber Farm Development (2014 N Meacham Road – Z2503-03) [first reading – motion to waive first reading].

President Dailly requested that this item be pulled for further discussion under Committee Reports.

F. Ordinance No. 26-006 An Ordinance Amending Title 9, Chapter 99, Section 99.02 of the Schaumburg Village Code Relative to Local Amendments to the International Property Maintenance Code Regarding Heat Supply [first reading – motion to waive first reading].

G. Ordinance No. 26-007 An Ordinance Amending Title 15, Chapter 150 with regard to Floodplain Regulations [first reading – motion to waive first reading].

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

Item E under Zoning Board of Appeals

Item E under Ordinances

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

XVIII. COMMITTEE REPORTS:

XIV. Zoning Board of Appeals

E. Recommendation to Approve a Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit for Loeber Farm Redevelopment / 2014 N. Meacham Road
- [motion] to recommend the Village Board Approve a Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit for Loeber Farm Redevelopment (2014 N. Meacham Road – Z2503-03).

President Dailly reminded the audience that this is not a Zoning Board meeting, and the Board has all information, including all documentation, commentary, and emails. He requested Nico Nitti from the Nitti Group come forward to give a summary.

Mr. Nitti said the Loeber Farm site proposal includes 122 units consisting of 30 single family homes, 13 village homes, 42 town homes, and 37 rowhomes, and is designed to meet the needs of buyers ranging from young professionals to empty nesters. He said half of the site will be open space, and that the Salt Creek restoration and stormwater management plans exceed all standards. Mr. Nitti said the community will include landscaped parks, walking paths, and green space which will connect all amenities. He said parking has been designed to maintain a neighborhood feel with an emphasis on walkability and connectivity throughout. He said the Zoning Board of Appeals has approved the design and they are seeking support from the Board to move forward and offered to answer any questions.

President Dailly asked Staff to come forward with a brief review.

Julie Fitzgerald, Director/Community Development, came forward. She said the Loeber Farm property is 33 acres at the far northern end of the Village. She said a number of proposals have been submitted for review and some have gone in front of the Zoning Board and the Village Board, while many more have been internal. She said the proposal is all residential with a mix of town homes, rowhomes and single-family homes aligning with the Comprehensive Plan. She said Staff is supportive as the project transitions between the higher density multi-family residences to the south and lower density single family to the north. She said in addition to internal Staff review, external third-party consultants did more specialized review. She said an engineering firm was used for traffic study, a specialized engineering firm was used for stormwater review and wetland study. She said Staff is supportive and is asking the Board to approve the rezoning from R-4 to R-6 PUD.

Ms. Fitzgerald said Public Hearing was held on December 10, 2025, and 2 conditions having to do with operations of construction were added afterward as opposed to changes to the proposed plan. She said one was to limit the hours of exterior construction to be prohibited on Sundays and limited to the hours of 7:00am until 6:00 pm Monday through Saturday, with a provision that the Director of Community Development could approve Sunday construction if there was a special or extenuating circumstance. She said the second condition is that Nitti Group must provide a mechanism for residents to ask questions and report issues with construction, which will likely be a website with a contact person or portal.

President Dailly asked Harry Raimondi, Chairman/Zoning Board of Appeals, to come forward to provide comments from the Zoning Board hearing.

Mr. Raimondi said there was a 2-hour hearing for the redevelopment of Loeber Farms on December 10, 2025, and Staff does a wonderful job of presenting the information. He said approximately 9-10 residents and visitors were given the opportunity to speak. He said the property will consist of town homes, row homes, and single-family homes and will be owner occupied. He said construction issues, as presented by Ms. Fitzgerald, were discussed. He said interior work can be done on Sundays. He said the Zoning Board concurred with the Staff report and voted unanimously to approve this project. Mr. Raimondi said the Zoning Board is very proud to serve the Village and to attend hearings. He said the Zoning Board, like Staff, spends a lot of time looking at proposals and does not take them lightly.

President Dailly asked for comments from the audience.

Rachel Barth, 4807 Greenwich Court, came forward and spoke about concerns about possible errors that could cause the surrounding properties to flood, and the removal of 350 mature, healthy trees that absorb a quarter of a million gallons of rainfall yearly. Ms. Barth said the property is designed to flood and the trees to absorb the water, which keeps the surrounding neighborhoods from flooding. She said even with all the planning, the developer's own stormwater management report outlines the runoff as being 8% worse than it currently is and will affect 14 municipalities downstream who may not be prepared for the excess. She said the property is going from 100% greenspace to 33% greenspace. She said the traffic study is 3 years old, does not represent the current conditions, and the area is not safe. She said the property is more suited to a minimal development of single-family homes. She requested the proposal be denied.

Becky Booth, 3143 California Court, came forward and expressed concern about a lack of expertise of the Zoning Board. President Dailly took exception to remarks about the competency of the Zoning Board and offered to allow for discussion regarding particulars of the project.

Ms. Booth expressed concern about the Zoning Board's comments about the flooding issue. President Dailly said the creek and flooding issues are being addressed by MWRD, IDNR, FEMA, OWR, and the Army Corps of Engineers, and not the Village of Schaumburg. He said the creek will be deepened, widened, and the shore will be strengthened and replanted, all under the direction and guidance of MWRD and IDNR. He said the Village will do what it can to address what is on the property.

Ms. Booth expressed concern about traffic issues. President Dailly said the City of Rolling Meadows was approached 5 years ago about widening the Meacham Road and preferred to keep it rural.

Ms. Booth said increasing the population will bring more traffic into the development via Meacham Road, and there is only 1 ingress/egress. President Dailly said the City of Rolling Meadows refused northern access to the property.

President Dailly said there have been 5 or 6 different developers present proposals over the last 25 years, 2 by the same developer. He said the Village went to great lengths to work with the developer to address all concerns over the last 10 years and the Village has worked with the developer to reduce the number of units by two thirds, eliminating rentals in favor of owner occupied units; imposed single gamily on the north end of the property; required right turn lanes in and out of the property; required extensive work on the creek; required a solid fence around the property; increased the landscaping to include 815 trees, 2200 shrubs, 3300 ground covers, and 14,000 wetland plantings. He said the developer has complied with all requests and concerns of the Village and the area residents. President Dailly urged the Board to approve the plan. He asked for comments from the Board. There were none.

President Dailly asked for a motion to approve.

Trustee Bieschke moved to waive first reading and adopt as

E. Ordinance No. 26-007 An Ordinance Granting a Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations. Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit for Loeber Farm Development (2014 N Meacham Road – Z2503-03) [first reading – motion to waive first reading].

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

XIX. COMMENTS FROM THE AUDIENCE:

No Comments from the Audience.

XX. COUNSEL REPORT:

No Counsel Report.

XXI. PRESIDENT'S REPORT:

President Dailly asked for concurrence in the appointments/resignations on the following committee/commissions at the January 13, 2026, Board meeting:

Bikeways Advisory Committee (all terms end 04/30/2026):
Removal(s): Burke MacDonald
Appointment(s): Robert Riddle

Electrical Commission (all terms end 04/30/2026):
Removal(s): Tom Lesiewicz (retired 12/31/2025)

Plan Commission:
Appointment(s): Tanvi Vora (term ends 04/30/2027)

Schaumburg Business Development Commission (all terms end 04/30/2026):
Removal(s): Bryan Funai
Appointment(s): Danielle Fox (Fox Sprinkler)
Frank Del Barto (replacement for Mr. Funai)

Trustee Madej made the motion to concur with the Appointment/Resignations and Trustee Sullivan seconded the motion. Voice vote – 4-0. Motion carried unanimously.

XXII. MANAGER'S REPORT:

A. Village Manager Townsend wished everyone a Happy New Year.

B. Village Manager Townsend said that 2026 marks the 70th Anniversary of Schaumburg and the Village will honor Schaumburg's history and recognize the people who helped shape it with a variety of special events, activities, and community driven initiatives; which will include anniversary themed programs, historical exhibits, local business partnerships, interactive activities for residents, and outreach events woven into regular Village programming. He said details, event information and opportunities are available on the dedicated anniversary webpage which will be updated throughout the year.

XXIII. TRUSTEE COMMENTS/MENTIONS:

No Trustee Comments/Mentions

XXIV. ADJOURNMENT:

Trustee Clar made a motion to adjourn the Village Board meeting at 7:52 PM
and Trustee Sullivan seconded the motion. Voice vote – 6-0. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

January 13, 2026 (Public Hearing)
01/27/26
Village Board

Presenter:
Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-01-13 PH.doc

MINUTES

CALL TO ORDER 7:00 PM

I. ROLL CALL: Trustee Bieschke, Madej, Sullivan, Clar
Trustee LaRosa, Patel absent
President Dailly

STAFF PRESENT: B. Townsend – Village Manager
P. Hewson – Deputy Village Manager
L. Malina – Village Attorney
D. Bourgault – Village Attorney
F. Puccini – Fire Chief
G. Wolf - Chief of Police
L. Petersen – Director/Finance
J. Fitzgerald – Director/Community Development
M. Frank – Director/Economic Development
S. Kenyon – Director/Transportation
M. Krawiec – Program Manager/Transportation
M. Hall – Director/Engineering & Public Works
P. Schaak – Director/Information Technology
J. Carey – Director/Human Resources
T. Weiler – Director/Cultural Services
K. Schref – Director/Communications and Outreach
H. Raimondi – Chairman/Zoning Board of Appeals

II. NEW BUSINESS:

A. Public Hearing Relative to the Establishment of Special Service Area (SSA) Taxing District 17 at the District at Veridian.

1. President Dailly stated the purpose for tonight's meeting and asked Julie Fitzgerald, Director/Community Development, to come forward.

Ms. Fitzgerald said the District at Veridian is the main street portion of the redevelopment of the former Motorola Campus. She said both the development and the streetscape are unique to the Village. She said, as part of Phase I, there is a public parking garage that will be owned by the Village and maintained by Veridian who will also maintain the streetscapes. She said an agreement that was previously approved by the Board set forth the maintenance standards and provisions.

Ms. Fitzgerald said this SSA would lay dormant and only be enacted if the developer/owner of the property does not fulfill their obligations for maintenance, at which point taxes would be levied would cover the Village's costs.

B Comments from the Board

President Dailly asked for comments from the Board. There were none.

C Comments from the Public

President Dailly asked for questions from the Public. There were none.

D. Adjournment of Hearing.

President Dailly asked for a motion to adjourn.

ADJOURNMENT:

Trustee Madej made a motion to adjourn the public hearing at 7:03 PM and Trustee Sullivan seconded the motion. Voice vote – 4-0. No nay votes. Motion carried unanimously.

_____ _____

Jane Lentino
Village Clerk

Date Approved

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

$6,335,977.47
01/27/26
Village Board

Presenter:
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2026-01-27 Bills List Approval.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

DATE: January 23, 2026

TO: President, Village Board, Village Clerk

FROM: Director of Finance

SUBJECT: Approval of Disbursements

Attached is a summary of bills to be presented for approval at the January 27, 2026 meeting of the Village Board of Trustees. The total amount of the bills list for approval is $4,058,800.50. This bills list is dated January 10, 2026 through January 23, 2026.

Also for approval is the payroll dated January 23, 2026 for a total amount of $2,277,176.97.

The total amount of disbursements for approval is $6,335,977.47.

Lisa Petersen

Lisa Petersen
Director of Finance

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
ABT Electronics Inc	January 2026	$7,160.00	TVs and Wall Mounts for EOC
Aero Removals - Tri Sons Crematory Ser	January 2026	$425.00	Transport of Deceased
AFLAC Inc - American Family Life Insuran	January 2026	$4,404.64	Employee Paid Voluntary Insurance
Air One Equipment Inc	January 2026	$202.80	Air Mask Flow Testing
	January 2026	$260.00	Head Harness
		$462.80	
Alexander Equipment Company Inc	January 2026	$146,407.05	Purchase Brush Chipper
Anchor Mechanical Inc	January 2026	$2,645.16	Plumbing and Maintenance
	January 2026	$2,960.00	Plumbing and Maintenance
		$5,605.16	
Andy Frain Services	January 2026	$10,935.00	Crossing Guard Services
Arein Kalic	January 2026	$96.00	Travel Reimbursement
	January 2026	$120.00	Travel Reimbursement
		$216.00	
AT&T	January 2026	$64.73	Telephone Service
	January 2026	$246.60	Telephone Service
	January 2026	$680.40	Telephone Service
	January 2026	$939.03	Telephone Service
	January 2026	$5,019.59	Telephone Service
		$6,950.35	
Autumn Ridge Townhome Association	January 2026	$444.96	Snow & Ice Reimbursement
Ballet Illinois NFP	January 2026	$15,444.00	Final Payment For Nutcracker
Bear Construction Company	January 2026	$40,806.91	Ballpark - Mechanical Upgrades for Concessions
	January 2026	$84,370.73	ComEd Dual Feed Advanced Throw Switches
	January 2026	$109,142.78	Emergency Backup Generators
	January 2026	$13,210.45	Station 19 Flow Meter Replacement
		$247,530.87	
Belmonte Printing Company	January 2026	$95.00	Business Cards
	January 2026	$3,887.16	Postage Fees for Mailing of N Schaumburg TIF
		$3,982.16	
Best Technology Systems Inc	January 2026	$1,725.00	Repair and Maintenance of PBS Range
Bestco Benefit Plans LLC	January 2026	$35,840.73	Benistar Retiree Coverage
	January 2026	$40,062.01	Benistar Retiree Coverage
		$75,902.74	
BLA Inc	January 2026	$2,925.19	McConnor Parkway Reconstruction

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
BLA Inc	January 2026	$10,380.00	NWMC Call for Projects Application
	January 2026	$4,016.23	Salem Dr Reconstruction
		$17,321.42	
Brookstone Condo Assoc	January 2026	$499.68	Snow & Ice Reimbursement
Camosy Incorporated	January 2026	$908,769.38	Construction - New Village Hall Facility
	January 2026	$7,475.00	Preconstruction Service for PD
		$916,244.38	
Carlisle Cove Association	January 2026	$297.09	Snow & Ice Reimbursement
Carriage Homes of Summit Place	January 2026	$1,893.94	Snow & Ice Reimbursement
Carriage Homes of Windsong Condo Assc	January 2026	$858.15	Snow & Ice Reimbursement
Chastain & Associates LLC	January 2026	$13,426.00	90 North TIF District Project Management
	January 2026	$22,638.00	90 North TIF District Project Management
	January 2026	$11,620.00	Facilities - Supplemental Project Management
	January 2026	$2,831.50	IDOT Street Banner Permit Application
	January 2026	$35,103.13	Street Improvement Program
	January 2026	$38,630.81	Street Improvement Program
	January 2026	$10,290.00	Supplemental Engineering Services
		$134,539.44	
Chem-Wise Ecological Pest Management	January 2026	$640.00	Pest Management
	January 2026	$640.00	Pest Management
		$1,280.00	
Cherry Hill Homeowners Association	January 2026	$328.97	Snow & Ice Reimbursement
Chicago Communications LLC	January 2026	$1,039.00	Fire Radio Install
Christopher B Burke Engineering Ltd	January 2026	$660.00	Consulting 90N Ent Dist Parking Garage
	January 2026	$110.00	Professional Services
	January 2026	$3,610.00	Professional Services
	January 2026	$8,070.00	Professional Services
		$12,450.00	
Citywide Elevator Inspection Services Inc	January 2026	$2,888.00	Elevator Inspection Services
CivicPlus, LLC	January 2026	$164.08	Municipal Code
Civiltech Engineering Inc	January 2026	$44,388.15	90 North Park
	January 2026	$68,085.76	Braintree Drive Reconstruction
	January 2026	$6,642.84	McConnor Parkway Construction Admin
	January 2026	$1,820.34	Small Cell Permit Assistance
		$120,937.09	
Cloisters Townhouse Association	January 2026	$592.53	Snow & Ice Reimbursement
College of Dupage Foundation	January 2026	$1,000.00	Advertising For Gunhild Carling

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
College of Dupage Foundation	January 2026	$1,000.00	Advertising For Southern Avenue
		$2,000.00	
Comcast Cable Communications	January 2026	$42.82	Cable for PSB
	January 2026	$18,395.22	MetroE Network & Internet
		$18,438.04	
Commercial Electronics Corp	January 2026	$18,000.00	Live911 License Fee
Commonwealth Edison	January 2026	$58.49	Utility Service
	January 2026	$68.45	Utility Service
	January 2026	$825.13	Utility Service
		$952.07	
Compassion Funeral Services Inc	January 2026	$440.50	Transport of Deceased
	January 2026	$477.00	Transport of Deceased
		$917.50	
Concept Plumbing	January 2026	$7,950.86	Emergency Water Main Break Repairs
	January 2026	$8,108.50	Emergency Water Main Break Repairs
		$16,059.36	
Cook County Clerk	January 2026	$88.00	Recording Fees
	January 2026	$88.00	Recording Fees
	January 2026	$88.00	Recording Fees
	January 2026	$309.00	Recording Fees
	January 2026	$309.00	Recording Fees
	January 2026	$377.00	Recording Fees
		$1,259.00	
Core Psychotherapy Center, Ltd.	January 2026	$250.00	Consultation Services
Costar Realty Information Inc	January 2026	$815.74	Monthly Subscription
Crawford Murphy & Tilly Inc	January 2026	$5,476.98	Construction Admin for Airport Security Gate
	January 2026	$695.00	Prof Engineering Services General Svcs
		$6,171.98	
DACRA Adjudication Systems LLC	January 2026	$2,950.00	Monthly Service Fee
Deluca Visual Solutions Inc	January 2026	$170.00	Public Hearing
	January 2026	$170.00	Public Hearing
		$340.00	
Diverzify Buyer, LLC	January 2026	$24,848.00	Fire Station 53 Carpet Replacement
Donald Richter	January 2026	$158.20	Mileage Reimbursement
Dunbar Lakes Community Association	January 2026	$1,413.78	Snow & Ice Reimbursement
DVM Insurance Agency	January 2026	$1,186.92	Pet Insurance - Employee Paid

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Edward Scheid	January 2026	$287.70	Mileage Reimbursement
Elevated Safety LLC	January 2026	$1,300.00	Training
	January 2026	$1,400.00	Training
		$2,700.00	
Embree Construction Group	January 2026	$59.52	Water Meter Reimbursement
Empire Cooler Service Inc	January 2026	$6,768.00	Ice Machine Leases
ENGIE North America Inc	January 2026	$1,959.15	Utility Service
	January 2026	$3,241.92	Utility Service
	January 2026	$10,282.27	Utility Service
		$15,483.34	
Engineering Enterprises Inc	January 2026	$3,502.17	Street Improvement Program
	January 2026	$45,949.07	Street Improvement Program
		$49,451.24	
Engineering Resource Associates Inc	January 2026	$4,742.07	Gray Farm Marsh Storm Sewer Improvements
Ferguson US Holdings, Inc	January 2026	$728.25	Potable Water Meters
	January 2026	$1,254.00	Potable Water Meters
	January 2026	$2,355.30	Potable Water Meters
		$4,337.55	
Flowpoint Environmental Systems Inc	January 2026	$109.30	Software License for Bulk Water Filling Station
Friendly and Feral Cat Rescue	January 2026	$28.75	Stray Animal Fee
	January 2026	$86.25	Stray Animal Fee
		$115.00	
Gatewood Condominium Association Inc	January 2026	$1,157.76	Snow & Ice Reimbursement
George Andrew Nagle	January 2026	$8,500.00	Performance Fee For Abbey Road
Gunhild Carling	January 2026	$5,000.00	Balance Payment For Gunhild Carling
H & H Electric Company	January 2026	$5,941.71	Traffic Signal/Opticom & Street Light Maintenance
	January 2026	$10,919.79	Traffic Signal/Opticom & Street Light Maintenance
		$16,861.50	
Hampton, Lenzini and Renwick Inc	January 2026	$10,391.25	Eng Svcs National Pkwy Improvements
	January 2026	$16,570.00	Eng Svcs National Pkwy Improvements
		$26,961.25	
Haverford at Schaumburg Master	January 2026	$1,273.20	Snow & Ice Reimbursement
Hayes Commercial LLC	January 2026	$799.26	HVAC Repair & Maintenance of Buildings
	January 2026	$2,377.90	HVAC Repair & Maintenance of Buildings
	January 2026	$4,473.16	HVAC Repair & Maintenance of Buildings
	January 2026	$14,928.76	HVAC Repair & Maintenance of Buildings

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
		$22,579.08	
Heatherwood Estates Condo Association	January 2026	$1,102.25	Snow & Ice Reimbursement
Heatherwood North Association	January 2026	$655.77	Snow & Ice Reimbursement
Heatherwood West Condominium Associa	January 2026	$760.75	Snow & Ice Reimbursement
Home Depot Inc	January 2026	$309.40	Operating Supplies
IL Department of Innovation &Technology	January 2026	$72.79	Communication Charges
Illinois Crime Free Association	January 2026	$200.00	Membership Dues
Illinois Fire Service Administrative Profess	January 2026	$60.00	Membership Fee
Illinois Public Safety Agency Network	January 2026	$288.00	IPSAN Service Fee
Illinois State Sister Cities Association	January 2026	$50.00	Membership Dues
Imperial Phat Phat Schaumburg LLC	January 2026	$15,000.00	CDBG Small Business Forgivable Loan Recipient
Infosense Inc	January 2026	$5,995.95	Repairs to Sewer Line Rapid Assessment Tool
Integrity Environmental Services, Inc.	January 2026	$1,875.00	UST Replacement Project
Iteris Inc	January 2026	$5,065.00	On-Call Engineering Services
James Sic	January 2026	$548.75	Health Insurance Refund
James Drive Safety Lane, LLC	January 2026	$327.00	Safety Lane Inspections
Janelle Dougherty	January 2026	$144.83	Mileage Reimbursement
John A. Goodwin III	January 2026	$55.20	Travel Reimbursement
Johnny's Coffee Mart LLC	January 2026	$700.00	Custodial Services Metra Station
Johnson Controls Inc	January 2026	$5,173.00	Building Automation System Upgrades
Joseph D Davito	January 2026	$2,877.50	Professional Services
Julie Inc	January 2026	$9,839.00	Underground Locating Services Coordination
Justifacts Credential Verification, Inc	January 2026	$61.70	Background Checks
Kane County Excavating, Inc.	January 2026	$297,459.53	Bode Road Force Main
Kingsport Estates Condo Association	January 2026	$647.31	Snow & Ice Reimbursement
Kone Inc	January 2026	$1,834.21	Elevator Maintenance
Kristeen Riforgiato	January 2026	$78.82	Mileage Reimbursement
Labsource Inc	January 2026	$1,320.86	EMS Gloves
Lexington Green Condominium Associatio	January 2026	$2,970.00	Snow & Ice Reimbursement

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Lexington Green II Condominium Assoc	January 2026	$2,323.22	Snow & Ice Reimbursement
Lexington Lane Condo Association	January 2026	$807.39	Snow & Ice Reimbursement
Lexington Village Coach House	January 2026	$2,310.75	Snow & Ice Reimbursement
LinkedIn Corporation	January 2026	$543.75	Recruiting Services
Lionheart Critical Power Specialists	January 2026	$715.57	Repair & Maintenance of Generators
Litgen Concrete Cutting & Coring Co	January 2026	$1,180.00	Concrete Cutting EOC Floor
Luis Pasko	January 2026	$161.00	Mileage Reimbursement
MacQueen Equipment LLC	January 2026	$354.65	Purchase of Pierce Fire Apparatus Parts
	January 2026	$383.36	Purchase of Pierce Fire Apparatus Parts
	January 2026	$455.00	Purchase of Pierce Fire Apparatus Parts
	January 2026	$456.49	Purchase of Pierce Fire Apparatus Parts
	January 2026	$2,212.18	Purchase of Pierce Fire Apparatus Parts
		$3,861.68	
Maria Zamarripa	January 2026	$270.90	Mileage Reimbursement
Mark Andrew Duker	January 2026	$175.00	Concerto Judge
Marquardt & Belmonte PC	January 2026	$1,050.00	Adjudication Hearing Officer
Matt Frank	January 2026	$2,160.00	Reimbursement for SBDC Business Dinner
Meade Inc	January 2026	$1,108.35	EVP Repairs
Meribel Condominium	January 2026	$1,340.30	Snow & Ice Reimbursement
Metiri Analytical Group Inc	January 2026	$935.00	IEPA Mandated Water Samples
Metropolitan Water Reclamation District	January 2026	$675.53	MWRD Waste Costs
Microsoft Corporation	January 2026	$17,165.46	Microsoft Subscription
Microsystems Inc	January 2026	$455.00	Microfiche Storage
	January 2026	$791.01	Storage Fee
		$1,246.01	
Midway Building Services	January 2026	$37,572.92	Custodial Services
Midwest Veterinary Company LLC	January 2026	$1,495.55	Stray Animal Lodge and Hospital Fee
	January 2026	$2,852.44	Stray Animal Lodge and Hospital Fee
		$4,347.99	
Milton Tucker	January 2026	$500.00	Reimbursement for Citation
Motorola Solutions Inc	January 2026	$11,980.00	Fixed ALPR Subscription
	January 2026	$1,250.00	Vigilant LPR Service Package
		$13,230.00	

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Muse Piano Workshop	January 2026	$100.00	Piano Tuning Services
	January 2026	$110.00	Piano Tuning Services
		$210.00	
MV Public Transportation, Inc.	January 2026	$160,864.00	Dial-a-Ride Transportation Services
Nachurs Alpine Solutions Corp	January 2026	$13,579.50	Liquid Totes and Super Sacks
NCPERS Group Life Insurance	January 2026	$304.00	IMRF - Voluntary Life Insurance Dec
	January 2026	$304.00	IMRF - Voluntary Life Insurance Jan
		$608.00	
North Suburban Assoc of Chiefs of Police	January 2026	$400.00	Membership Fee
Northeastern Illinois Public Safety	January 2026	$2,050.00	Training
	January 2026	$5,000.00	Training
		$7,050.00	
Northern Illinois Gas Company	January 2026	$370.04	Utility Service
	January 2026	$467.11	Utility Service
	January 2026	$473.61	Utility Service
	January 2026	$545.89	Utility Service
	January 2026	$1,159.64	Utility Service
		$3,016.29	
Northern Illinois Police Alarm System	January 2026	$384.00	Translation Fees
Northwest Central Dispatch System	January 2026	$14,256.20	Assessment Fees - Fire
	January 2026	$42,768.60	Assessment Fees - Police
		$57,024.80	
Northwest Community Hospital	January 2026	$4,251.00	Fire Department Physicals
	January 2026	$200.00	OSHA Questionnaire Physical Exams
		$4,451.00	
Northwest Police Academy	January 2026	$25.00	ILEAS Seminar
	January 2026	$50.00	ILEAS Seminar
		$75.00	
Om Shree Narandas Maharaj LLC	January 2026	$38.95	Car Washes and Detailing
OpenGov, Inc	January 2026	$8,815.00	Permitting Software
	January 2026	$26,445.00	Permitting Software
		$35,260.00	
Otava, LLC	January 2026	$952.55	VDI Cloud Migration
Pace Suburban Bus Division of RTA	January 2026	$33,094.67	Route 905 - Trolley Service
Paddock Publications Inc	January 2026	$226.80	Legal Notices
	January 2026	$307.80	Legal Notices

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Paddock Publications Inc	January 2026	$661.50	Print Ads In Holiday Guide
		$1,196.10	
Patrick Fortunato	January 2026	$1,855.00	Station 55 Relocation of ATX and Cables
Patson Inc	January 2026	$5,071.42	Purchase of Freightliner and Cummins Parts
Pentegra Systems LLC	January 2026	$600.00	Monitoring Agreement
	January 2026	$1,390.00	Proximity Cards
		$1,990.00	
Petroleum Traders Corporation	January 2026	$19,601.18	Diesel Fuel
Pirtano Construction Co., Inc.	January 2026	$100,330.65	Gray Farm Marsh Storm Sewer Improvements
Pleasant Square Community Assoc LLC	January 2026	$972.00	Snow & Ice Reimbursement
Quadient Inc	January 2026	$335.75	Postage Machine Maintenance
Radiate Holdings, LP	January 2026	$234.81	Cable Internet/Phone Service at Schweikher House
Ray O'Herron Company Inc	January 2026	$1,283.00	Body Armor
	January 2026	$12,896.68	Body Armor
		$14,179.68	
Red Rock Condominium Association	January 2026	$597.69	Snow & Ice Reimbursement
RJN Group	January 2026	$3,770.00	MWRD IICP
	January 2026	$30,172.90	MWRD IICP
		$33,942.90	
Robert Mamrot	January 2026	$1,204.50	Tuition Reimbursement
Robert Thomas Byrne	January 2026	$310.10	Mileage Reimbursement
	January 2026	$341.60	Mileage Reimbursement
		$651.70	
Roosevelt University	January 2026	$8,633.80	Reimbursement for RISE
Rotary Club of Schaumburg AM	January 2026	$100.00	Membership Dues
Rydin Sign & Decal	January 2026	$973.80	Proximity Card Decals
Saitech Inc.	January 2026	$1,600.00	Forti SRA Licenses
Samuel Fowler	January 2026	$121.97	Reimbursement for Supplies
Schaumburg Park District	January 2026	$160,500.00	Developer Donation
Sebert Landscaping	January 2026	$87,214.38	Full Landscape Maintenance
Sebis Direct Inc	January 2026	$15,000.00	Water Bill Postage
Seema Arora	January 2026	$800.00	Yoga Classes

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
Service Express Inc	January 2026	$680.78	Server Support
Sheffield Manor Condominium Associatior	January 2026	$544.70	Snow & Ice Reimbursement
Sheffield Towne Association	January 2026	$3,271.21	Snow & Ice Reimbursement
Shoeshine Boy Productions, Inc.	January 2026	$1,125.00	Payment For Thursday Night Laughs
Siemens Industry Inc	January 2026	$6,729.68	Life Safety Maintenance
Sierra Systems Inc	January 2026	$1,980.00	IT Technical Staffing Services
	January 2026	$2,030.00	IT Technical Staffing Services
	January 2026	$2,590.00	IT Technical Staffing Services
	January 2026	$4,320.00	IT Technical Staffing Services
		$10,920.00	
Sonoma Electrical Services, Inc.	January 2026	$15,567.36	Runway End Identifier Lights Installation
SRC Electric LLC	January 2026	$41,460.00	Electric Labor & Material PCA Theatre Chairs
SSM Health Care Group	January 2026	$240.65	Toxicology Services
Stephen A. Laser & Associates	January 2026	$4,800.00	Psychological Assessments - Police
Strand Associates Incorporated	January 2026	$6,476.43	Station 3 Athena Design for the Reservoir
Szymanski's.I.INC.	January 2026	$7,400.00	Quest Hi-E Dry Dehumidifiers
Tariq Dandan	January 2026	$2,920.00	Rental Inspections
TD Synnex Corporation	January 2026	$2,057.92	Software License
Terrace Supply Company	January 2026	$103.45	Oxygen for Ambulances
	January 2026	$178.52	Oxygen for Ambulances
	January 2026	$312.48	Oxygen for Ambulances
		$594.45	
TheaterMania.com Inc	January 2026	$3,729.23	Ticketing System Licensing Fees
Thomas Engineering Group LLC	January 2026	$21,613.83	Prelim Design Meacham Streetscape
Towne Place Condo Association	January 2026	$3,027.78	Snow & Ice Reimbursement
Towne Place West Condominium Associat	January 2026	$3,241.29	Snow & Ice Reimbursement
TPI Building Code Consultants Inc	January 2026	$65,434.38	Inspections and Plan Review
Tuscany on the Pond Homeowners Assn	January 2026	$266.55	Snow & Ice Reimbursement
Tyco Fire & Security (US) Management In	January 2026	$453.94	Radio Repairs
Tyler Technologies Inc	January 2026	$93,534.02	Munis ERP Software Support
Ultra Strobe Communications Inc	January 2026	$3,180.00	Regular Parts

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
United Door and Dock LLC	January 2026	$1,128.00	Annual Doors Maintenance and Repairs
	January 2026	$321.25	Overhead Doors Maintenance and Repairs
	January 2026	$843.79	Overhead Doors Maintenance and Repairs
	January 2026	$915.29	Overhead Doors Maintenance and Repairs
	January 2026	$1,042.04	Overhead Doors Maintenance and Repairs
	January 2026	$1,873.00	Overhead Doors Maintenance and Repairs
		$6,123.37	
Uno Mas Landscaping Inc	January 2026	$21,450.00	Repair & Reconstruct Retaining Wall on Fairlane Dr
Utility Transport Service	January 2026	$780.31	Gravel Delivery & Debris Hauling
	January 2026	$1,468.00	Gravel Delivery & Debris Hauling
	January 2026	$1,472.21	Gravel Delivery & Debris Hauling
	January 2026	$12,037.60	Gravel Delivery & Debris Hauling
		$15,758.12	
Verizon Wireless	January 2026	$7,181.05	Cell Phone Services
	January 2026	$8,148.33	Mobile Broadband Services
	January 2026	$919.40	SCADA Services
		$16,248.78	
Village of Romeoville	January 2026	$425.00	Training
	January 2026	$500.00	Training
		$925.00	
Village of Roselle	January 2026	$89.42	Water Purchase
Vincent Inendino	January 2026	$175.00	Concerto Judge
Vital Records Holdings LLC	January 2026	$95.74	Shredding Services
Warehouse Direct, Inc.	January 2026	$3,938.37	Janitorial Supplies
Waterbury Townhouse Owners Associatio	January 2026	$194.04	Snow & Ice Reimbursement
	January 2026	$194.04	Snow & Ice Reimbursement
		$388.08	
Weathersfield Commons Quadro-Homes	January 2026	$1,747.62	Snow & Ice Reimbursement
Weathersfield Lake Condominium Associ	January 2026	$2,112.46	Snow & Ice Reimbursement
Weathersfield North Townhome Associatic	January 2026	$575.76	Snow & Ice Reimbursement
Weathersfield South Homeowners Assoc	January 2026	$1,237.26	Snow & Ice Reimbursement
Wellington Court Townhome Association	January 2026	$282.35	Snow & Ice Reimbursement
William A Randolph, Inc	January 2026	$417,850.99	90 N Site and Parking Garage
William Rainey Harper College	January 2026	$1,200.00	Microsoft 365 Training
Williams Associates Architects Ltd	January 2026	$17,032.72	Design - New Police Facility
	January 2026	$26,210.53	Design - New Village Hall Facility

VENDOR/PAYEE NAME	CHECK DATE	CHECK AMOUNT	DESCRIPTION
		$43,243.25	
Willow Pond at Bar Harbour	January 2026	$573.68	Snow & Ice Reimbursement
Woodfield Lake Office Campus Associatio	January 2026	$766.00	Monthly Assessment
Wyndham Cove Homeowners Association	January 2026	$403.92	Snow & Ice Reimbursement
	GRAND TOTAL	**$4,058,800.50**	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Service Plaque/Forty Years of Service to Edward Piepenbrink, Maintenance II.
01/27/26
Village Board

Presenter:
Lead Department: Human Resources

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Presentation of Twenty-Year Service Award to Kristen Bytnar, Administrative Assistant.
01/27/26
Village Board

Presenter:
Lead Department: Human Resources

Executive Summary:

Recommended Action:

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Friends of Schaumburg to Hold a Raffle
01/27/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Friends of Schaumburg to hold a raffle on February 6, 2026 at Chandler's Chophouse, 401 N. Roselle Road. Tickets will sell for 1 for $5, 3 for $10, or 8 for $20. The total dollar amount of prizes awarded is a 50/50 split the pot. Their board voted unanimously to waive the fidelity bond requirement and is requesting the same from the Village Board.

Recommended Action:

The Village Manager recommends the Village Board approve the request from Friends of Schaumburg to hold a raffle on February 6, 2026 at Chandler's Chophouse, 401 N. Roselle Road, and to waive the fidelity bond requirement.

ATTACHMENTS:

- VOS Raffle Application
- Fidelity Bond Waiver

Raffle License Application

Village of Schaumburg / 101 Schaumburg Court / Schaumburg, IL 610193
Phone (847) 923-4537 Dmcarlson@schaumburg.com
Please Print or Type

******Please note applications must be received at least 30 days in advance of the event or a $50 fee will be charged.******

Date of Application: 01/08/2026

Organization Name: Friends of Schaumburg

Type of Organization: Political
(i.e. - Charitable, Educational, Fraternal, Nonprofit, Religious, Veterans)

Applicant Name: Brian Bieschke

Organization Address: PO Box 68068 Schaumburg IL 60168

Business Phone: 847-826-0232 Business Fax: _____

E-mail Address: brianbieschke@comcast.net

Purpose of raffle: Political Fundraiser

How many days will the chances be issued or sold? 1 Days

If the number of days is over 90, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

Please specify the time or determination of winning chances and the location or locations at which winning chances will be determined:
Dates (Start—End): 02/06/2026 Raffle Event Date: 02/06/2025

Location(s): Chandlers Chophouse

Will the organization rent premises on which to determine the winning chance or chances in a raffle? Yes X No _____

Please specify the area or areas within the Village in which raffle chances will be sold or issued:

All tickets will be sold at Chadlers Chophouse located at
401 N Roselle Rd, Schaumburg, IL 60194 on Friday 02/06/2026.

What is the price charged for each raffle chance issued or sold? $Varies

Is the price charged for each raffle chance issued or sold different based on the amount sold? Yes X No _____
If yes, please describe (i.e. - 1 for $5.00, 3 for $10.00):

1 for $5, 3 for $10 and 8 for $20.

If the price is over $5.00, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

What are the retail value(s) of each prize awarded by a licensee in a single raffle? Please list out each prize with the associated retail value: (i.e. – Cash Prize | 50/50 Raffle | Television $500)

50/50 raffle

What is the total raffle award price(s) or retail value of merchandise? $Based on

If the retail value is over $1,000 for any one prize, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

If the total awarded prices or retail value exceeds $25,000, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

The following are ineligible for any raffle license:

(1) Any person who has been convicted of a felony;

(2) Any person who is or has been a professional gambler or gambling promoter;

(3) Any person who is not of good moral character

(4) Any firm or corporation in which a person defined in division (1), (2) or (3) above has a proprietary, equitable or credit interest, or in which such a person is active or employed;

(5) Any organization in which a person defined in division (1) (2) or (3) above, is an officer, director, or employee, whether compensated or not;

(6) Any organization in which a person defined in division (1), (2) or (3) above is to participate in the management or operation of a raffle as defined in this subchapter.

Does any of the above ineligible cases for a raffle license apply to the organization? Yes _____ No X
If yes, please briefly describe:

Has the organization been in existence for a period of five years immediately before the application date?
Yes X No _____

Does the organization have the proper paperwork on file with the State of Illinois to be considered not-for-profit?
(i.e. - Charitable, Educational, Fraternal, Nonprofit, Religious, Veterans) Yes _____ No X

Has the organization filed the required annual statements with the State of Illinois as a not-for-profit? Yes _____ No X

Does the organization have any outstanding amounts owed the State? Yes _____ No X

Are the entire net proceeds of the raffle exclusively devoted to the lawful purposes of the organization permitted to conduct that game? Yes X No _____

Is any person receiving any remuneration or profit for participating in the management or operation of the raffle? Yes ___ No X

What bona fide member of the sponsoring organization will participate in the management or operation of the raffle:

Name: Brian Bieschke Title: Treasurer

Each organization licensed to conduct raffles and chances shall keep records of its gross receipts, expenses and net proceeds for each single gathering or occasion at which winning chances are determined. All deductions from gross receipts for each single gathering or occasion shall be documented with receipts or other records indicating the amount, a description of the purchased item or service or other reason for the deduction, and the recipient. The distribution of net proceeds shall be itemized as to payee, purpose, amount and date of payment.

Does the organization keep such records? Yes X No _____

Gross receipts from the operation of raffles programs shall be segregated from other revenues of the organization, including bingo gross receipts, if bingo games are also conducted by the same nonprofit organization pursuant to license therefor issued by the Department of Revenue of the State of Illinois, and placed in a separate account. Each organization shall have separate records of its raffles. The person who accounts for gross receipts, expenses and net proceeds from the operation of raffles shall not be the same person who accounts for other revenues of the organization.

Does the organization have appropriate controls in place to segregate raffle revenues from other revenues generated from the organizations operations? Yes X No _____

Are raffle proceeds placed in a separate account? Yes _____ No X

Is there appropriate segregation of duties that allows a different individual from the organization to account for raffle proceeds versus the individual that accounts for all other revenues of the organization? Yes X No _____

Each organization licensed to conduct raffles shall report promptly after the conclusion of each raffle to its membership, and to the Village Board, its gross receipts, expenses and net proceeds from raffles, and the distribution of net proceeds itemized.

At what date will the organization have the raffle report prepared and mailed to the Village Board?

Date: 3/15/2024

The manager of the organization shall give a fidelity bond in the sum of an amount determined by the licensing authority in favor of the organization conditioned upon his honesty in the performance of his duties. Terms of the bond shall provide that notice shall be given in writing to the licensing authority not less than 30 days prior to its cancellation. The Village Board may waive this bond requirement by including a waiver provision in the license issued to an organization, provided that a license containing such waiver provision shall be granted only by unanimous vote of the members of the licensed organization.

Does the organization have a fidelity bond(s) on individual management members? Yes _____ No X
If not, is the organization requesting the Village Board to waive the bond requirement? Yes X No _____
Please include letter voting for the fidelity bond waiver.

(230 ILCS 15/5) (from Ch. 85, par. 2305)

Sec. 5. Raffles - manager - bond. All operation of and the conduct of raffles shall be under the supervision of a single raffles manager designated by the organization. The manager shall give a fidelity bond in an amount determined by the licensing authority in favor of the organization conditioned upon his honesty in the performance of his duties. Terms of the bond shall provide that notice shall be given in writing to the licensing authority not less than 30 days prior to its cancellation. The governing body of a local unit of government may waive this bond requirement by including a waiver provision in the license issued to an organization under this Act, provided that a license containing such waiver provision shall be granted only by unanimous vote of the members of the licensed organization.

I/We understand the issuance of a raffle license is conditional upon compliance with all Village Ordinances and State Law. I/We hereby authorize the Village of Schaumburg to make inquiries into our character, background, and any other inquiries as necessary based on the information contained in the application, in order to approve or deny this raffle license application. I have read this application and answered all questions fully, the information I/We have submitted in this application is complete and truthful to the best of my/our knowledge. In addition, I/We attest to the not-for-profit character of the prospective license organization.

Presiding officer name: Brian Bieschke Date: 01/08/2026

Secretary name: _____ Date: _____

FOR OFFICE USE ONLY

( ) Approved ( ) Not Approved

Signature: _____

Title: _____

Date: _____

January 8, 2026

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

Dear Schaumburg Village Board,

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

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

Sincerely,

Brian Bieschke

Brian Bieschke
Friends of Schaumburg
Treasurer

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Request from Schaumburg AM Rotary Club Foundation to Hold Raffles
01/27/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Request from Schaumburg AM Rotary Club Foundation to hold raffles on February 26, 2026 at Chicago Marriott Schaumburg located at 50 Martingale Rd, Schaumburg, IL 60173. Tickets will sell for 1 for $5, 3 for $10, and an arms length for $20. Tickets for the Pick a Prize Raffle will sell for 6 for $10 or 12 for $20. The total dollar amount of prizes awarded is a 50/50 split the pot and various gift baskets. Their Board voted unanimously to waive the fidelity bond requirement and is requesting the same from the Village Board.

Recommended Action:

The Village Manager recommends the Village Board approve the request from Schaumburg AM Rotary Club Foundation to hold raffles on February 26, 2026 at Chicago Marriott Schaumburg located at 50 Martingale Rd, Schaumburg, IL 60173 and to waive the fidelity bond requirement.

ATTACHMENTS:

- Raffle Application
- Fidelity Bond Waiver
- NFP

Raffle License Application

Village of Schaumburg / 101 Schaumburg Court / Schaumburg, IL 610193
Phone (847) 923-4537 Dmcarlson@schaumburg.com
Please Print or Type

******Please note applications must be received at least 30 days in advance of the event or a $50 fee will be charged.******

Date of Application: 01/14/2026

Organization Name: Schaumburg AM Rotary Club

Type of Organization: Charitable
(i.e. - Charitable, Educational, Fraternal, Nonprofit, Religious, Veterans)

Applicant Name: Brian Bieschke

Organization Address: P. O. Box 68651, Schaumburg, IL 60168-0651

Business Phone: 847-826-0232 Business Fax: _____

E-mail Address: bjbieschke@comcast.net

Purpose of raffle: Fundraiser

How many days will the chances be issued or sold? 1 Days

If the number of days is over 90, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

Please specify the time or determination of winning chances and the location or locations at which winning chances will be determined:
Dates (Start—End): 02/26/2026 Raffle Event Date: 02/26/2026

Location(s): Chicago Marriott Schaumburg

Will the organization rent premises on which to determine the winning chance or chances in a raffle? Yes X No _____

Please specify the area or areas within the Village in which raffle chances will be sold or issued:

Raffle tickets will be sold on the evening of February 26,2026 at our fundraiser at Chicago Marriott Schaumburg located at 50 N Martingale Road, Schaumburg, IL 60173.

What is the price charged for each raffle chance issued or sold? $varies with quantity

Is the price charged for each raffle chance issued or sold different based on the amount sold? Yes X No _____
If yes, please describe (i.e. - 1 for $5.00, 3 for $10.00):

50/50 Raffle - 1 for $5, 3 for $10 and an "arms length" for $20.
Pick a Prize Raffle - 6 for $10, 12 for $20

If the price is over $5.00, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

What are the retail value(s) of each prize awarded by a licensee in a single raffle? Please list out each prize with the associated retail value: (i.e. – Cash Prize | 50/50 Raffle | Television $500)

50/50 Raffle - cash prize based on tickets sold.

Pick a Prize - Various Gift Baskets up to $50

What is the total raffle award price(s) or retail value of merchandise? $see above

If the retail value is over $1,000 for any one prize, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

If the total awarded prices or retail value exceeds $25,000, a variation to Chapter 117.31 of the Village of Schaumburg Municipal Code is required. Is the organization requesting a variance? Yes _____ No X

The following are ineligible for any raffle license:

(1) Any person who has been convicted of a felony;

(2) Any person who is or has been a professional gambler or gambling promoter;

(3) Any person who is not of good moral character

(4) Any firm or corporation in which a person defined in division (1), (2) or (3) above has a proprietary, equitable or credit interest, or in which such a person is active or employed;

(5) Any organization in which a person defined in division (1) (2) or (3) above, is an officer, director, or employee, whether compensated or not;

(6) Any organization in which a person defined in division (1), (2) or (3) above is to participate in the management or operation of a raffle as defined in this subchapter.

Does any of the above ineligible cases for a raffle license apply to the organization? Yes _____ No X
If yes, please briefly describe:

Has the organization been in existence for a period of five years immediately before the application date?
Yes X No _____

Does the organization have the proper paperwork on file with the State of Illinois to be considered not-for-profit?
(i.e. - Charitable, Educational, Fraternal, Nonprofit, Religious, Veterans) Yes X No _____

Has the organization filed the required annual statements with the State of Illinois as a not-for-profit? Yes X No _____

Does the organization have any outstanding amounts owed the State? Yes _____ No X

Are the entire net proceeds of the raffle exclusively devoted to the lawful purposes of the organization permitted to conduct that game? Yes X No _____

Is any person receiving any remuneration or profit for participating in the management or operation of the raffle? Yes ___ No X

What bona fide member of the sponsoring organization will participate in the management or operation of the raffle:

Name: Tom Cunningham Title: Club President

Each organization licensed to conduct raffles and chances shall keep records of its gross receipts, expenses and net proceeds for each single gathering or occasion at which winning chances are determined. All deductions from gross receipts for each single gathering or occasion shall be documented with receipts or other records indicating the amount, a description of the purchased item or service or other reason for the deduction, and the recipient. The distribution of net proceeds shall be itemized as to payee, purpose, amount and date of payment.

Does the organization keep such records? Yes X No _____

Gross receipts from the operation of raffles programs shall be segregated from other revenues of the organization, including bingo gross receipts, if bingo games are also conducted by the same nonprofit organization pursuant to license therefor issued by the Department of Revenue of the State of Illinois, and placed in a separate account. Each organization shall have separate records of its raffles. The person who accounts for gross receipts, expenses and net proceeds from the operation of raffles shall not be the same person who accounts for other revenues of the organization.

Does the organization have appropriate controls in place to segregate raffle revenues from other revenues generated from the organizations operations? Yes X No _____

Are raffle proceeds placed in a separate account? Yes _____ No X

Is there appropriate segregation of duties that allows a different individual from the organization to account for raffle proceeds versus the individual that accounts for all other revenues of the organization? Yes X No _____

Each organization licensed to conduct raffles shall report promptly after the conclusion of each raffle to its membership, and to the Village Board, its gross receipts, expenses and net proceeds from raffles, and the distribution of net proceeds itemized.

At what date will the organization have the raffle report prepared and mailed to the Village Board?

Date: March 29, 2026

The manager of the organization shall give a fidelity bond in the sum of an amount determined by the licensing authority in favor of the organization conditioned upon his honesty in the performance of his duties. Terms of the bond shall provide that notice shall be given in writing to the licensing authority not less than 30 days prior to its cancellation. The Village Board may waive this bond requirement by including a waiver provision in the license issued to an organization, provided that a license containing such waiver provision shall be granted only by unanimous vote of the members of the licensed organization.

Does the organization have a fidelity bond(s) on individual management members? Yes _____ No X
If not, is the organization requesting the Village Board to waive the bond requirement? Yes X No _____
Please include letter voting for the fidelity bond waiver.

(230 ILCS 15/5) (from Ch. 85, par. 2305)

Sec. 5. Raffles - manager - bond. All operation of and the conduct of raffles shall be under the supervision of a single raffles manager designated by the organization. The manager shall give a fidelity bond in an amount determined by the licensing authority in favor of the organization conditioned upon his honesty in the performance of his duties. Terms of the bond shall provide that notice shall be given in writing to the licensing authority not less than 30 days prior to its cancellation. The governing body of a local unit of government may waive this bond requirement by including a waiver provision in the license issued to an organization under this Act, provided that a license containing such waiver provision shall be granted only by unanimous vote of the members of the licensed organization.

I/We understand the issuance of a raffle license is conditional upon compliance with all Village Ordinances and State Law. I/We hereby authorize the Village of Schaumburg to make inquiries into our character, background, and any other inquiries as necessary based on the information contained in the application, in order to approve or deny this raffle license application. I have read this application and answered all questions fully, the information I/We have submitted in this application is complete and truthful to the best of my/our knowledge. In addition, I/We attest to the not-for-profit character of the prospective license organization.

Presiding officer name: Brian Bieschke Date: 01/14/2026

Secretary name: _____ Date: _____

FOR OFFICE USE ONLY

( ) Approved ( ) Not Approved

Signature: _____

Title: _____

Date: _____

Rotary Club of Schaumburg A.M. | People of Action

January 14, 2026

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

Dear Schaumburg Village Board,

On January 14, 2026, the Board of Directors for the Rotary Club of Schaumburg AM unanimously approved a motion to waive the fidelity bond requirement for all raffles the Schaumburg AM Rotary may hold in calendar year 2026.

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

Sincerely,

Brian Bieschke

Brian Bieschke
Past President
Rotary Club of Schaumburg AM

The Office of the Illinois Secretary of State

Business Entity Search

Entity Information

Entity Name	SCHAUMBURG A.M. ROTARY CLUB FOUNDATION		
File Number	65644517	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	NOT-FOR-PROFIT
Incorporation Date (Domestic)	07-18-2007	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	06-24-2024	**Annual Report Year**	2024
Agent Information	SCOTT C ZAMBO 1535 W SCHAUMBURG RD STE 204 SCHAUMBURG ,IL 60194	**Agent Change Date**	08-23-2013

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Proclamation - Arbor Day 2026
01/27/26
Village Board

Presenter:
Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Proclamation Arbor Day 2026.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource of giving us paper, wood for our homes, fuel our fires, and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Tom Dailly, Village President of Schaumburg, Illinois, do hereby proclaim April 24, 2026, as:

ARBOR DAY

in Schaumburg.

VILLAGE OF SCHAUMBURG SCHAUMBURG ILLINOIS

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Schaumburg to be affixed this 27th day of January 2026.

Tom Dailly

Tom Dailly
Village President

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Finance Department Monthly Report for November 2025
01/27/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2025 November Finance Monthly Report.pdf

FINANCE DEPARTMENT MONTHLY REPORT

November 2025

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

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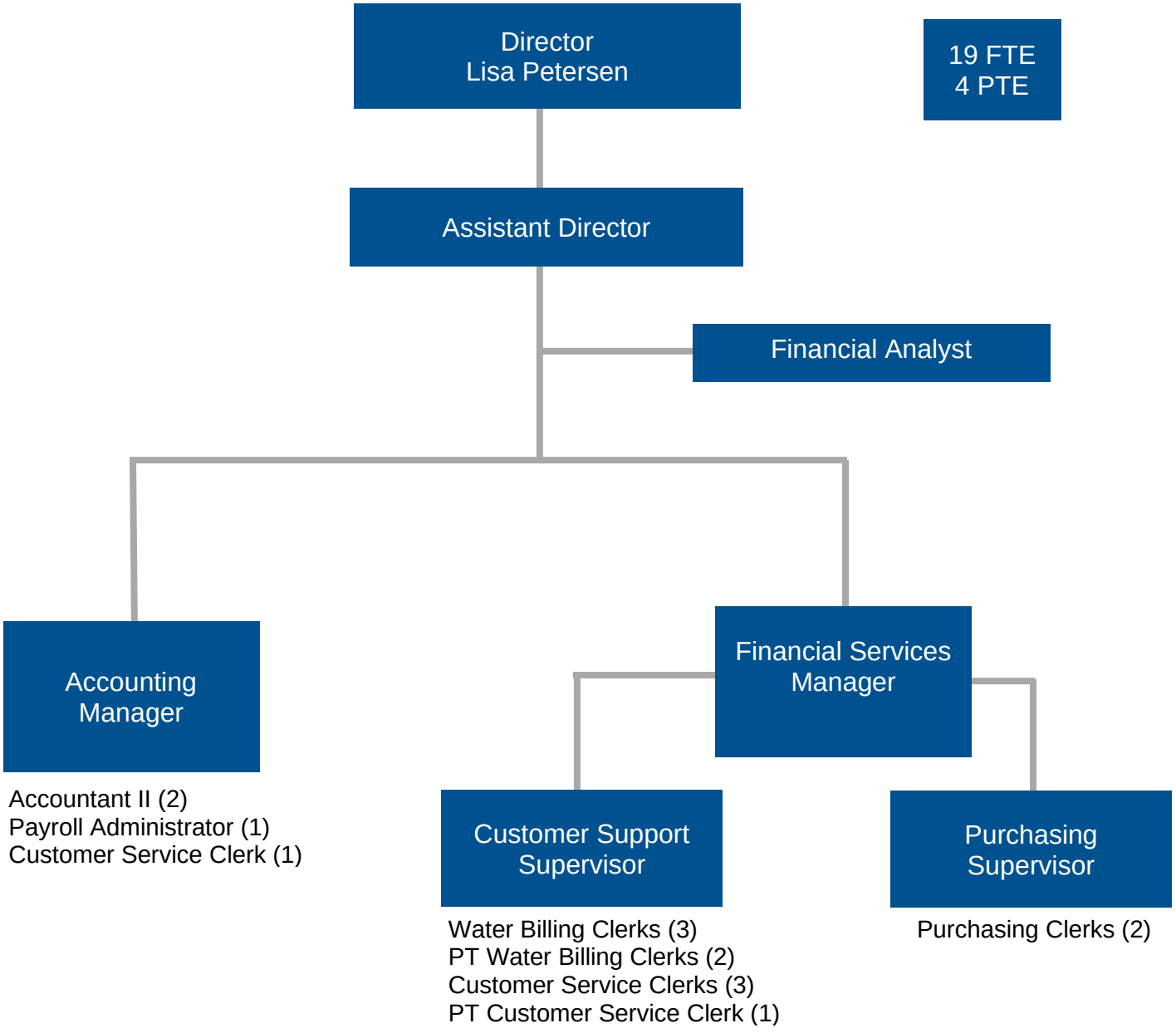
ORGANIZATION CHART



DEPARTMENT OVERVIEW

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

There are three divisions within the Finance Department:

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

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

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

KEY ACTIVITIES

- Finance Management kicked off the development of the FY26/27 Budget with a presentation to the Department Directors.
- The 2026 Business License renewal using the new OpenGov platform continued and is going well.
- Excess Reserves totaling $16,177,428 are available after the close of fiscal year 2024/25. The funds were distributed as per policy: $250,000 to each of the Public Safety Pension funds, and $7,838,714 to both the Capital Improvement Plan fund and the Building Replacement fund.

Renaissance Hotel & Convention Center Fund (591)

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

Revenues recorded in October totaled $5,210,699. Expenditures for the period totaled $4,703,059. Year-to-date expenditures exceed projections by $14,535,404 primarily due to Capital Outlay related to ongoing renovation projects.

Hotel/Convention Center Fund (590)

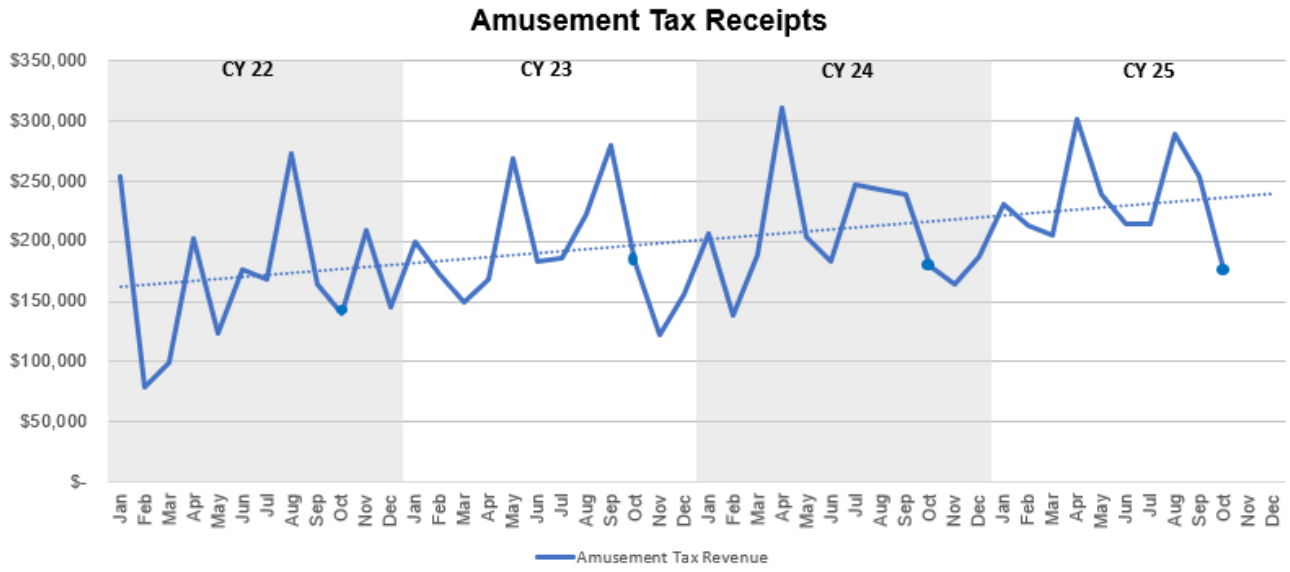
The Hotel and Convention Center Fund accounts for the receipt of various revenues earmarked for payment of debt on the bonds issued to fund the construction of the property. A total of $1,023,318 was earned as revenue in the Hotel and Convention Center Fund in October.

The Hotel Tax receipts portion of these deposits was $358,860, which was below the projected amount of $361,067 The Food and Beverage Tax receipts portion of these deposits was $309,256, which was above the projected amount of $301,198. The Amusement Tax receipts were $175,973, which was below the projected amount of $195,573. The remaining deposits of $179,229 are made up of other revenues including $149,658 in interest earned from investments.

Below is a forecast of cash available for Debt Service and projected Capital Improvement obligations. The deficits in 2024 and 2025 are due to meeting space and guest room renovations.

Hotel & Convention Center Fund Projected Cash for Debt Service & Capital Improvements	Actual 2023	Actual 2024	Projected 2025	Forecast 2026
Net Operating Income/Due to Owner	7,986,719	9,117,447	7,506,813	9,063,055
Village-allocated Tax Revenue	9,689,050	9,925,457	9,347,904	10,143,068
Interest Income	3,156,939	3,004,498	2,000,000	3,000,000
Total Revenue	20,832,708	22,047,402	18,854,717	22,206,123
Debt Service	14,351,339	14,651,714	14,975,250	15,284,150
Owner Expenses (renovation & other)	3,118,747	8,525,504	9,761,189	500,000
Total Expenses	17,470,086	23,177,218	24,736,439	15,784,150
Net Income/(Deficit)	3,362,622	(1,129,816)	(5,881,722)	6,421,973
Ending Available Cash 11/30/25			*41,430,004*	*47,851,977*

Amusement Tax – 100% of receipts are used to support the Hotel and Convention Center. Therefore, these revenues are reported on a calendar year basis to be consistent with the facility's budget. October tax receipts, which reflect September sales, totaled $175,973, a $3,036 or -1.7% decrease compared to the same month last year. There were three delinquent businesses.

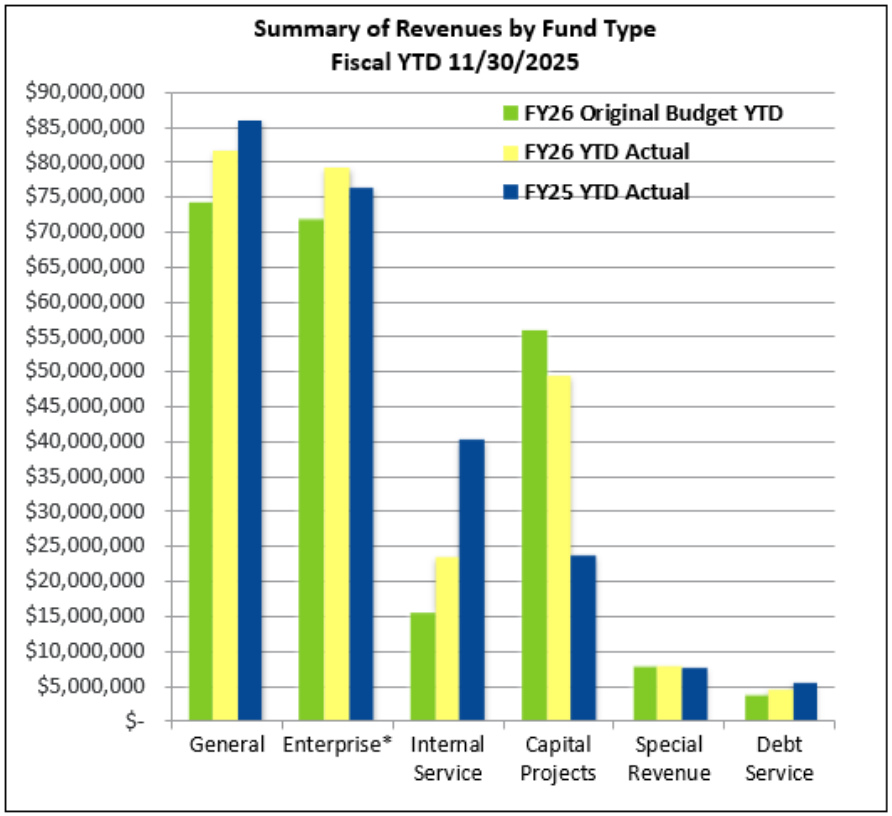


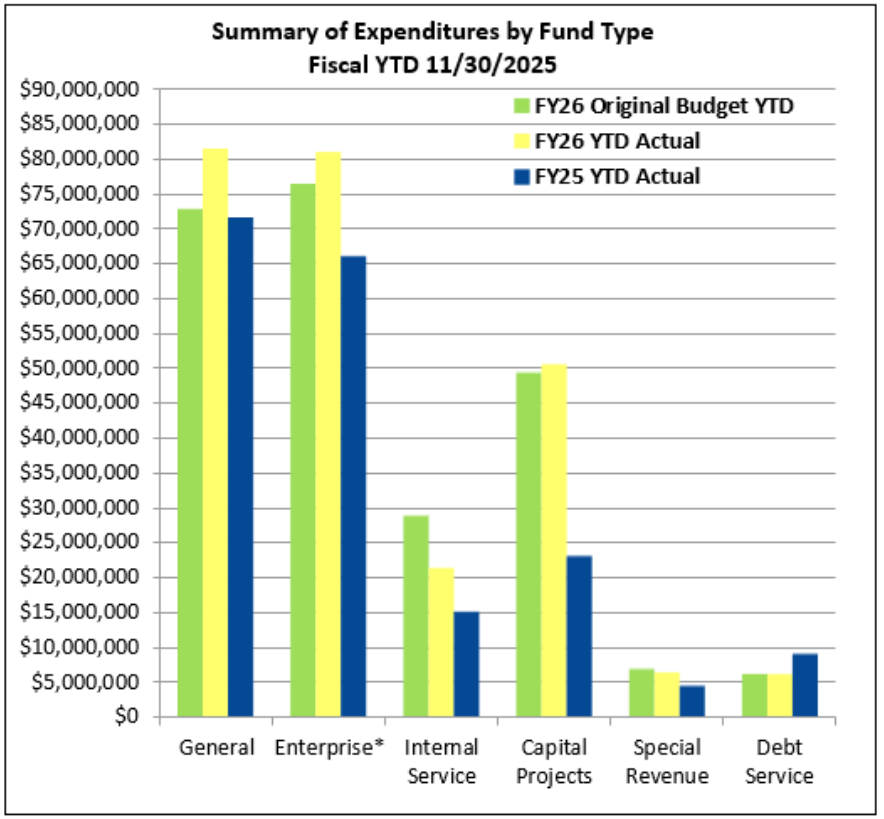
Baseball Fund

The Schaumburg Boomers baseball team occupies Wintrust stadium. There is no debt outstanding. YTD expenses exceed revenues by $490,727 including a non-cash charge for depreciation of $408,333.

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

REVENUE & EXPENSES BY FUND TYPE





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

**Expenses exceeded budget this month due to a one-time excess reserve distribution. Excess reserves funded additional funding allocated to public safety pensions, capital improvements, and building replacement. Excluding this distribution, YTD expenses are in line with budget."

GENERAL FUND

For November, General Fund revenues totaled $9,813,648 and expenditures totaled $24,673,175 resulting in an operating deficit of $14,859,528. From a budget perspective, we expected revenues to exceed expenditures by $1,454,598 in November. However, this month included the planned excess reserve distributions to the Public Safety Pension funds, CIP, and Building Replacement funds which totaled $16,177,428. Excluding the Excess Reserve Distribution there would have been a surplus of revenues over expenditures of $1,317,901.

Further details of revenues and expenditures are provided below.

	MTD Original Budget	MTD Actual	YTD Original Budget	YTD Actual
Revenues	$ 9,466,014	$ 9,813,648	$ 74,179,508	$ 81,695,289
Expenditures	$ 10,920,612	$ 24,673,175	$ 72,605,163	$ 81,232,780
Excess (Deficiency)	$ (1,454,598)	$ (14,859,528)	$ 1,574,346	$ 462,509

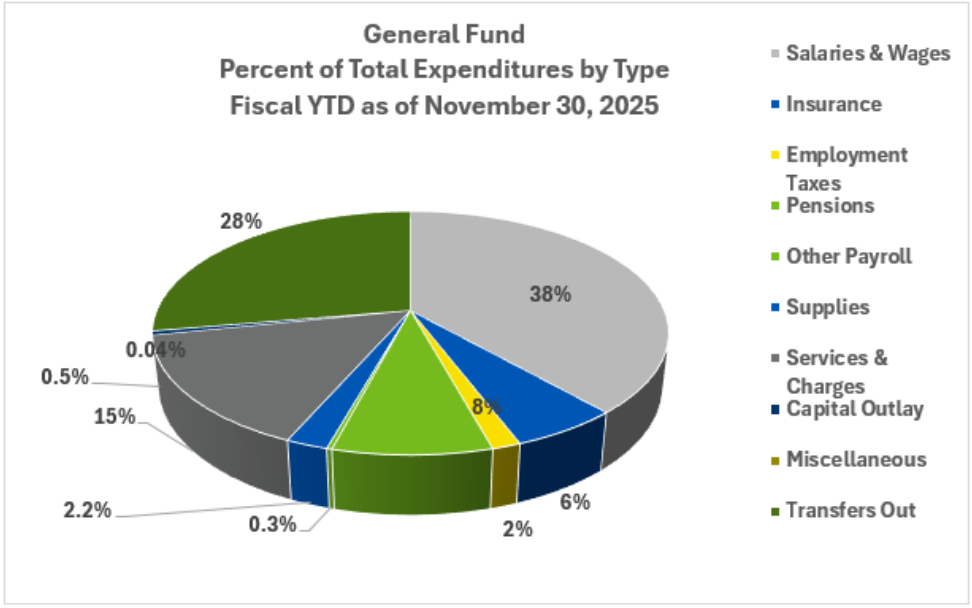
Revenues in the General Fund for November totaled $9,813,648 which was 3.7% above budgeted amounts of $9,466,014. Cook County property tax bills for the second installment for 2024 were sent in November with a due date of 12/15/2025 for businesses, therefore, property tax distributions are delayed; however, we anticipate receiving them in December and January. Since most of the Village's property tax levy is used to fund the public safety pension funds, investments held with the consolidated pension investment funds will be liquidated to cover the monthly expenses of the pension funds until distributions are received.

General Fund Revenue Type	MTD Original Budget	MTD Actual	$ Variance	% Variance	YTD Original Budget	YTD Actual	$ Variance	% Variance
Taxes	$ 2,923,595	$ 3,134,789	$ 211,194	7.2%	$ 29,693,964	$ 33,345,469	$ 3,651,505	12.3%
Licenses & Permits	747,202	543,112	(204,089)	(27.3%)	2,035,494	2,332,456	296,962	14.6%
Intergovernmental	4,398,911	4,859,047	460,136	10.5%	31,786,217	35,882,682	4,096,464	12.9%
Charges for Services	889,427	952,529	63,103	7.1%	6,687,174	6,266,654	(420,520)	(6.3%)
Fines & Forfeits	145,189	135,306	(9,884)	(6.8%)	1,067,614	1,000,965	(66,648)	(6.2%)
Investment Income	187,500	(27,254)	(214,754)	(114.5%)	1,312,500	949,638	(362,862)	(27.6%)
Miscellaneous	51,723	138,651	86,928	168.1%	739,268	1,375,148	635,880	86.0%
Operating Transfers	122,468	77,468	(45,000)	(36.7%)	857,277	542,277	(315,000)	(36.7%)
Total Revenue	**$ 9,466,014**	**$ 9,813,648**	**$ 347,634**	**3.7%**	**$ 74,179,508**	**$ 81,695,289**	**$ 7,515,781**	**10.1%**

** The variance in Miscellaneous Revenue is mainly due to Grant Revenue being budgeted at $0 due to the uncertainty of grant distributions, $183,652 has been collected. Septemberfest revenues are also higher than budgeted.

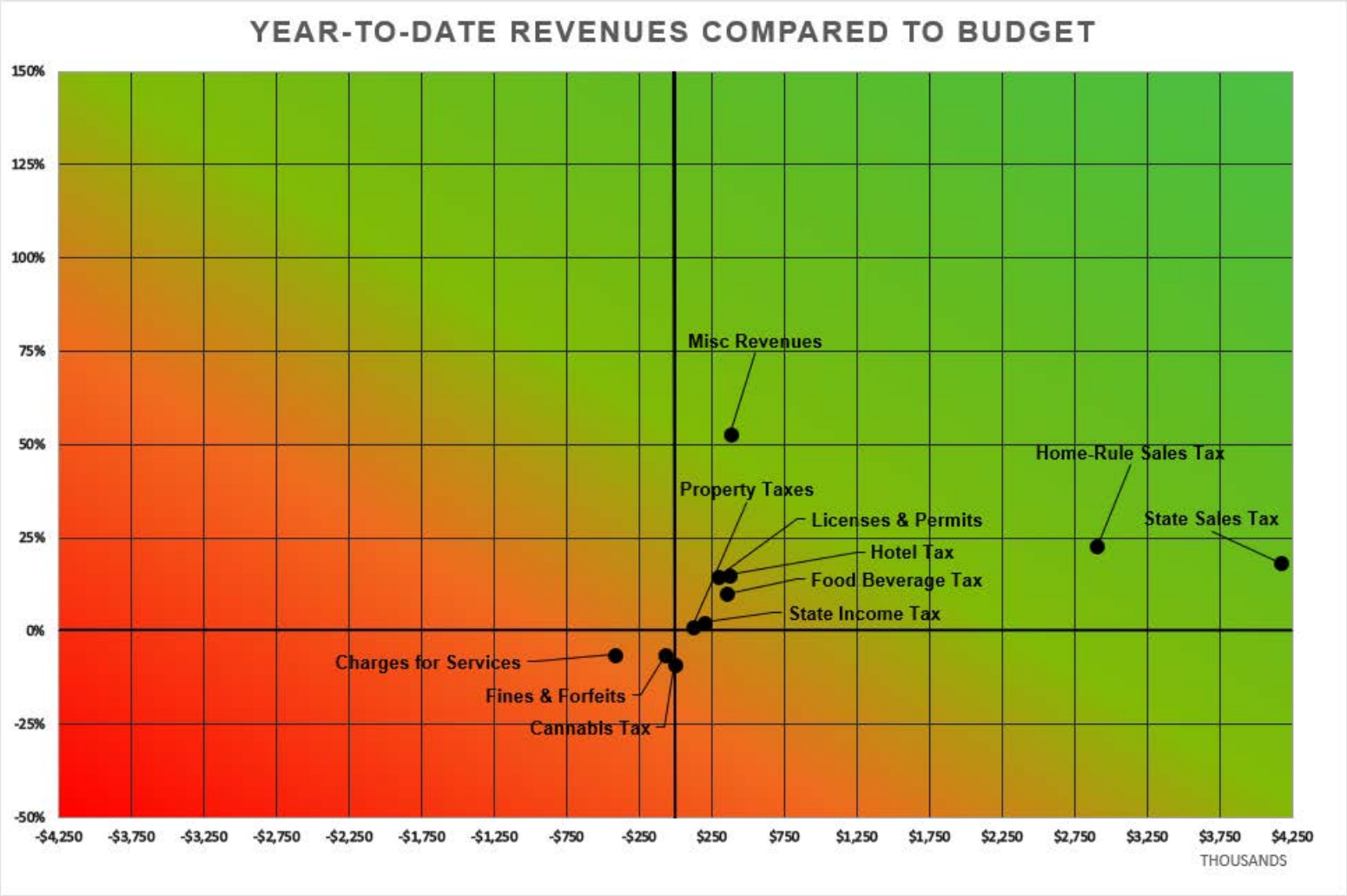
Expenditures in the General Fund for November totaled $24,673,175; removing the excess reserve distribution from this amount, expenses would have been $8,495,747 which is 22% below budgeted amounts of $10,920,612.

General Fund Expense Type	MTD Original Budget	MTD Actual	$ Variance	% Variance	YTD Original Budget	YTD Actual	$ Variance	% Variance
Salaries & Wages	$ 4,500,549	$ 4,416,292	$ (84,257)	(1.9%)	$ 33,398,324	$ 31,224,021	$ (2,174,303)	(6.5%)
Insurance	668,753	668,802	50	0.0%	4,681,269	4,682,162	893	0.0%
Employment Taxes	166,198	167,817	1,619	1.0%	1,247,764	1,227,082	(20,681)	(1.7%)
Pensions	2,468,945	137,081	(2,331,865)	(94.4%)	10,602,725	6,802,610	(3,800,115)	(35.8%)
Other Payroll	15,740	26,913	11,173	71.0%	258,617	227,679	(30,938)	(12.0%)
Supplies	320,478	270,216	(50,262)	(15.7%)	2,102,953	1,801,909	(301,043)	(14.3%)
Services & Charges	1,770,267	1,872,451	102,184	5.8%	13,245,641	12,328,387	(917,255)	(6.9%)
Capital Outlay	107,071	34,159	(72,913)	(68.1%)	749,500	425,395	(324,104)	(43.2%)
Miscellaneous	2,083	1,491	(593)	(28.5%)	14,683	32,419	17,736	120.8%
Operating Transfers Out	900,527	17,077,955	16,177,428	1,796.4%	6,303,687	22,481,115	16,177,428	256.6%
Total Expenditures	**$ 10,920,612**	**$ 24,673,175**	**$ 13,752,563**	**125.9%**	**$ 72,605,163**	**$ 81,232,780**	**$ 8,627,617**	**11.9%**



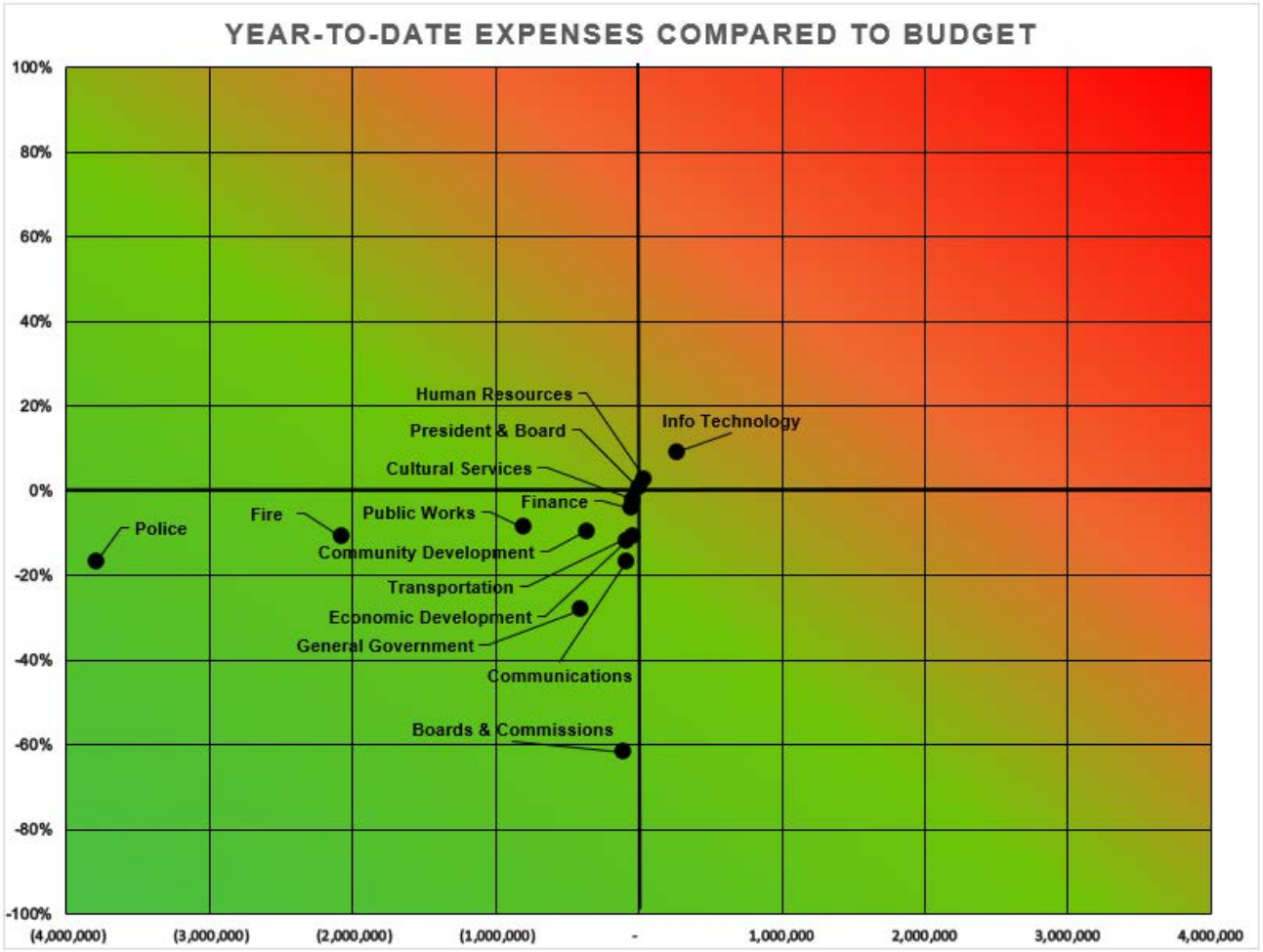
YEAR TO DATE GENERAL FUND REVENUES

The graph below visualizes how the YTD major General Fund Revenues compare to the FY 25/26 Budget Targets, both by dollar amount and percentage. The Charges for Services category catches up to Budget after business licenses are renewed, which are due January 1.

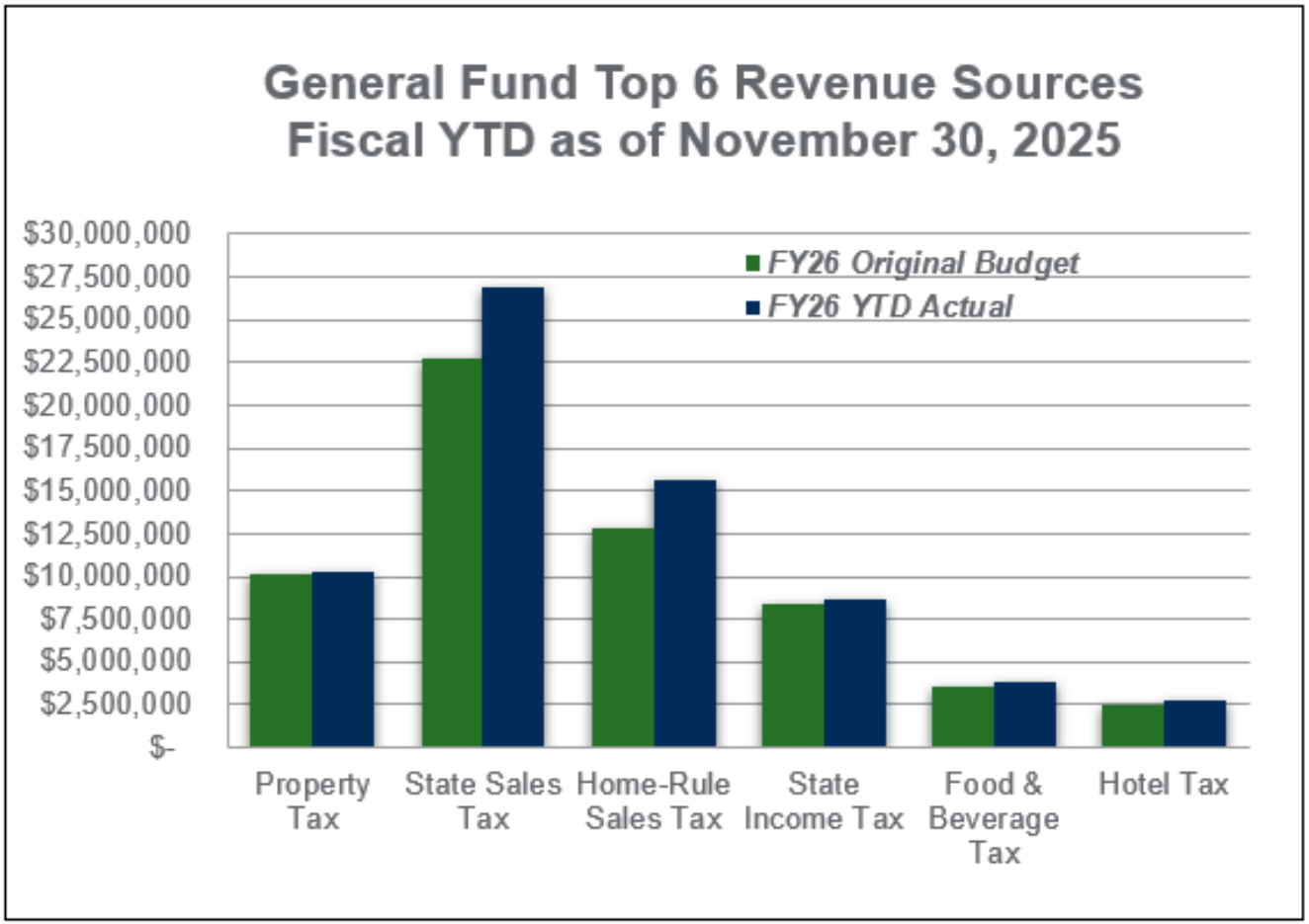


YEAR TO DATE GENERAL FUND EXPENSES

The graph below visualizes how the YTD Department General Fund Expenses compare to the FY 25/26 Budget Targets, both by dollar amount and percentage. IT is slightly over due to subscriptions that are paid toward the beginning of the year, thus causing a slight variance at this point in the fiscal year. Police and Fire are under budget but will flatten when property taxes are received. The Village's contribution to the public safety pension funds comes from the property tax levy, when property taxes are received, they are sent to the pension funds, which is reflected as an expense in the Police and Fire Departments.



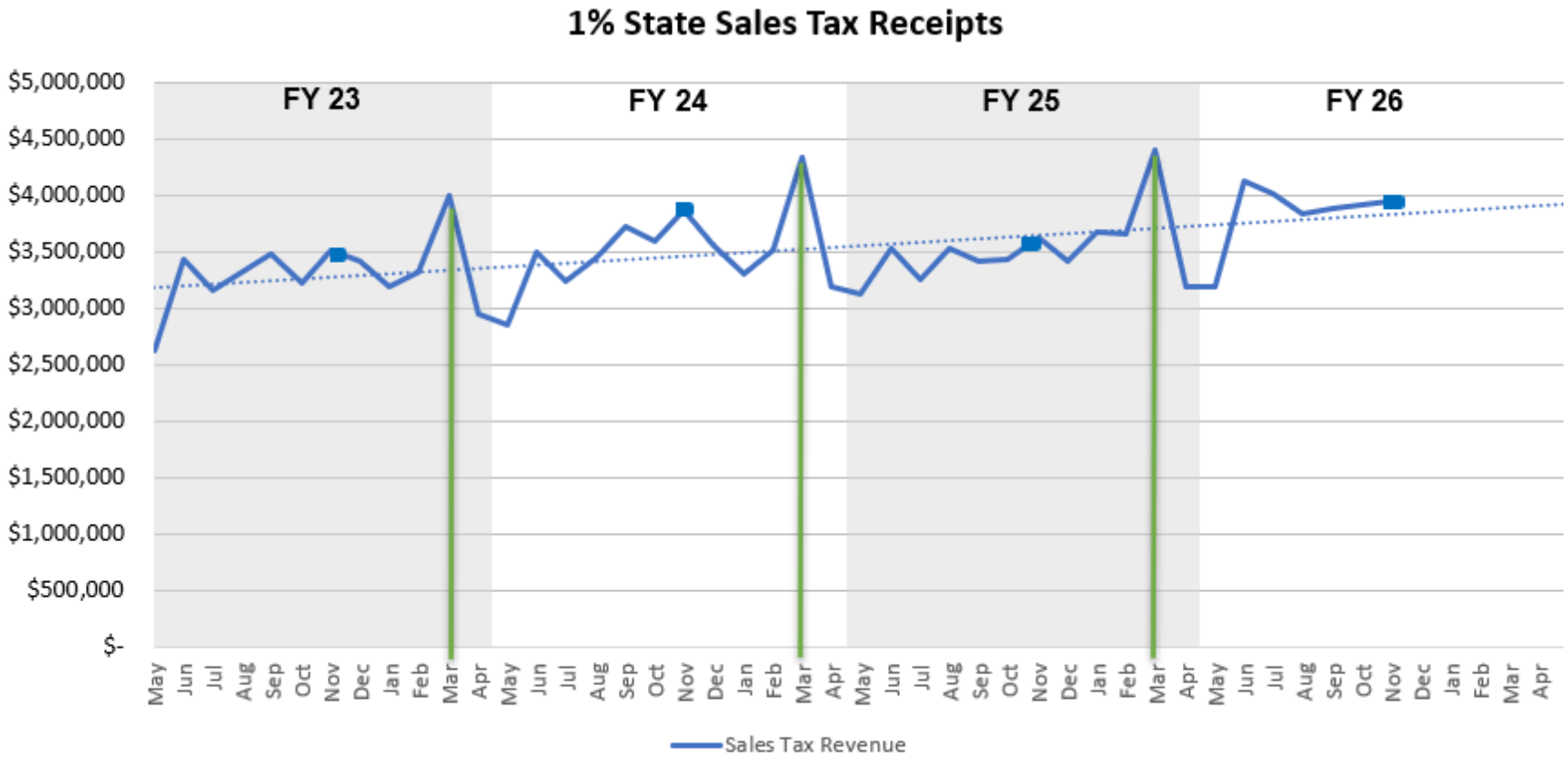
ANALYSIS OF KEY REVENUES



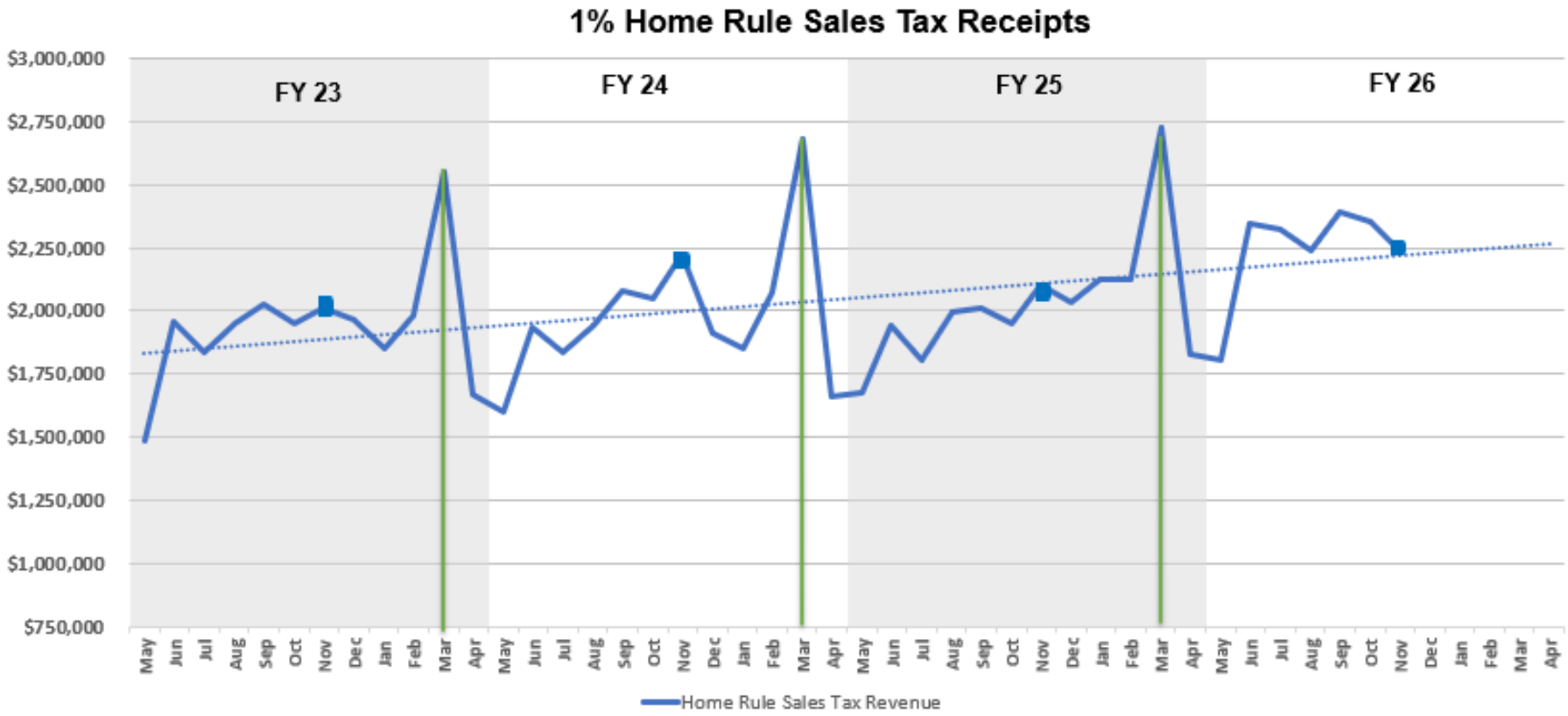
**The property tax budget spreads have been adjusted due to the delay in distributions. Staff is closely monitoring the evolving situation and will adjust when there is adequate information to support a reasonable expectation of receipt. Second installments are due December 15, 2025, so we anticipate receiving distributions in January and February.

November **State Sales** tax receipts (General Fund), which were for August sales, totaled $3,948,861, a $323,496 or an 8.9% increase compared to the same month last year. The tallest points in this chart reflect March revenues, which correspond to December sales.

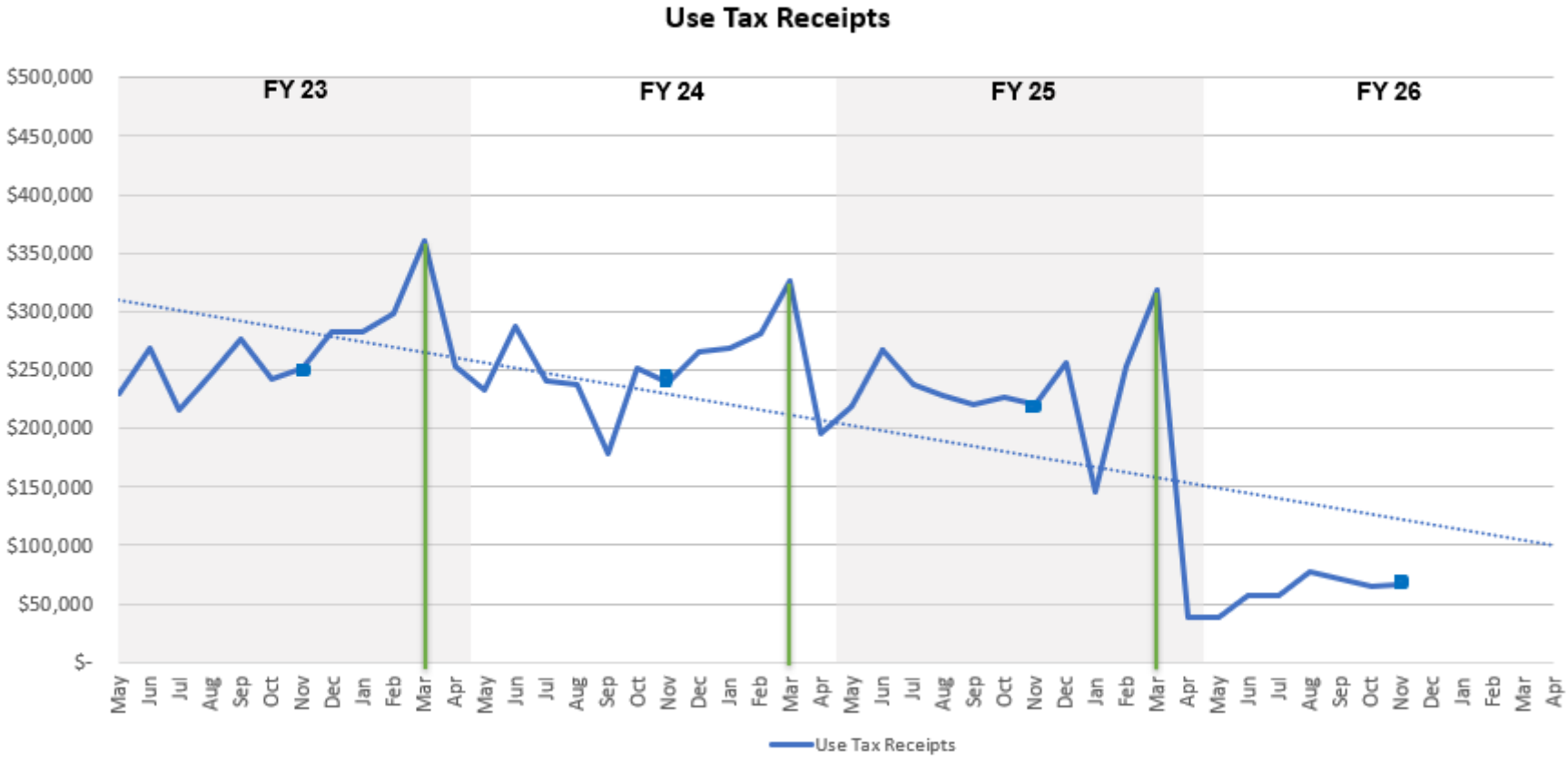
After reviewing Illinois Department of Revenue sales tax remittances, we observed that Tesla's remittances to the Village have declined significantly following changes in their business processes. We notified the Illinois Department of Revenue, and they are reviewing this business practice change. Depending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



November **Home Rule Sales** tax receipts (General Fund), which were for August sales, totaled $2,235,371, a $135,610 or 6.5% increase compared to the same month last year. The tallest points in this chart reflect March revenues, which correspond to December sales.

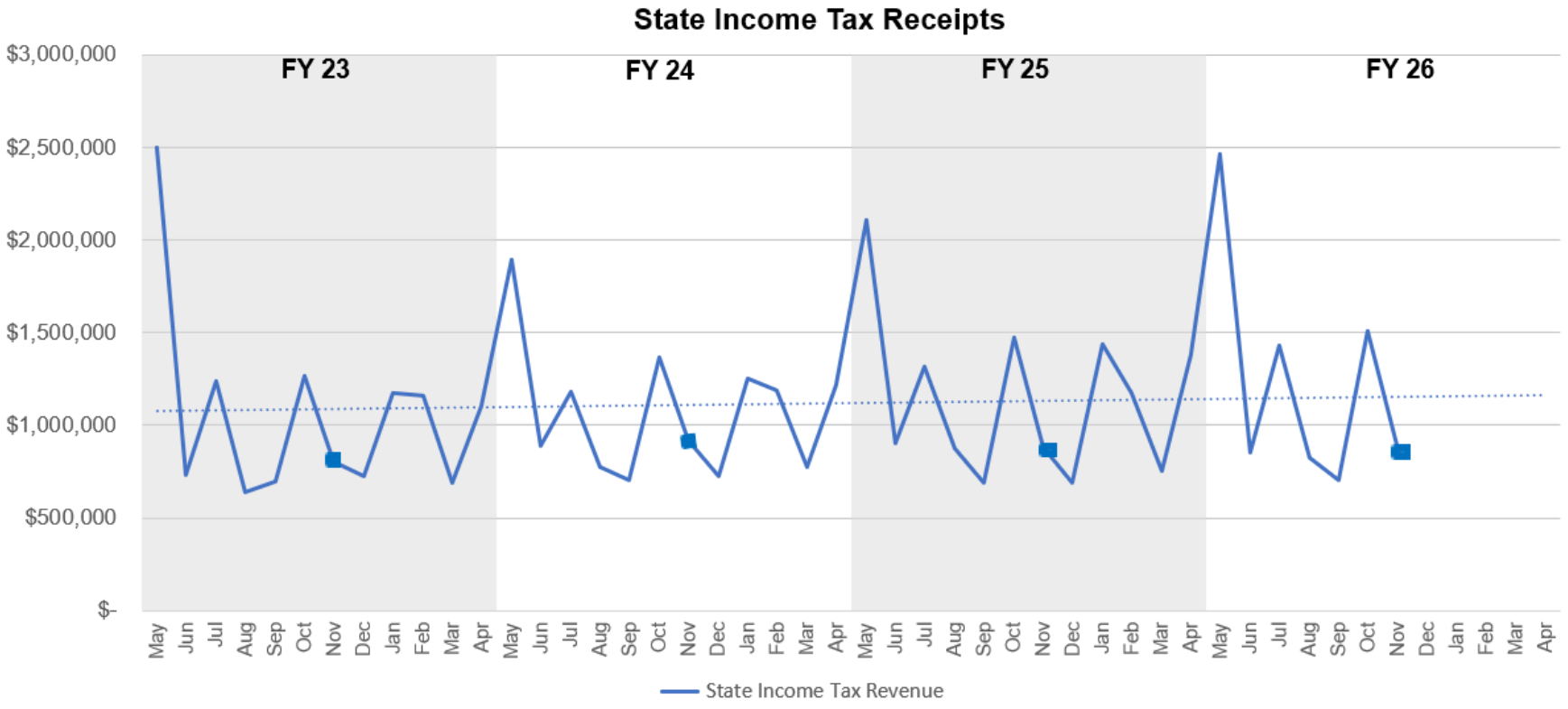


November **Use Tax** receipts, which were for August activity, totaled $67,020, a $153,453 or -70% decrease, compared to the same month last year. Use Tax receipts are currently allocated to the Capital Improvement Project (CIP) Fund and the Building Replacement Fund. IML reports: *Use Tax distributions continue to fall, and this rate of decline is expected to pick up once recent legislative changes come into effect. However, the Leveling the Playing Field Act, which established the collection of locally-imposed sales taxes on remote retailers and marketplace sales, municipalities can expect increased sales tax revenue.* The Village uses IML Use tax projections for budgeting, so this change was factored into the FY25/26 Budget of $1,542,971.

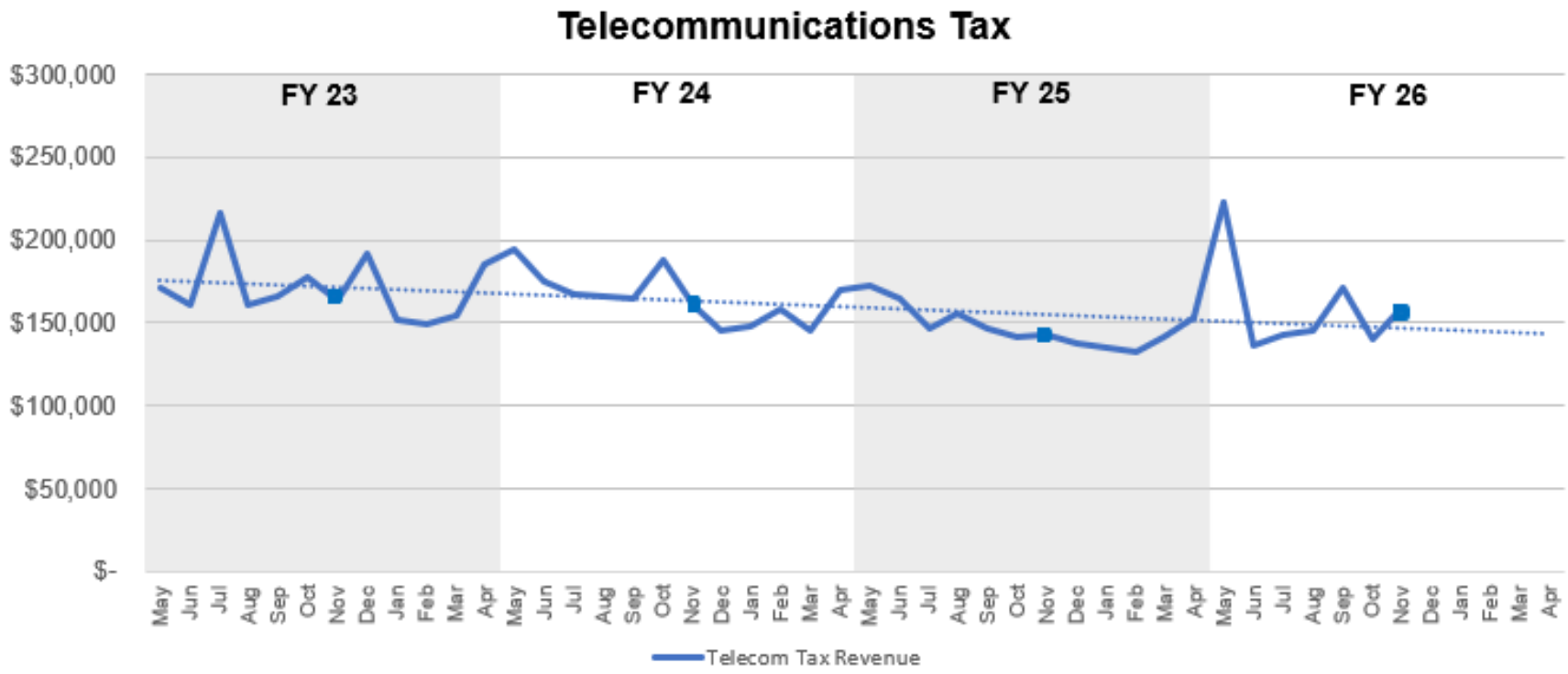


November **State Income Tax,** which are for October receipts, totaled $868,657, a $14,553 or -1.7% decrease compared to the same month last year.

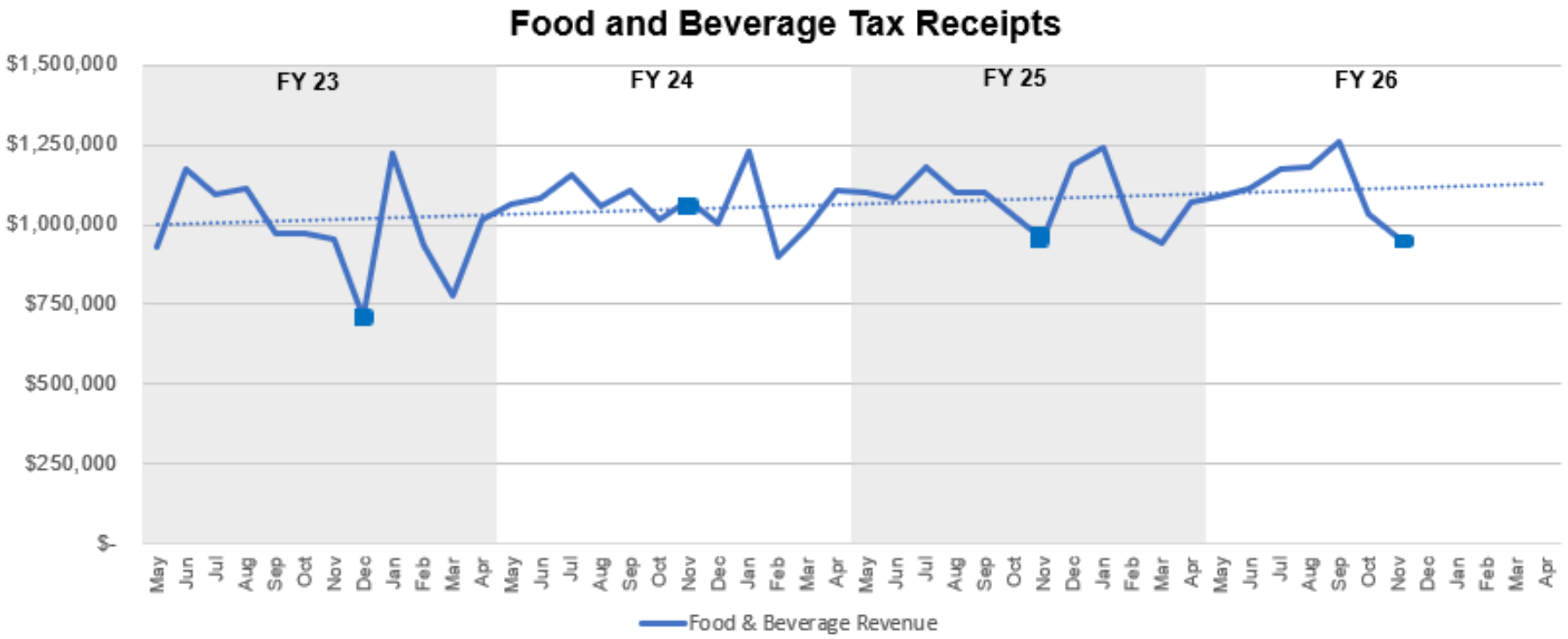
The State is distributing 6.47% of Income taxes to the Local Government Distributive Fund (LGDF), up from 6.16%, but still below the original allocation of 10%. The Village continues to advocate for restoration of this tax through its Legislative Action Plan.



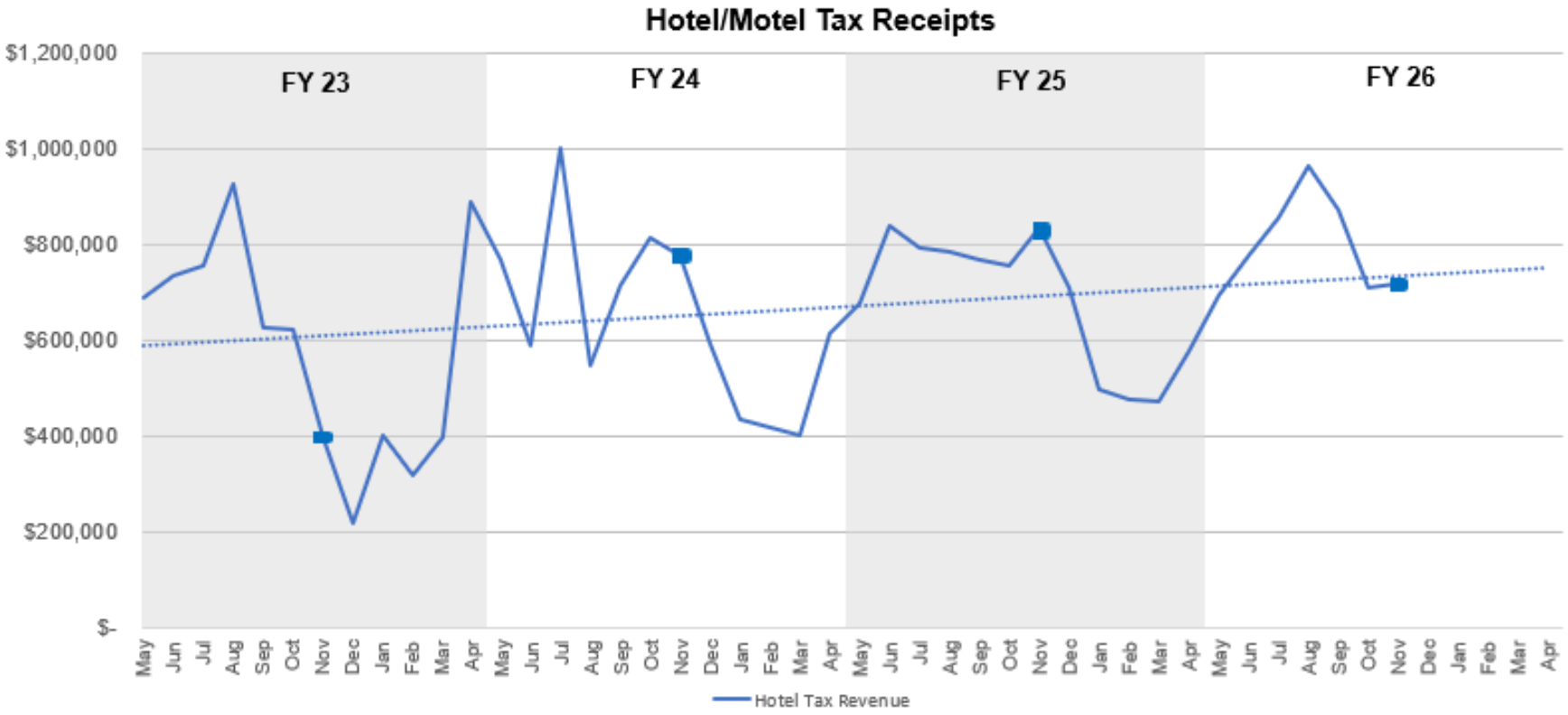
November **Telecommunications Tax** receipts, which represent August activity, totaled $158,077, a $15,727 or 11.1% increase compared to the same month last year.



November **Food and Beverage Tax** receipts, which reflect October sales, totaled $957,806, a $6,266 or 0.7% increase compared to the same month last year. There were 67 businesses delinquent with their payment, compared to 61 delinquent businesses at the same time last year. The Finance Department is following established procedures to ensure all businesses are in compliance.



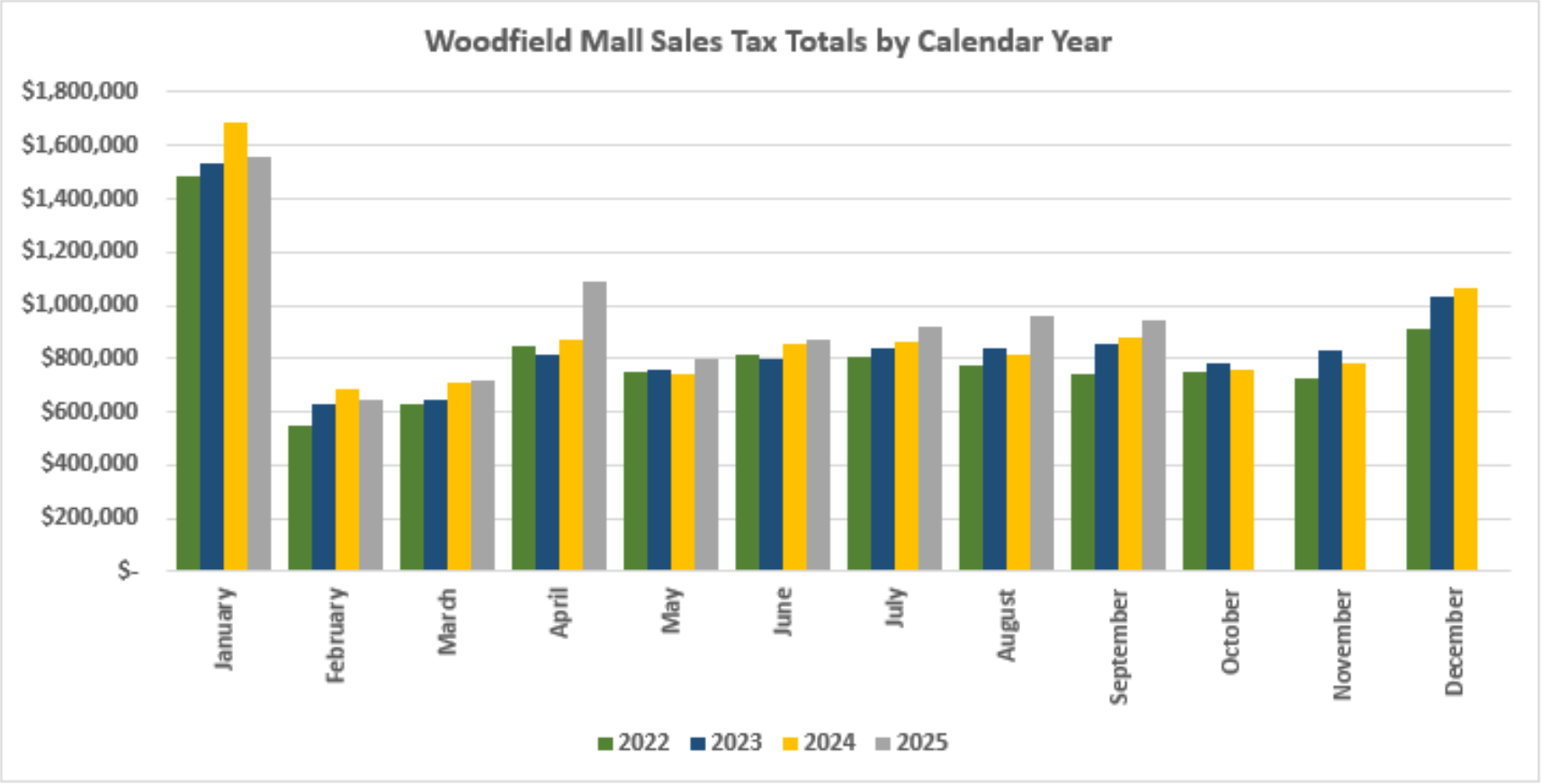
November **Hotel Tax** receipts totaled $720,672, which is a $114,295 or -13.7% decrease compared to the same month last year. There were 12 delinquent taxpayers. Finance staff are communicating with these businesses and expect full compliance. Currently there are 35 active hotel/motel taxpayers, 31 hotels and 4 online travel companies. (Airbnb, Priceline, Rocket Travel, and Expedia (formerly Travelscape).



The Village of Schaumburg has been a financial supporter of Meet Chicago Northwest (MCNW) visitors and convention bureau for many years. Annual support is 10% of the Hotel/Motel tax revenue collected and deposited into the General Fund, which equates to the "10% of 4%" rule. This is used to support initiatives that bring tourism to the region. The next quarterly payment to MCNW will be in December for $115,285, which is the second quarterly payment of the Fiscal Year. The Fiscal Year 25-26 YTD payment total is $245,488.

Woodfield Mall Sales Tax

The cumulative Woodfield Mall Sales Tax through the first three quarters of Calendar Year 2025 amounted to $8,508,383. Comparatively, during CY2024 and CY2023, the corresponding totals were $8,119,576 and $7,718,974, respectively. This demonstrates an increase of $388,807 or 4.8% from Q1-Q3 of CY2024 and $789,410 or 10% from Q1-Q3 of CY2023. These sales tax figures encompass both the State and Home Rule Sales Tax components. (The increase in April 2025 reflects the catch-up payment from Apple for several months of missing remittances).

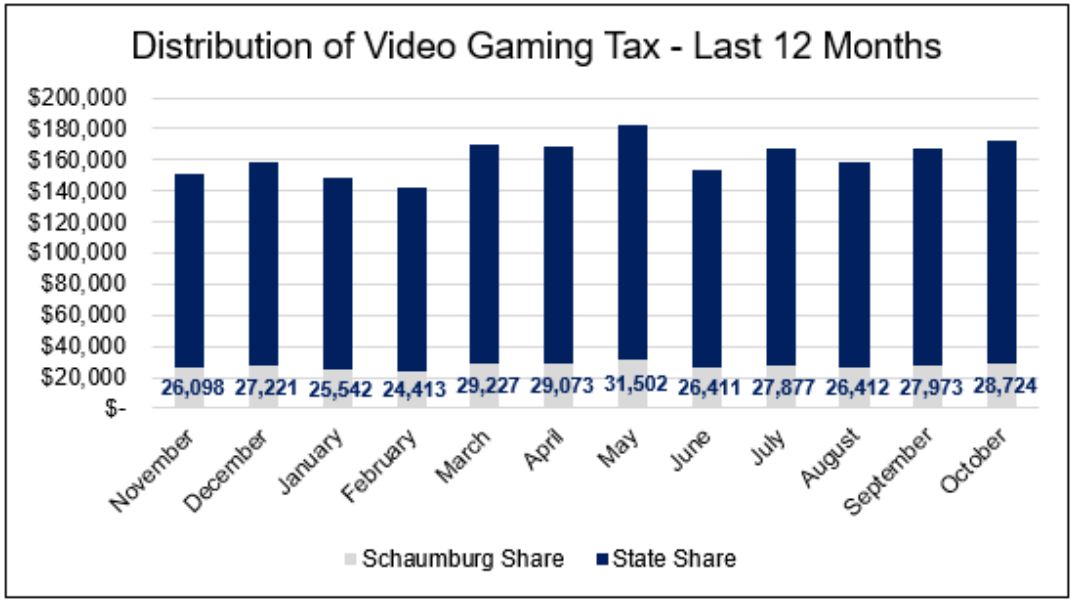


Woodfield Mall Top 10 Stores by sales tax generated are represented alphabetically in the table below. For the most part, the top 10 stores year over year remained the same except for the addition of **H&M** in the first three quarters of Calendar Year 2025. CD Peacock was listed in the top 10 each year since Calendar Year 2022; however, it is important to note that they have closed their store in Woodfield Mall and have one flagship store in Oak Brook.

Top 10 Woodfield Mall Stores Home Rule and Municipal Tax			
Q1-Q3 - Calendar Year 2025	**Calendar Year 2024**	**Calendar Year 2023**	**Calendar Year 2022**
APPLE INC.	APPLE INC.	APPLE INC.	APPLE INC.
CHEESECAKE FACTORY	C D PEACOCK INC	C D PEACOCK INC	C D PEACOCK INC
H&M	CHEESECAKE FACTORY	CHEESECAKE FACTORY	CHAMPS SPORTS
MACYS	LULULEMON	JCPENNEY	CHEESECAKE FACTORY
NORDSTROM INC	MACYS	**LULULEMON**	JCPENNEY
PRIMARK	NORDSTROM INC	MACYS	MACYS
SEPHORA	**PRIMARK**	NORDSTROM INC	NORDSTROM INC
UNIQLO	SEPHORA	SEPHORA	**TEXAS DE BRAZIL**
VICTORIAS SECRET	**UNIQLO**	**VICTORIAS SECRET**	**UNIQLO**
ZARA	ZARA	ZARA	ZARA

Video Gaming- the State of Illinois imposes a tax of 30% of net terminal income (NTI) earned on video gaming terminals (VGTs), of which 5/6 is retained by the state and the remaining 1/6 is distributed to municipalities. Additionally, the state imposes a 4% tax on NTI that was increased to 5% in the SFY2025 Budget. The state retains the entire portion of this tax, which is deposited into the Capital Projects Fund. Any licensed video gaming location may operate up to six (6) VGTs. To date, there are 20 Schaumburg businesses offering video gaming, with a total of 112 video gaming terminals as of October 2025.

In October 2025, gaming tax revenue of $28,724 was collected, contributing to a rolling 12-month total of $330,473. Displayed on the right is a listing of existing establishments along with their counts of VGTs. **The November Gaming Report has not yet been published.



Video Gaming	
October 2025	
Establishment Name	**VGT Count**
BBQ Chicken	6
Bella Napoli	6
Blackhawk Restaurant and Bar	4
Chicago Prime Italian	6
Drink	6
Finn McCool's Irish Sports Pub	6
Frato's	6
Global Brew Tap House	6
Izzy's Slots	6
McCullough's Pub	6
Moretti's	6
Mugs Pizza & Ribs	6
Pilot Pete's	4
Shuffle's Cafe and Lounge - East Schaumburg	6
Shuffle's Cafe and Lounge - North Schaumburg	6
Shuffle's Cafe and Lounge - South Schaumburg	6
Shuffle's Cafe and Lounge - West Schaumburg	6
The Hideout	4
The Village Tavern & Grill	6
Westwood Tavern and Tap	4
	112

Other Tax Information

Real Estate Transfer Tax receipts totaled $50,254 during November, a 23% increase from the same month last year, bringing the cumulative revenue for this fiscal year to $453,766. A total of 157 stamps were issued in November compared to 113 stamps in the same month last year.

Local Motor Fuel Tax is comprised of 15 gas stations remitting the $0.03/gallon local motor fuel tax. Receipts for November, which represent October sales, totaled $60,655, which is $3,627 or 9.9% lower compared to the same month last year. There was one delinquent taxpayer that Finance is working with to gain compliance. YTD revenues are $464,956 and the total budget for this tax is $824,180, which is close to the budget target.

Cannabis Tax revenue generated by adult-use cannabis sales began on January 1, 2020. Under Illinois' Cannabis Regulation and Tax Act (CRTA), two types of taxes are levied on cannabis sales. The state imposes a 7% cultivation privilege tax on the gross receipts from the sale of adult-use cannabis by a cultivator to a dispensary. The State disburses a portion of the sales tax to local governments. Fiscal year tax receipts for State recreational cannabis tax are $69,423. CRTA allows Municipalities to collect up to 3% in cannabis tax, which the village has elected to do. Since there are only three dispensaries in the village, reporting actual results for the local cannabis tax would be a violation of the confidentiality agreement with the State of Illinois. As such, this revenue is aggregated and reported under Other Revenue. Local cannabis taxes have decreased from a high of $1.28 million in FY22 to a projected $825,000 for FY26 due to high tax rates, competition from the underground marijuana market, and competition from hemp businesses.

Electricity Tax the Village received $290,959 in November from ComEd for the Municipal Electric Utility tax. Proceeds from this tax are recorded in the Capital Improvement Fund. The fiscal year-to-date total is $2,184,630; $3.8 million annually is projected.

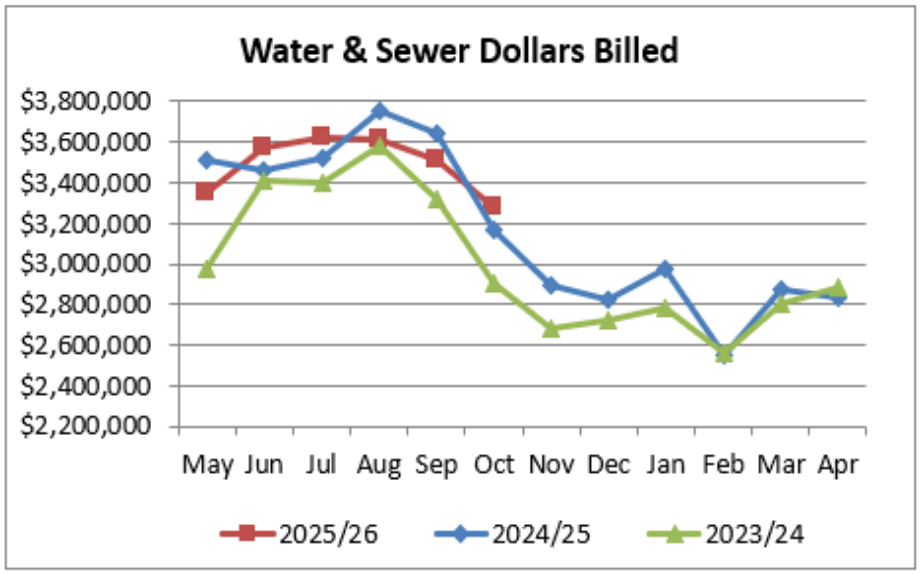
CPI (Consumer Price Index) From the November Report, CPI for Chicago-Naperville-Elgin area rose 2.5% year-over-year. The index for all items less food and energy increased 2.3% over the year. Food prices rose 2%. Energy prices rose 6.7%.

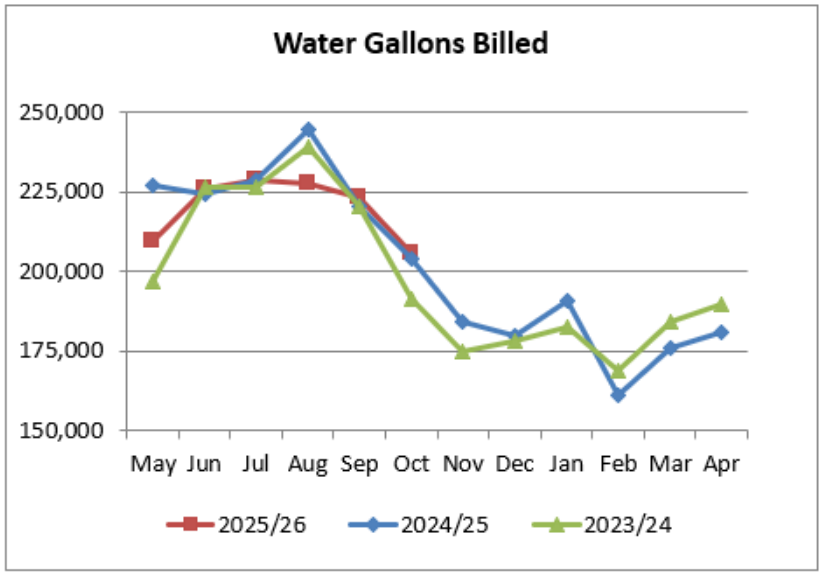
PCE (Personal Consumption Expenditures). From the same month one year ago, the PCE price index for September increased 0.3%. Excluding food and energy, the PCE price index increased 0.2% from one year ago.

PPI (Producer Price Index) for final demand increased 0.3% in September. Prices for final demand services were unchanged and the index for final demand goods increased 0.9%. Prices for final demand advanced 2.7% for the 12 months ending in September.

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

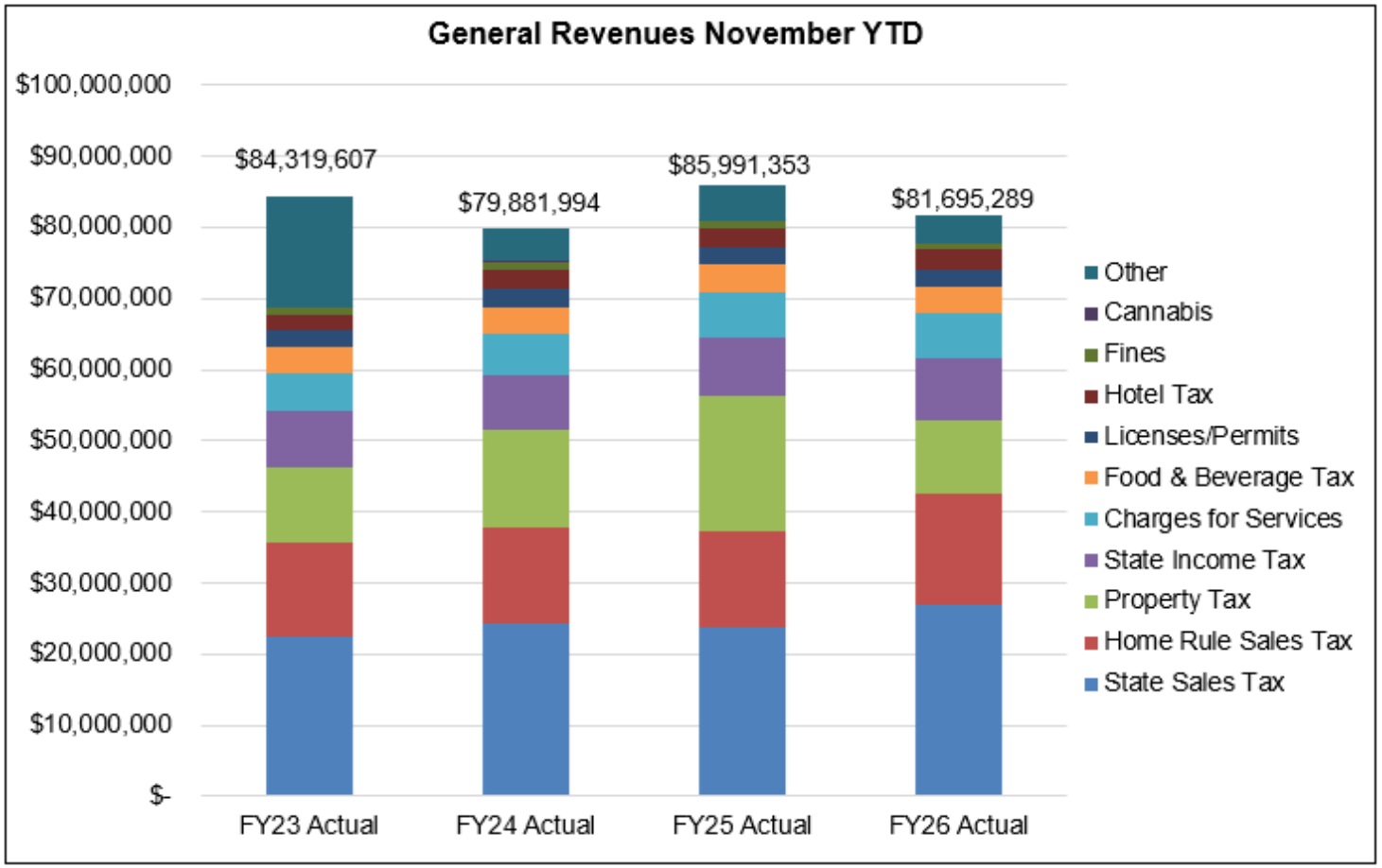
Description	October 2024 Number	October 2024 Amount	October 2025 Number	October 2025 Amount	YTD FY25/26 Number	YTD FY25/26 Amount
Bills Sent	26,592	$3,168,690	27,365	$3,282,045	160,837	$20,952,550
Shut Off Notices Sent	637	$159,645	621	$203,837	3,651	$918,352
Services Shut Off	34	N/A	39	N/A	204	N/A
Penalties	3,567	$35,998	3,142	$29,629	21,116	$218,127
New Direct Debit Accounts	99	N/A	113	N/A	670	N/A
Total Direct Debits	7,432	N/A	7,990	N/A	47,270	N/A
Direct Debits as % of Total Invoices	28.0%	N/A	29.4%	N/A	29.4%	N/A



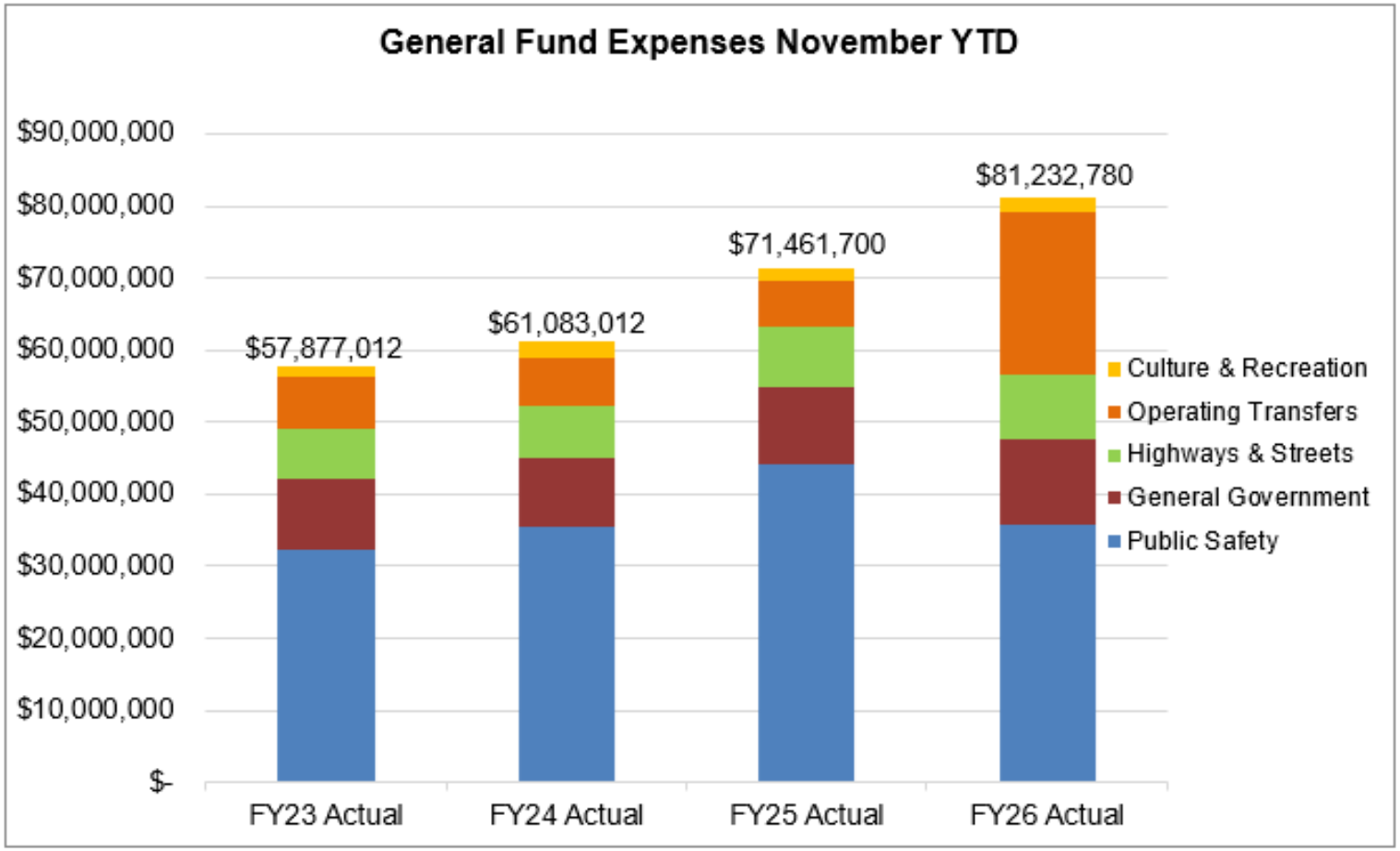


General Fund Historical Trends

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



General Fund Historical Trends



Monthly Financial Report - General Fund
November 30, 2025

	Current Month				YTD Actual					
	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	YTD Actual % of Original Budget
Revenues										
State Sales Tax	$ 3,449,573	$ 3,948,861	$ 499,288	14.5%	$ 22,762,613	$ 26,934,472	$ 4,171,860	18.3%	$ 41,600,000	64.7%
Property Taxes	-	-	-	0.0%	10,193,000	10,313,481	120,481	1.2%	19,479,582	52.9%
Home-Rule Sales Tax	1,992,640	2,235,371	242,731	12.2%	12,769,357	15,671,887	2,902,530	22.7%	23,054,513	68.0%
State Income Tax	905,885	868,657	(37,228)	(4.1%)	8,455,973	8,653,492	197,519	2.3%	14,033,949	61.7%
Food & Beverage Tax	502,497	476,853	(25,644)	(5.1%)	3,517,481	3,866,731	349,250	9.9%	6,029,967	64.1%
Hotel Tax	347,707	360,336	12,629	3.6%	2,433,950	2,801,912	367,962	15.1%	4,172,486	67.2%
Cannabis Tax	10,890	9,153	(1,737)	(15.9%)	76,230	69,423	(6,807)	(8.9%)	130,680	53.1%
Licenses & Permits	747,202	543,112	(204,090)	(27.3%)	2,035,494	2,332,456	296,962	14.6%	4,005,364	58.2%
Charges for Services	884,927	952,529	67,602	7.6%	6,655,674	6,266,654	(389,020)	(5.8%)	11,555,579	54.2%
Fines & Forfeits	145,189	135,306	(9,883)	(6.8%)	1,067,614	1,000,965	(66,649)	(6.2%)	1,795,135	55.8%
Other	357,035	206,002	(151,033)	(42.3%)	3,354,845	3,241,538	(113,307)	(3.4%)	5,375,796	60.3%
Transfers In	122,468	77,468	(45,000)	(36.7%)	857,277	542,277	(315,000)	(36.7%)	1,469,618	36.9%
Total Revenues	**$ 9,466,014**	**$ 9,813,648**	**$ 347,637**	**3.7%**	**$ 74,179,508**	**$ 81,695,289**	**$ 7,515,781**	**10.1%**	**$ 132,702,669**	**61.6%**
Expenditures										
President & Board	$ 30,518	$ 28,711	$ (1,807)	(5.9%)	$ 229,297	$ 231,159	$ 1,862	0.8%	$ 392,410	58.9%
Boards & Commissions	23,534	5,498	(18,036)	(76.6%)	168,330	64,507	(103,823)	(61.7%)	369,345	17.5%
General Government	173,442	185,960	12,518	7.2%	1,427,985	1,027,982	(400,003)	(28.0%)	2,319,587	44.3%
Communications	71,483	51,880	(19,603)	(27.4%)	537,374	447,080	(90,294)	(16.8%)	912,986	49.0%
Finance	182,337	184,595	2,258	1.2%	1,355,615	1,300,540	(55,075)	(4.1%)	5,582,156	23.3%
Info Technology	382,130	431,701	49,571	13.0%	2,959,260	3,233,023	273,763	9.3%	5,194,877	62.2%
Human Resources	146,189	212,171	65,982	45.1%	1,286,986	1,324,304	37,318	2.9%	2,078,784	63.7%
Cultural Services	211,576	262,857	51,281	24.2%	2,228,881	2,184,542	(44,339)	(2.0%)	3,312,744	65.9%
Police	3,658,007	2,148,853	(1,509,154)	(41.3%)	22,591,243	18,801,546	(3,789,697)	(16.8%)	38,458,933	48.9%
Fire	3,091,390	2,038,858	(1,052,532)	(34.0%)	19,183,459	17,104,126	(2,079,333)	(10.8%)	33,262,491	51.4%
Public Works	1,407,079	1,388,017	(19,062)	(1.4%)	9,391,259	8,582,724	(808,535)	(8.6%)	16,432,678	52.2%
Community Development	511,085	526,220	15,135	3.0%	3,811,898	3,447,986	(363,912)	(9.5%)	6,460,948	53.4%
Economic Development	75,782	64,406	(11,376)	(15.0%)	701,666	619,253	(82,413)	(11.7%)	1,373,252	45.1%
Transportation	55,533	65,495	9,962	17.9%	428,222	382,895	(45,327)	(10.6%)	724,314	52.9%
Excess Reserve Distribution	-	16,177,428	16,177,428	0.0%		16,177,428	16,177,428	0.0%	-	0.0%
Operating Transfers Out	900,527	900,527	-	0.0%	6,303,687	6,303,687	-	0.0%	10,806,320	58.3%
Total Expenditures	**$ 10,920,612**	**$ 24,673,175**	**$ 13,752,565**	**125.9%**	**$ 72,605,163**	**$ 81,232,780**	**$ 8,627,619**	**11.9%**	**$ 127,681,826**	**63.6%**
Surplus (Deficit)	**$ (1,454,598)**	**$ (14,859,527)**	**$ (13,404,928)**		**$ 1,574,345**	**$ 462,509**	**$ (1,111,838)**		**$ 5,020,843**	

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Monthly Financial Report - November 30, 2025
Water Utility Fund

	Current Month				YTD Actual					
	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	Actual	$ Variance	% Variance	Total Original Budget	YTD Actual % Original Budget
Revenues										
W & S Charges	$ 1,980,904	$ 3,153,021	$ 1,172,117	59.2%	$ 24,451,244	$ 23,741,264	$ (709,979)	(2.9%)	$ 39,640,817	59.9%
Tap On Fees	11,667	24,640	12,973	111.2%	81,667	35,420	(46,247)	(57%)	140,000	25.3%
Other Revenue	107,352	41,250	(66,102)	(61.6%)	751,464	390,644	(360,820)	(48.0%)	1,288,224	30.3%
Total Revenues	**$ 2,099,923**	**$ 3,218,911**	**$ 1,118,988**	**53.3%**	**$ 25,284,374**	**$ 24,167,328**	**$ (1,117,046)**	**(4.4%)**	**$ 41,069,041**	**58.8%**
Expenditures										
Salaries & Wages	$ 316,903	$ 323,825	$ 6,922	2.2%	$ 2,411,403	$ 2,500,457	$ 89,054	3.7%	$ 4,130,445	60.5%
Employee Insurance	63,785	63,785	0	0.0%	446,493	446,493	0	0.0%	765,416	58.3%
Employment Taxes	22,850	24,219	1,369	6.0%	171,375	187,967	16,592	9.7%	297,050	63.3%
Pensions	22,099	24,676	2,578	11.7%	165,740	182,916	17,176	10.4%	287,282	63.7%
Other Payroll Expenses	269	523	254	94.6%	20,902	20,944	42	0.2%	22,246	94.1%
Supplies	58,801	38,189	(20,612)	(35.1%)	411,759	324,215	(87,544)	(21.3%)	705,765	45.9%
Services and Charges	297,140	293,143	(3,998)	(1.3%)	2,069,220	1,775,749	(293,472)	(14.2%)	3,536,798	50.2%
JAWA	1,420,711	1,533,424	112,713	7.9%	10,477,752	11,017,070	539,318	5.1%	16,916,876	65.1%
Capital Expenditures	1,230,312	590,862	(639,450)	(52.0%)	8,612,185	4,295,079	(4,317,106)	(50.1%)	14,763,746	29.1%
Depreciation/Bad Debt	201,624	200,000	(1,624)	(0.8%)	1,411,368	1,400,075	(11,293)	(0.8%)	2,420,488	57.8%
Operating Transfers Out	307,534	307,534	0	0.0%	2,152,739	2,152,739	0	0.0%	3,690,409	58.3%
Total Expenditures	**$ 3,942,028**	**$ 3,400,180**	**$ (541,848)**	**(13.7%)**	**$ 28,350,935**	**$ 24,303,701**	**$ (4,047,234)**	**(14.3%)**	**$ 47,536,521**	**51.1%**
Surplus (Deficit)	**$ (1,842,105)**	**$ (181,269)**	**$ 1,660,837**		**$ (3,066,560)**	**$ (136,373)**	**$ 2,930,188**		**$ (6,467,480)**	

Monthly Financial Report - October 31, 2025
Hotel and Convention Center Funds

	Current Month				YTD Actual				2025	YTD Actual
	Budget	Actual	$ Variance	% Variance	Budget	Actual	$ Variance	% Variance	Annual Budget	% of Annual Budget
Convention Center Fund (590)										
Revenues (590)										
Hotel Tax	$ 361,067	$ 358,860	$ (2,207)	(0.6%)	$ 2,953,242	$ 2,893,961	$ (59,281)	(2.0%)	$ 3,550,000	81.5%
Telecommunications Tax	271	247	(24)	(8.8%)	2,708	2,871	163	6.0%	3,250	88.3%
Amusement Tax	195,573	175,973	(19,600)	(10.0%)	2,195,285	2,335,398	140,113	6.4%	2,500,000	93.4%
H. R. Sales Tax - Renaissance	13,024	14,662	1,638	12.6%	134,596	142,273	7,677	5.7%	167,000	85.2%
Food & Beverage Tax	301,198	309,256	8,058	2.7%	3,039,516	3,031,128	(8,388)	(0.3%)	3,620,000	83.7%
State Sales Tax - Renaissance	13,024	14,662	1,638	12.6%	134,596	142,273	7,677	5.7%	167,000	85.2%
Invstmt Inc/Host Lease/Land Sale	262,083	149,658	(112,425)	(42.9%)	2,620,833	1,268,003	(1,352,830)	(51.6%)	3,145,000	40.3%
Operating Transfers In	598,044	-	(598,044)	(100.0%)	5,980,438	7,176,525	1,196,088	20.0%	7,176,525	100.0%
Total Revenues (590)	**$ 1,744,283**	**$ 1,023,318**	**$ (720,965)**	**(41.3%)**	**$ 17,061,214**	**$ 16,992,432**	**$ (68,782)**	**(0.4%)**	**$ 20,328,775**	**83.6%**
Expenditures (590)										
Professional Services	$ 102,500	$ 564	$ (101,937)	(99.5%)	$ 1,025,000	$ 678,564	$ (346,436)	(33.8%)	$ 1,230,000	55.2%
Tax Exempt Bond Interest	-	-	-	0.0%	4,082,625	4,082,625	-	0.0%	8,165,250	50.0%
Capital/Equity Transfers Out	-	-	-	0.0%	5,000,000	11,000,000	6,000,000	0.0%	5,000,000	220.0%
Depreciation and Amortization	500,000	500,000	-	0.0%	5,000,000	5,000,000	-	0.0%	6,000,000	83.3%
Total Expenditures (590)	**$ 602,500**	**$ 500,564**	**$ (101,937)**	**(16.9%)**	**$ 15,107,625**	**$ 20,761,189**	**$ 5,653,564**	**37.4%**	**$ 20,395,250**	**101.8%**
Surplus/ (Deficit) (590)	**$ 1,141,783**	**$ 522,755**	**$ (619,028)**		**$ 1,953,589**	**$ (3,768,757)**	**$ (5,722,346)**		**$ (66,475)**	
Renaissance Hotel/CC Fund (591)										
Revenues (591)										
Hotel Room Revenue	$ 2,037,800	$ 1,955,527	$ (82,273)	(4.0%)	$ 16,565,878	$ 16,085,996	$ (479,882)	(2.9%)	$ 18,977,918	84.8%
Banquet Revenue	1,825,787	2,302,833	477,046	26.1%	16,222,883	17,418,966	1,196,083	7.4%	19,053,762	91.4%
Restaurant Revenue	320,495	298,754	(21,741)	(6.8%)	2,990,057	3,180,567	190,510	6.4%	3,515,872	90.5%
Other Hotel/CC Revenue	509,975	653,585	143,610	28.2%	4,638,357	4,278,216	(360,141)	(7.8%)	5,336,712	80.2%
Equity/Capital Transfers In	-	-	-	0.0%	5,000,000	10,000,000	5,000,000	0.0%	5,000,000	200.0%
Total Revenues (591)	**$ 4,694,058**	**$ 5,210,699**	**$ 516,641**	**11.0%**	**$ 45,417,174**	**$ 50,963,745**	**$ 5,546,571**	**12.2%**	**$ 51,884,264**	**98.2%**
Expenditures (591)										
Hotel Room Expenses	$ 579,510	$ 549,373	$ (30,137)	(5.2%)	$ 5,117,170	$ 4,957,122	$ (160,048)	(3.1%)	$ 5,848,030	84.8%
Kitchen Expenses	584,851	654,154	69,303	11.8%	5,317,610	5,323,354	5,744	0.1%	5,906,091	90.1%
Banquet Expenses	643,605	714,657	71,052	11.0%	5,695,582	5,526,166	(169,416)	(3.0%)	6,299,167	87.7%
Restaurant Expenses	172,498	191,185	18,687	10.8%	1,790,715	1,787,954	(2,761)	(0.2%)	2,006,204	89.1%
Capital Outlay	243,649	1,131,886	888,237	364.6%	2,436,494	16,520,651	14,084,157	578.1%	2,923,793	565.0%
Other Expenses	1,395,254	1,461,804	66,550	4.8%	13,612,928	13,523,206	(89,722)	(0.7%)	16,280,757	83.1%
Transfer to Convention Center	630,908	-	(630,908)	(100.0%)	6,309,075	7,176,525	867,450	13.7%	7,570,890	94.8%
Total Expenditures (591)	**$ 4,250,274**	**$ 4,703,059**	**$ 452,785**	**10.7%**	**$ 40,279,574**	**$ 54,814,978**	**$ 14,535,404**	**36.1%**	**$ 46,834,932**	**117.0%**
Surplus/ (Deficit) (591)	**$ 443,783**	**$ 507,640**	**$ 63,857**		**$ 5,137,601**	**$ (3,851,233)**	**$ (8,988,834)**		**$ 5,049,332**	
Net Surplus/ (Deficit)	**$ 1,585,566**	**$ 1,030,395**	**$ (555,172)**		**$ 7,091,190**	**$ (7,619,990)**	**$ (14,711,180)**		**$ 4,982,857**	

The $11M in Capital/Equity Transfers Out of Fund 590 is a $6M transfer to the Building Replacement fund from the Andretti land sale proceeds and a $5M transfer to the Renaissance Fund (591) for the guest room renovation. The $10M in Equity/Capital Transfers In are the $5M key money from Marriott for the guest room renovation and the $5M transfer in from the Village.

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

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

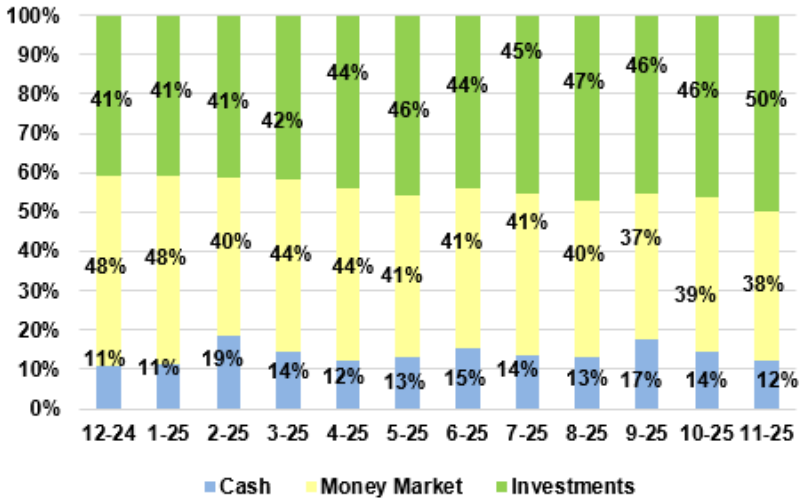
Date	Project	Vendor	Amount
11/14/2025	Artwork restoration in the Schaumburg Sculpture Park	The Conservation of Sculpture & Objects Studio	$59,960
11/24/2025	Additional Services related to the Municipal Landscape Plan Improvements	Hey Associates	$40,584
		Monthly Total	**$100,544**
		Year to Date Total	$1,090,218

SUMMARY OF CASH AND INVESTMENTS

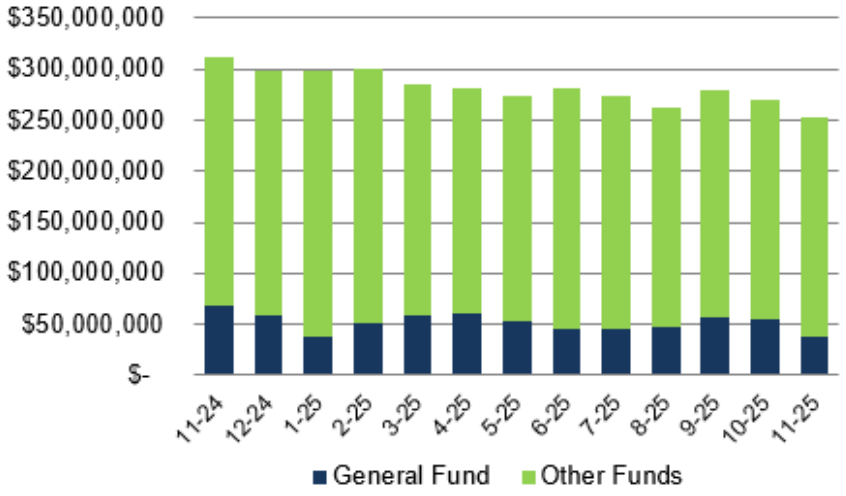
VILLAGE OF SCHAUMBURG
STATEMENT OF CASH AND INVESTMENTS
November 30, 2025

	Par Value	Current Book Value	Market Value	Percent Total Book Value
Cash	31,092,883	31,092,883	31,092,883	12%
Money Market	95,555,284	95,555,284	95,555,284	38%
CDs	33,196,246	33,196,246	33,308,599	13%
Agency Bonds	58,200,000	58,111,245	58,378,371	23%
US Treasury Notes	20,950,000	20,943,966	21,052,362	8%
Municipal Bonds	14,531,000	14,163,486	14,187,561	6%
	$ 253,525,412	$ 253,063,109	$ 253,575,059	100%
Last Year	$ 312,377,260	$ 312,001,780	$ 311,361,086	
% Change from Last Year	-18.8%	-18.9%	-18.6%	

Cash vs Money Market vs Investments



General Fund & Total Investments by Month



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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the Finance Department Monthly Report for December 2025
01/27/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 2025 December Finance Monthly Report.pdf

FINANCE DEPARTMENT MONTHLY REPORT

December 2025

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

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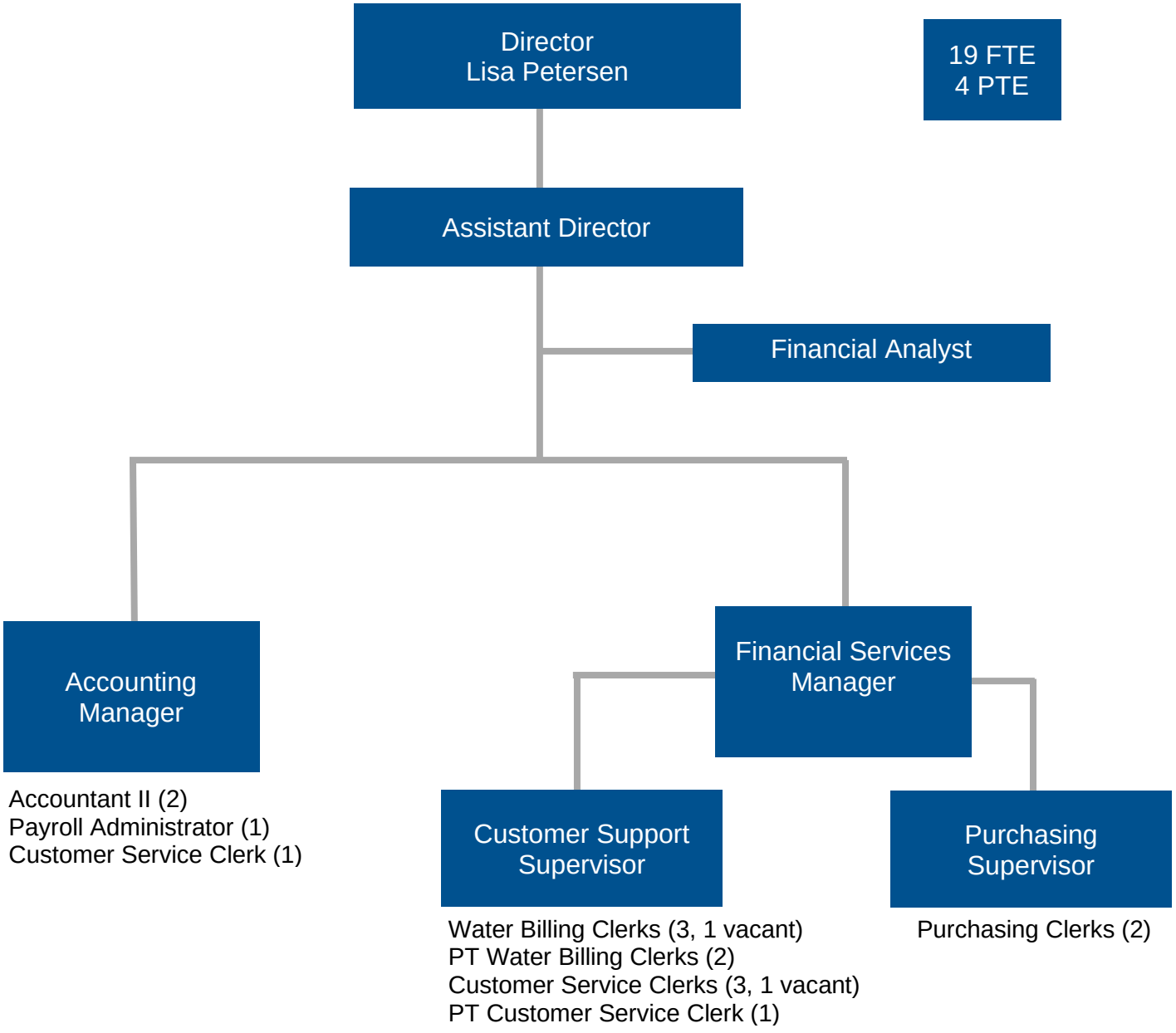
ORGANIZATION CHART



DEPARTMENT OVERVIEW

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

There are three divisions within the Finance Department:

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

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

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

KEY ACTIVITIES

- The Licensing Team assisted businesses with the 2026 Business License renewal using the new OpenGov platform.
- The Management team provided training for FY26/27 Budget development.
- The Finance Director presented a seminar on The Municipal Budgeting Process.

Renaissance Hotel & Convention Center Fund (591)

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

Revenues recorded in November totaled $2,842,741. Expenditures for the period totaled $3,222,096. Year-to-date expenditures exceed projections by $14,411,118 primarily due to Capital Outlay related to ongoing renovation projects.

Hotel/Convention Center Fund (590)

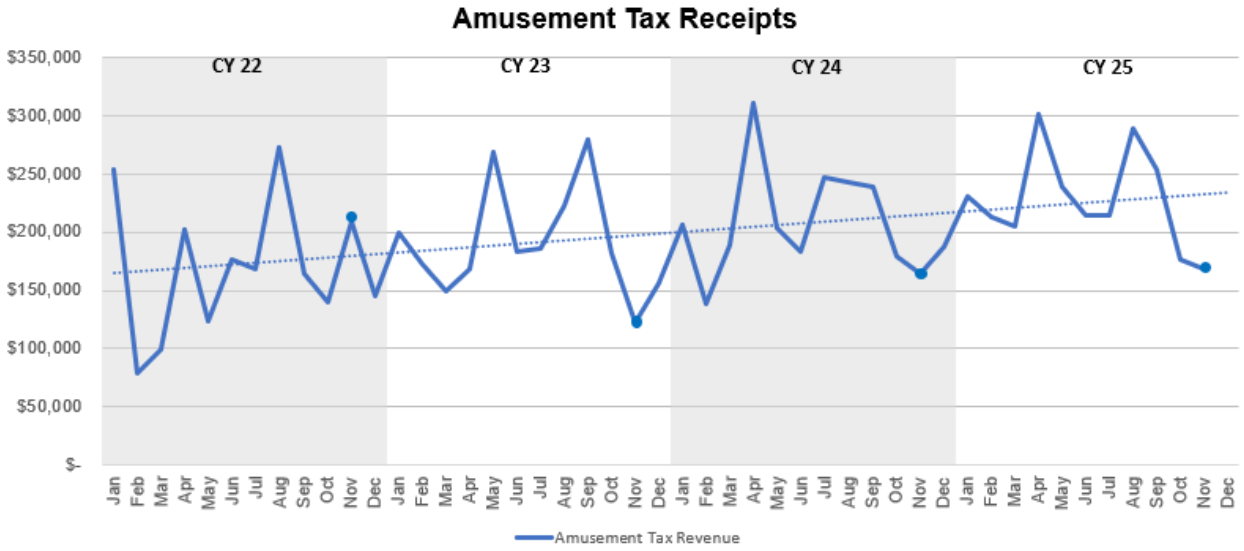
The Hotel and Convention Center Fund accounts for the receipt of various revenues earmarked for payment of debt on the bonds issued to fund the construction of the property. A total of $717,358 was earned as revenue in the Hotel and Convention Center Fund in November.

The Hotel Tax receipts portion of these deposits was $180,168, which was below the projected amount of $369,075, however, there are eight delinquent taxpayers so this is expected to normalize. The Food and Beverage Tax receipts portion of these deposits was $238,426, which was below the projected amount of $309,137. The Amusement Tax receipts were $168,193, which was above the projected amount of $134,355. The remaining deposits of $130,571 are made up of other revenues including $102,568 in interest earned from investments.

Below is a forecast of cash available for Debt Service and projected Capital Improvement obligations. The deficits in 2024 and 2025 are due to meeting space and guest room renovations.

Hotel & Convention Center Fund Projected Cash for Debt Service & Capital Improvements	Actual 2024	Actual 2025	Proposed Budget 2026
Net Operating Income/Due to Owner	9,117,447	7,366,497	9,112,771
Village-allocated Tax Revenue	9,925,457	10,337,155	10,650,786
Interest Income	3,004,498	1,492,709	2,000,000
Total Revenue	22,047,402	19,196,361	21,763,557
Debt Service	14,651,714	14,975,250	15,284,150
Owner Expenses (renovation & other)	8,525,504	5,398,880	564,000
Total Expenses	23,177,218	20,374,130	15,848,150
Net Income/(Deficit)	(1,129,816)	(1,177,769)	5,915,407
Ending Available Cash 11/30/25		*41,403,603*	*47,319,010*

Amusement Tax – 100% of receipts are used to support the Hotel and Convention Center. Therefore, these revenues are reported on a calendar year basis to be consistent with the facility's budget. November tax receipts, which reflect October sales, totaled $168,193, a $4,217 or 2.6% increase compared to the same month last year. There were three delinquent businesses.

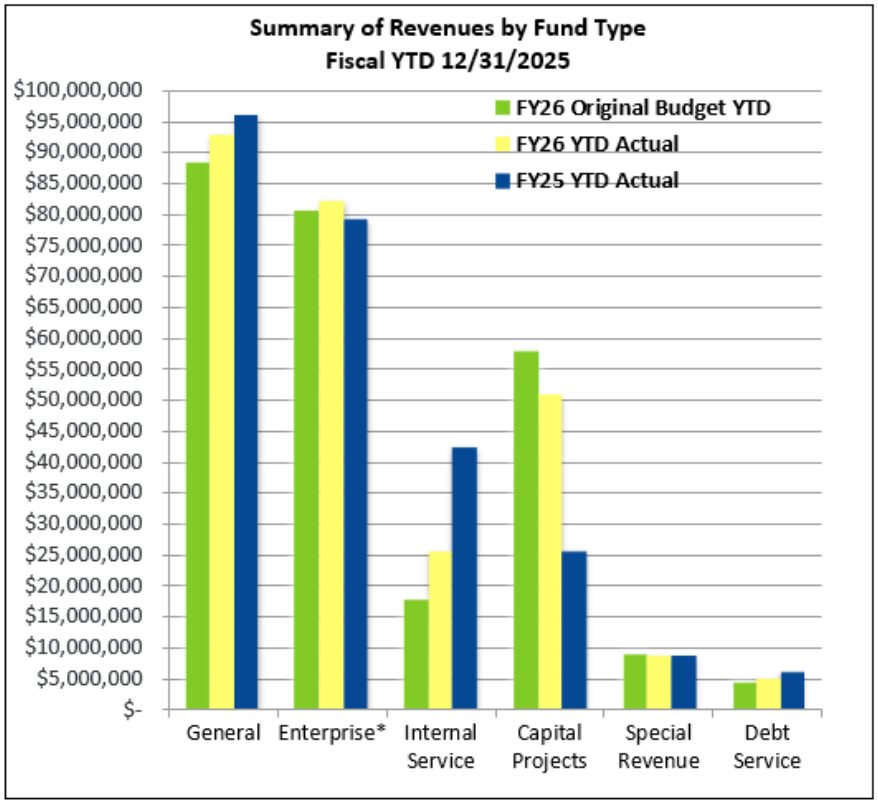


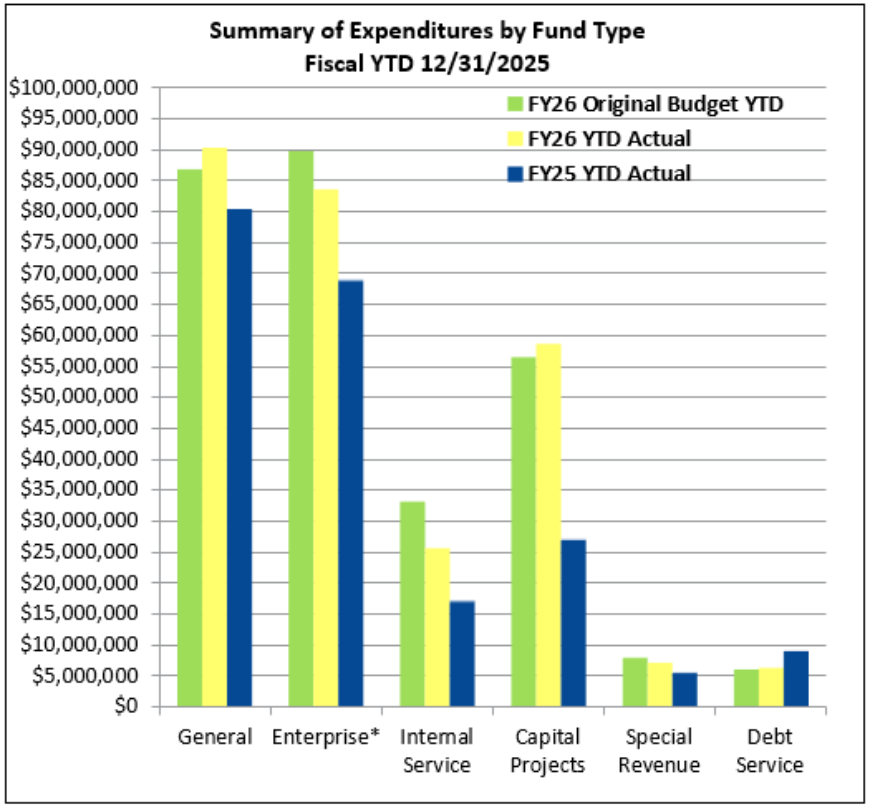
Baseball Fund

The Schaumburg Boomers baseball team occupies Wintrust stadium. There is no debt outstanding. YTD expenses exceed revenues by $597,292 including a non-cash charge for depreciation of $466,667.

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

REVENUE & EXPENSES BY FUND TYPE





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

GENERAL FUND

For December, General Fund revenues totaled $11,145,286 and expenditures totaled $8,764,426 resulting in an operating surplus of $2,380,860. From a budget perspective, we expected revenues to exceed expenditures by $364,834 in December.

Further details of revenues and expenditures are provided below.

	MTD Original Budget	MTD Actual	YTD Original Budget	YTD Actual
Revenues	$ 14,212,787	$ 11,145,286	$ 88,391,695	$ 92,928,059
Expenditures	$ 13,847,953	$ 8,764,426	$ 86,453,116	$ 90,003,043
Excess (Deficiency)	$ 364,834	$ 2,380,860	$ 1,938,579	$ 2,925,016

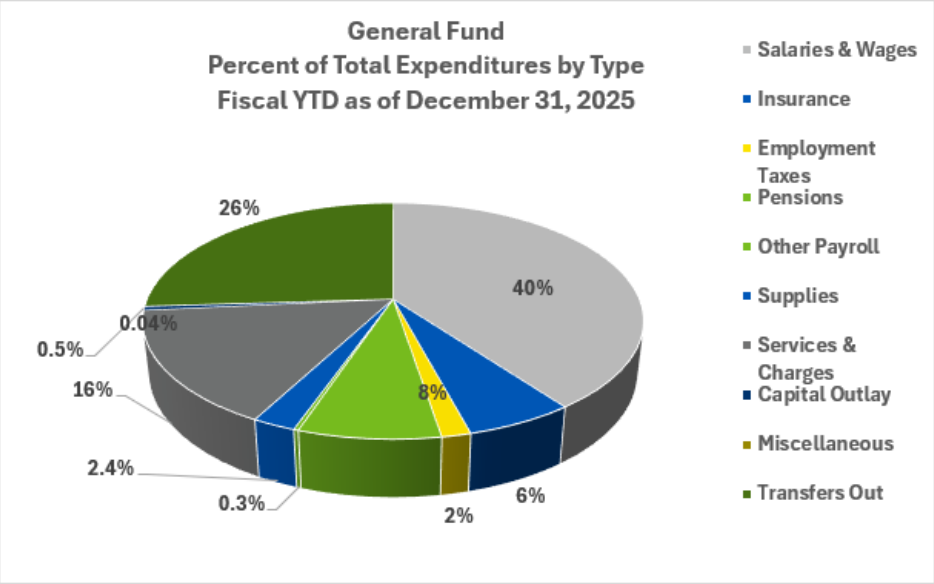
Revenues in the General Fund for December totaled $11,145,286 which was 21.6% below budgeted amounts of $14,212,787. Cook County property tax bills for the second installment for 2024 were sent in November with a due date of 12/15/2025, the delay in property taxes is the reason for the budget gap. However, we anticipate receiving distributions in January and February, so the receipts will normalize. Since most of the Village's property tax levy is used to fund the public safety pension funds, investments held with the consolidated pension investment funds will be liquidated to cover the monthly expenses of the pension funds until distributions are received.

General Fund Revenue Type	MTD Original Budget	MTD Actual	$ Variance	% Variance	YTD Original Budget	YTD Actual	$ Variance	% Variance
Taxes	$ 8,115,816	$ 4,489,386	$ (3,626,430)	(44.7%)	$ 37,809,780	$ 37,832,396	$ 22,616	0.1%
Licenses & Permits	721,093	814,670	93,576	13.0%	2,756,587	3,147,275	390,688	14.2%
Intergovernmental	3,996,223	4,572,670	576,447	14.4%	35,782,441	40,452,893	4,670,452	13.1%
Charges for Services	882,614	757,012	(125,602)	(14.2%)	7,569,788	7,146,525	(423,263)	(5.6%)
Fines & Forfeits	148,656	157,900	9,244	6.2%	1,216,270	1,158,866	(57,404)	(4.7%)
Investment Income	187,500	157,859	(29,641)	(15.8%)	1,500,000	1,076,032	(423,968)	(28.3%)
Miscellaneous	38,416	118,321	79,905	208.0%	777,684	1,494,327	716,643	92.2%
Operating Transfers	122,468	77,468	(45,000)	(36.7%)	979,145	619,745	(359,400)	(36.7%)
Total Revenue	**$ 14,212,787**	**$ 11,145,286**	**$ (3,067,500)**	**(21.6%)**	**$ 88,391,695**	**$ 92,928,059**	**$ 4,536,364**	**5.1%**

** The variance in Miscellaneous Revenue is mainly due to Grant Revenue being budgeted at $0 due to the uncertainty of grant distributions, $183,652 has been collected. Septemberfest revenues are also higher than budgeted.

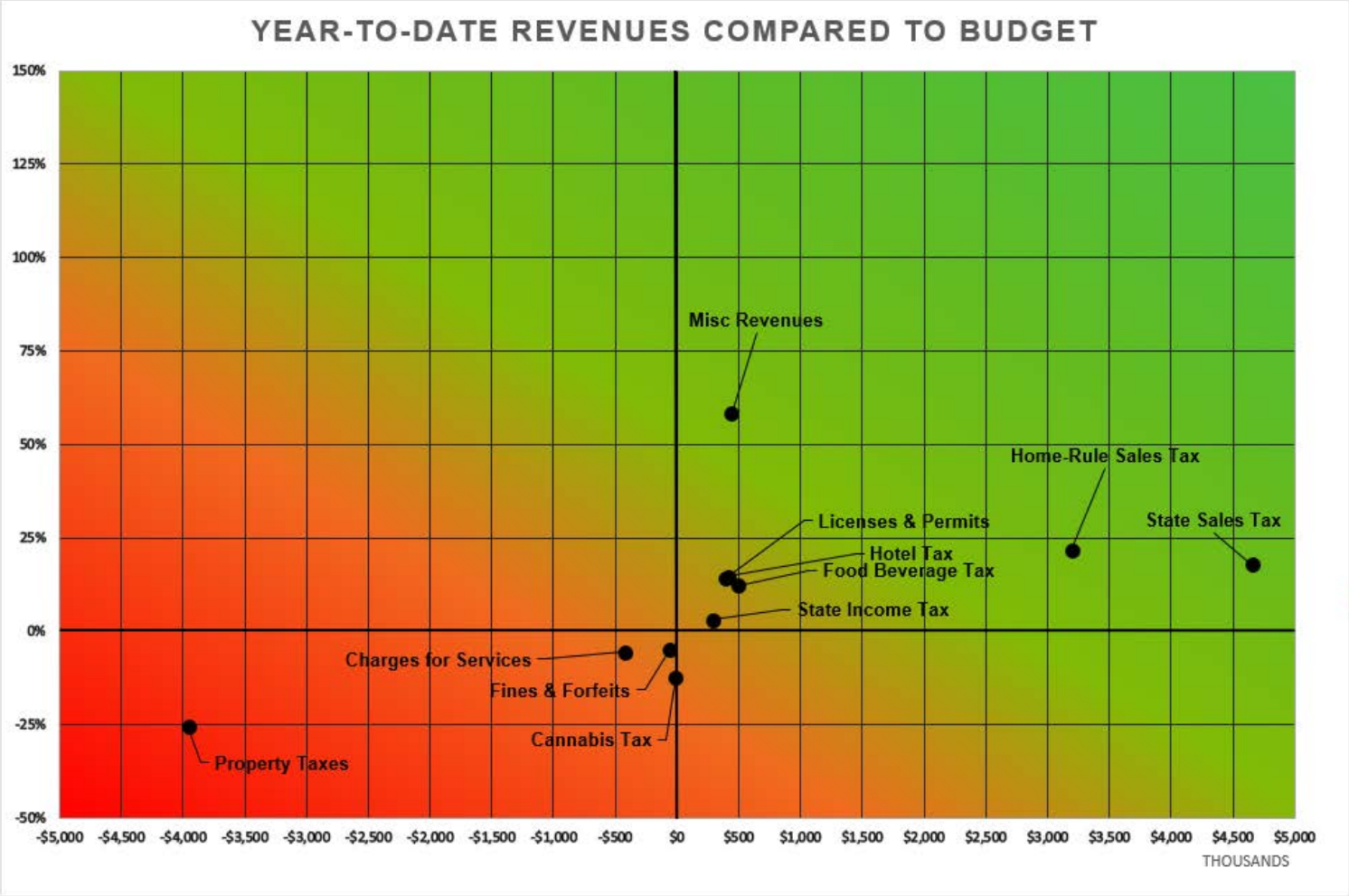
Expenditures in the General Fund for December totaled $8,764,426; which is 36.7% below budgeted amounts of $13,847,953. The variance is mainly due to salary and pension expense spreads which will smooth out over time.

General Fund Expense Type	MTD Original Budget	MTD Actual	$ Variance	% Variance	YTD Original Budget	YTD Actual	$ Variance	% Variance
Salaries & Wages	$ 6,569,274	$ 4,677,221	$ (1,892,052)	(28.8%)	$ 39,967,598	$ 35,901,243	$ (4,066,355)	(10.2%)
Insurance	668,753	668,802	50	0.0%	5,350,022	5,350,965	943	0.0%
Employment Taxes	249,297	199,841	(49,456)	(19.8%)	1,497,061	1,426,924	(70,138)	(4.7%)
Pensions	3,091,174	146,935	(2,944,239)	(95.2%)	13,693,899	6,949,545	(6,744,354)	(49.3%)
Other Payroll	15,820	7,593	(8,227)	(52.0%)	274,437	235,272	(39,165)	(14.3%)
Supplies	350,478	332,680	(17,798)	(5.1%)	2,453,431	2,135,380	(318,051)	(13.0%)
Services & Charges	1,893,475	1,782,955	(110,520)	(5.8%)	15,139,116	14,115,103	(1,024,013)	(6.8%)
Capital Outlay	107,071	43,795	(63,276)	(59.1%)	856,571	469,190	(387,381)	(45.2%)
Miscellaneous	2,083	4,076	1,992	95.6%	16,767	37,780	21,014	125.3%
Operating Transfers Out	900,527	900,527	(0)	(0.0%)	7,204,213	23,381,641	16,177,428	224.6%
Total Expenditures	**$ 13,847,953**	**$ 8,764,426**	**$ (5,083,527)**	**(36.7%)**	**$ 86,453,116**	**$ 90,003,043**	**$ 3,549,927**	**4.1%**



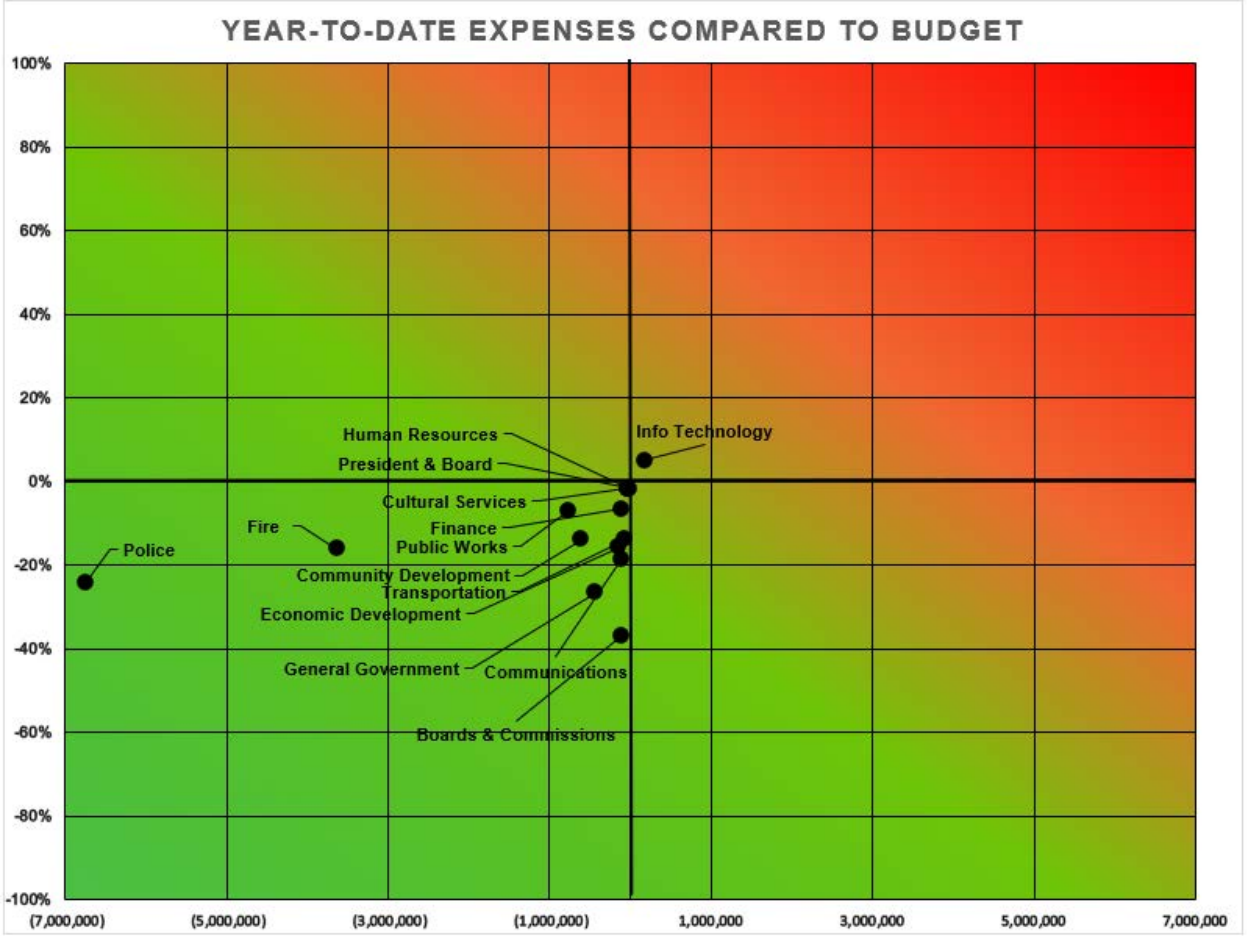
YEAR TO DATE GENERAL FUND REVENUES

The graph below visualizes how the YTD major General Fund Revenues compare to the FY 25/26 Budget Targets, both by dollar amount and percentage. The Charges for Services category catches up to Budget after business licenses are renewed, which are due January 1.

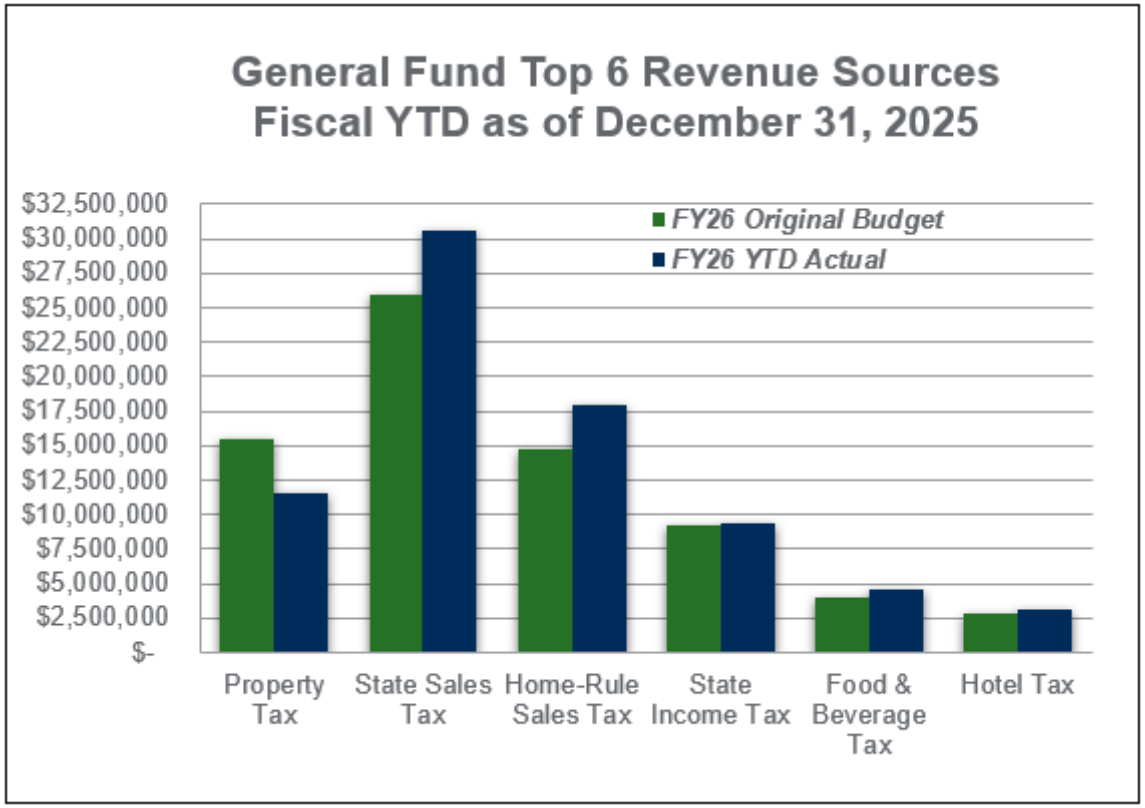


YEAR TO DATE GENERAL FUND EXPENSES

The graph below visualizes how the YTD Department General Fund Expenses compare to the FY 25/26 Budget Targets, both by dollar amount and percentage. IT is slightly over due to subscriptions that are paid toward the beginning of the year, thus causing a slight variance at this point in the fiscal year. Police and Fire are under budget but will flatten when property taxes are received. The Village's contribution to the public safety pension funds comes from the property tax levy, when property taxes are received, they are sent to the pension funds, which is reflected as an expense in the Police and Fire Departments.



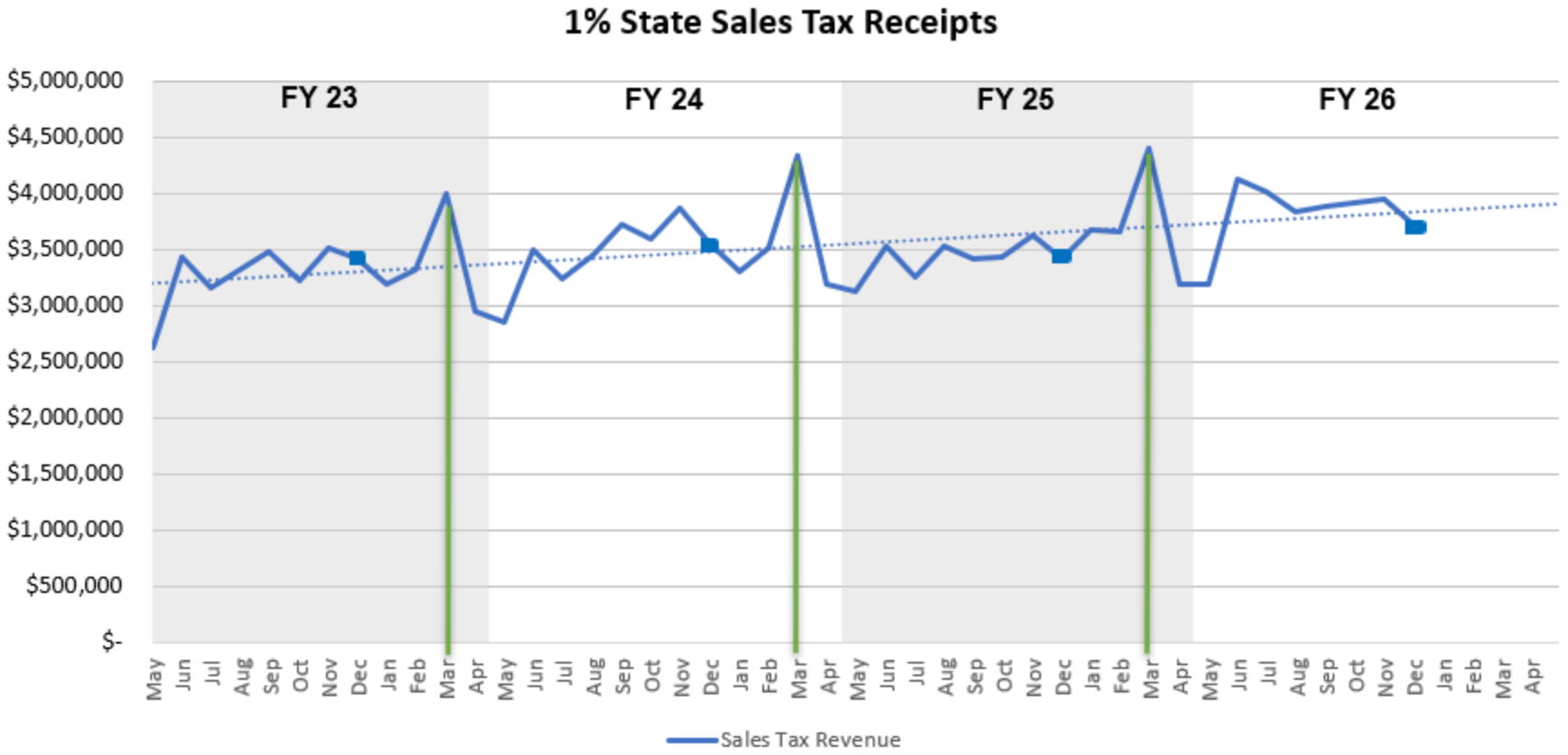
ANALYSIS OF KEY REVENUES



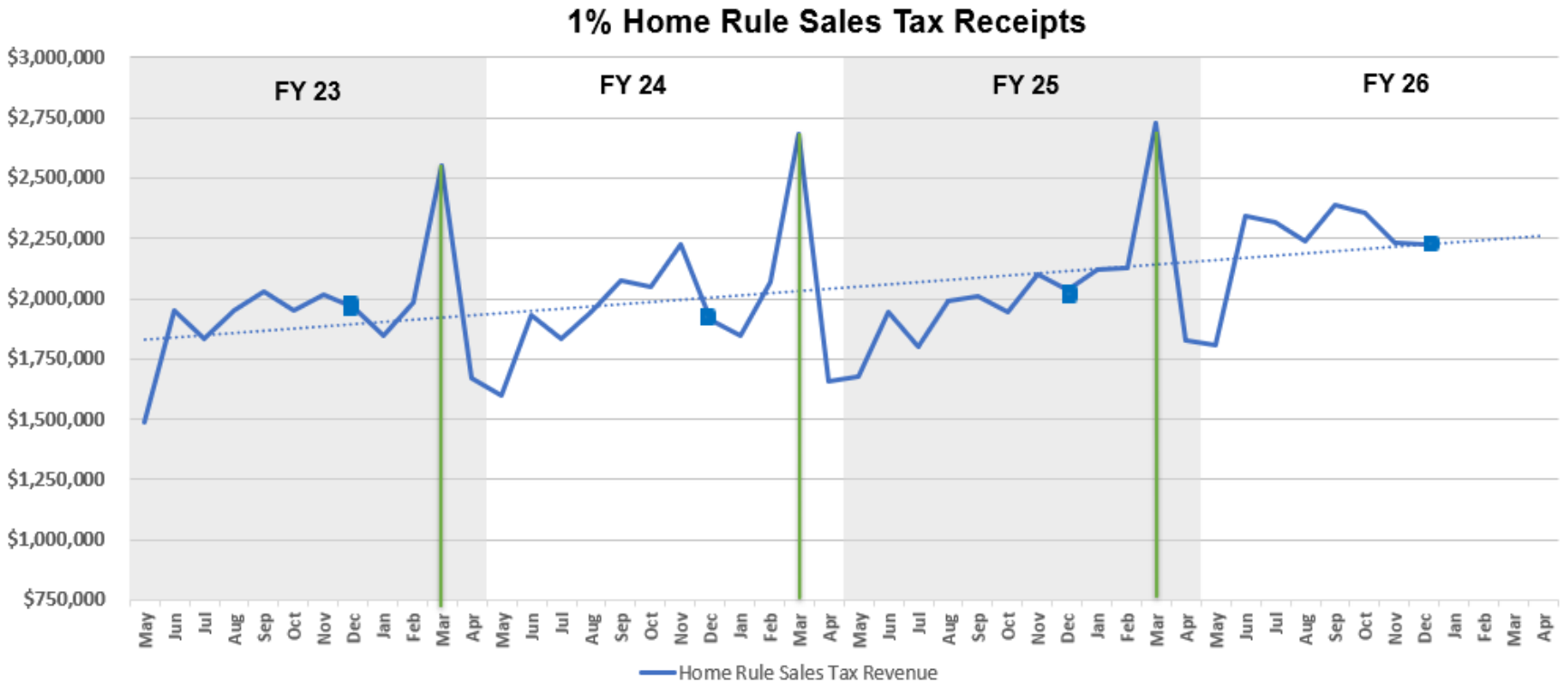
**The property tax budget spreads have been adjusted due to the delay in distributions. Staff is closely monitoring the evolving situation and will adjust when there is adequate information to support a reasonable expectation of receipt. Second installments are due December 15, 2025, so we anticipate receiving the remainder of distributions in January and February.

December **State Sales** tax receipts (General Fund), which were for September sales, totaled $3,736,948, a $320,049 or an 9.4% increase compared to the same month last year. The tallest points in this chart reflect March revenues, which correspond to December sales.

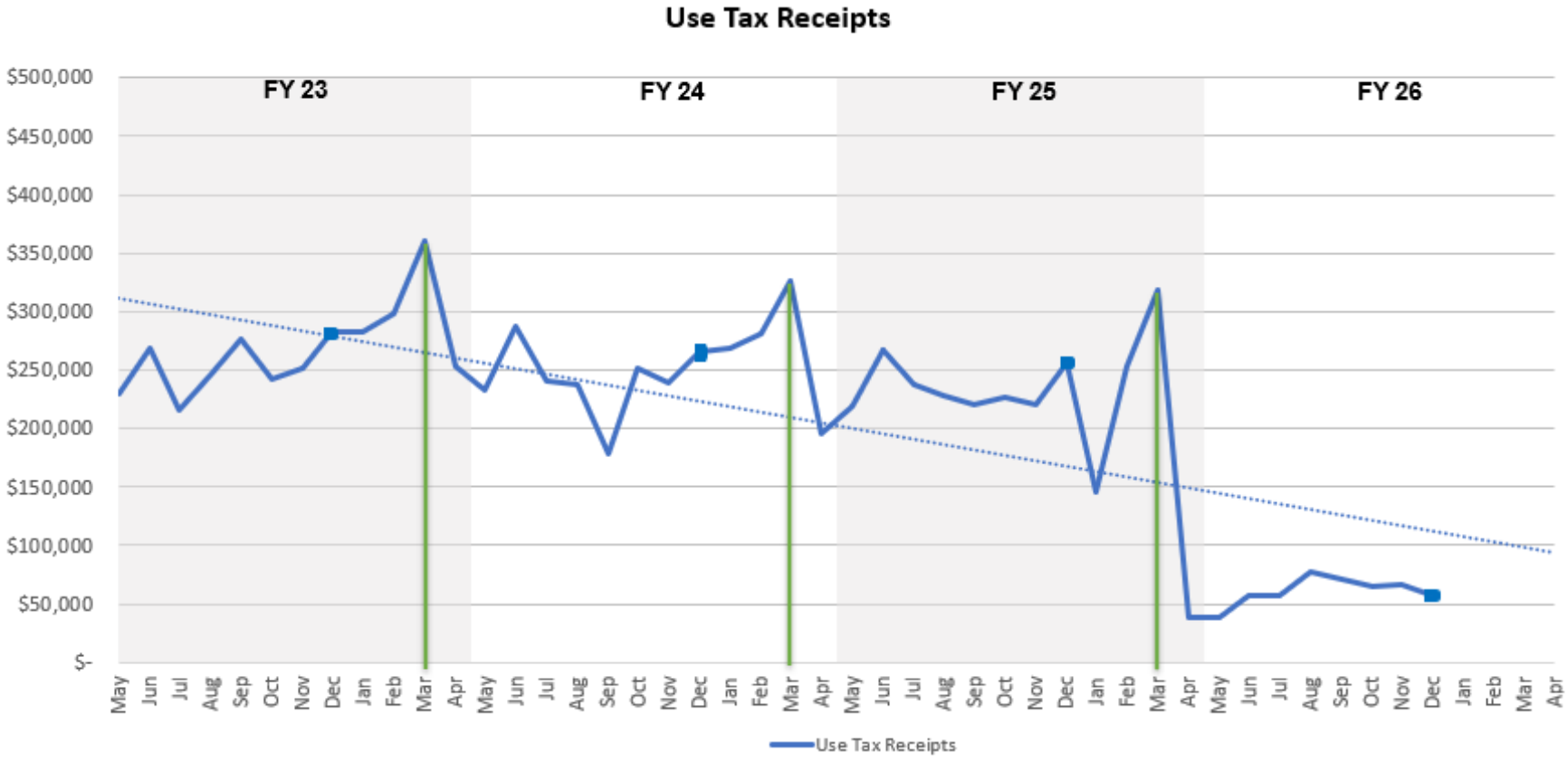
After reviewing Illinois Department of Revenue sales tax remittances, we observed that Tesla's remittances to the Village have declined significantly following changes in their business processes. We notified the Illinois Department of Revenue, and they are reviewing this business practice change. Depending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



December **Home Rule Sales** tax receipts (General Fund), which were for September sales, totaled $2,223,775, a $189,244 or 9.3% increase compared to the same month last year. The tallest points in this chart reflect March revenues, which correspond to December sales.

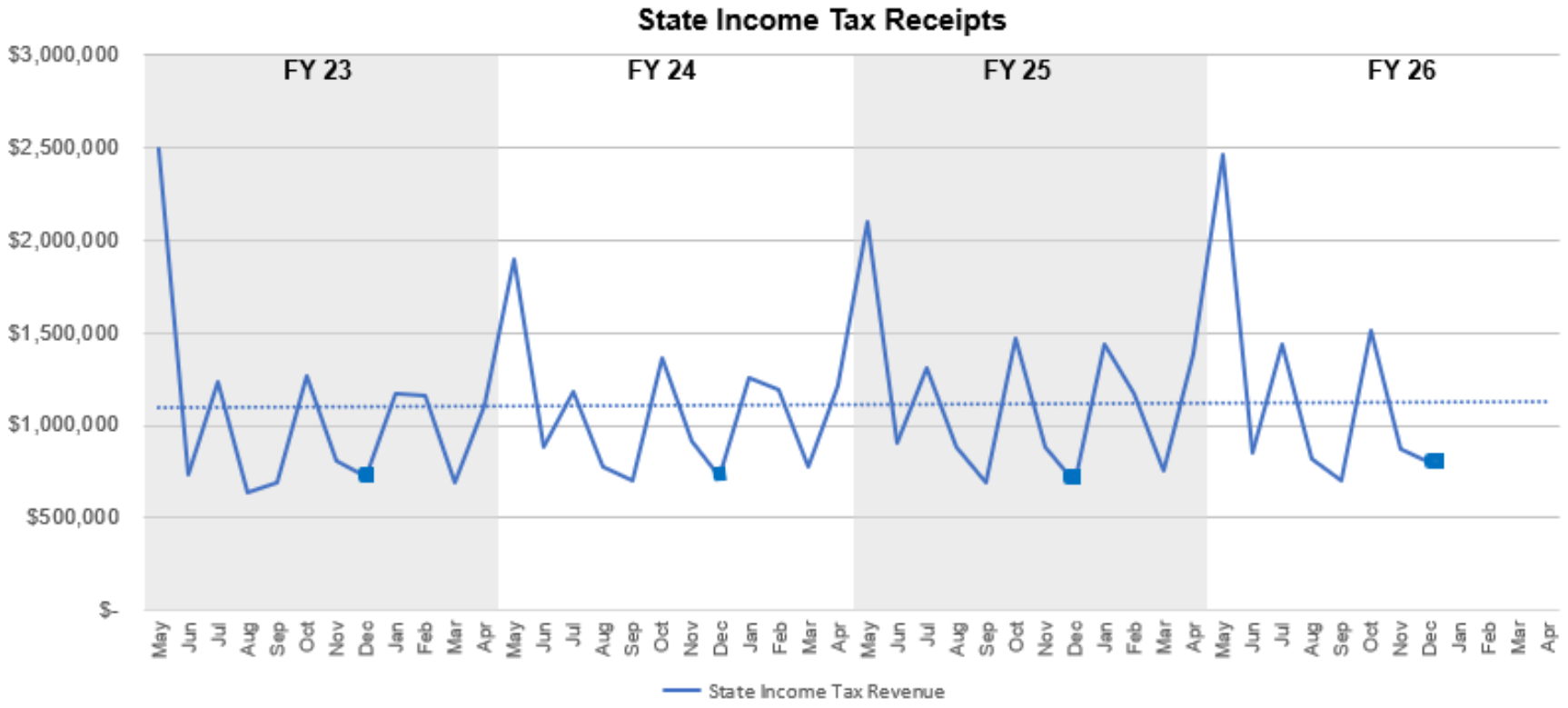


December **Use Tax** receipts, which were for September activity, totaled $57,540, a $198,019 or -78% decrease, compared to the same month last year. Use Tax receipts are currently allocated to the Capital Improvement Project (CIP) Fund and the Building Replacement Fund. IML reports: *Use Tax distributions continue to fall, and this rate of decline is expected to pick up once recent legislative changes come into effect. However, the Leveling the Playing Field Act, which established the collection of locally-imposed sales taxes on remote retailers and marketplace sales, municipalities can expect increased sales tax revenue.* The Village uses IML Use tax projections for budgeting, so this change was factored into the FY25/26 Budget of $1,542,971.

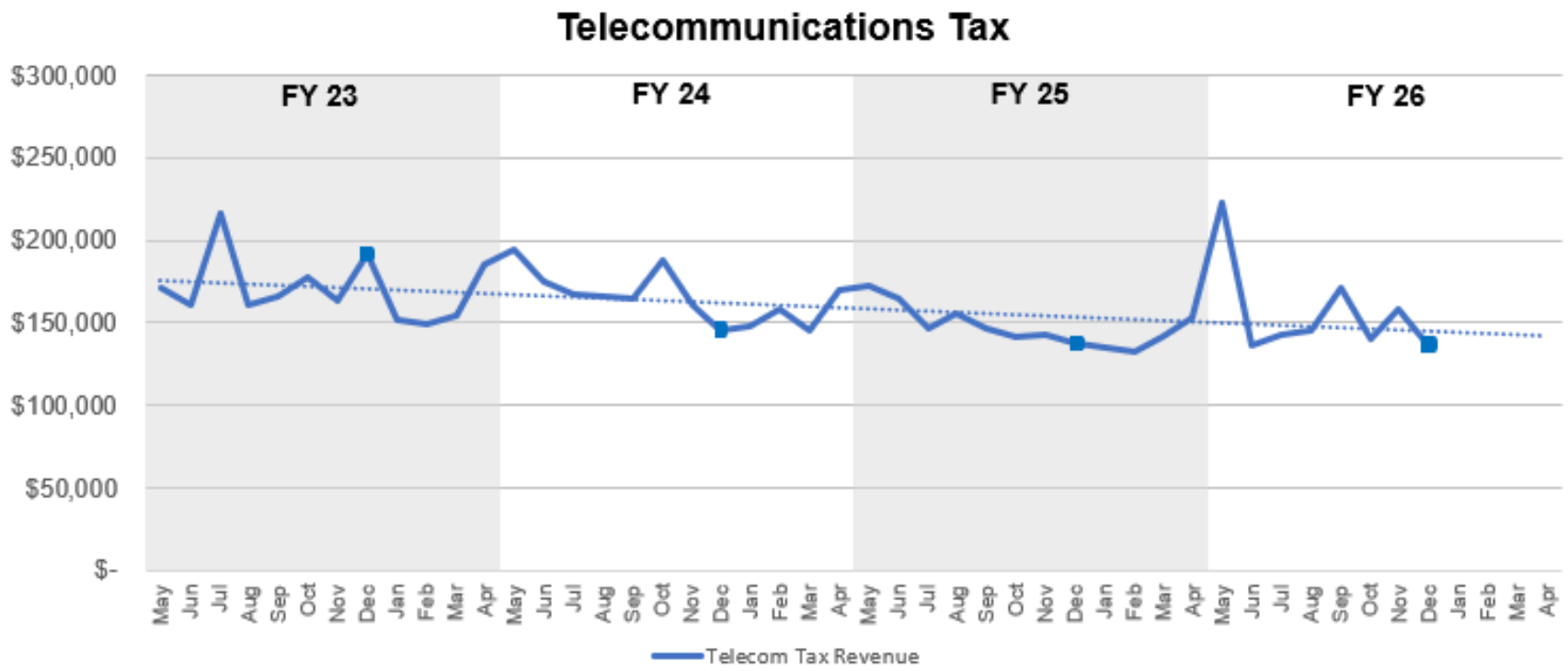


December **State Income Tax,** which are for November receipts, totaled $795,116, a $105,668 or 15.3% increase compared to the same month last year.

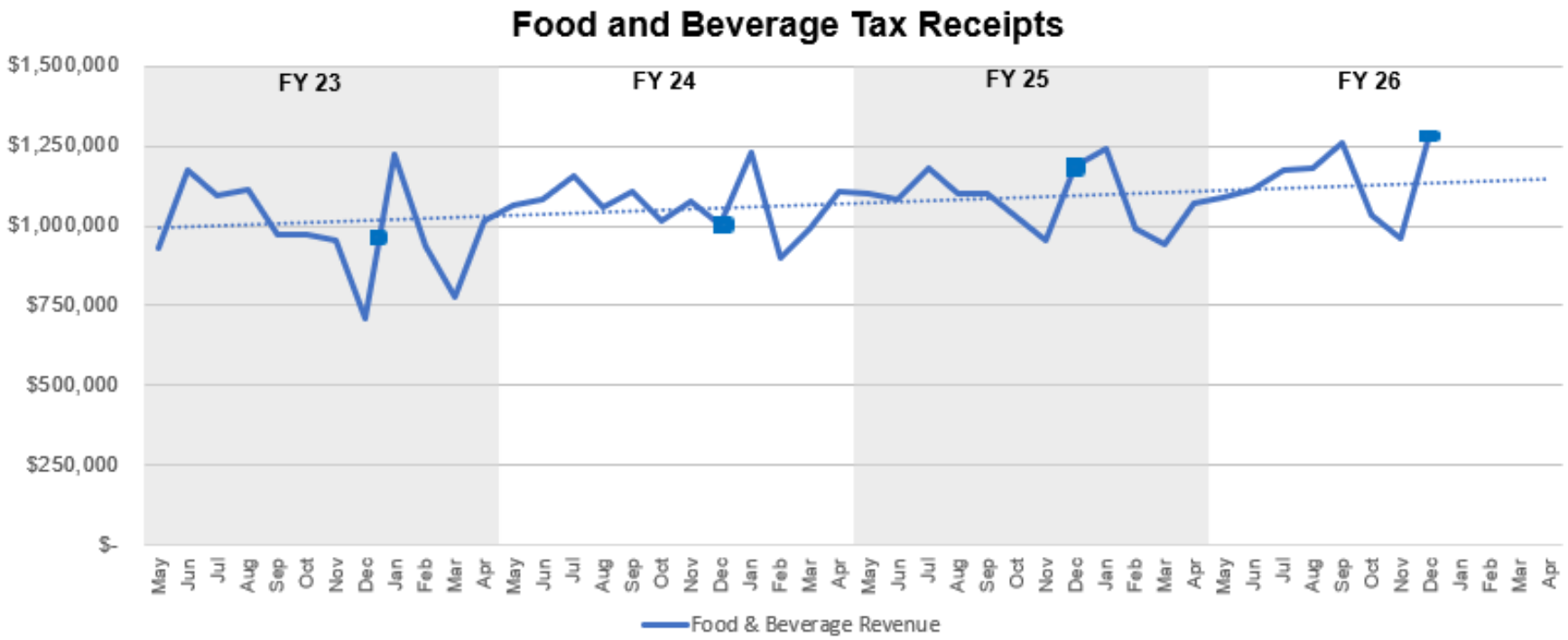
The State is distributing 6.47% of Income taxes to the Local Government Distributive Fund (LGDF), up from 6.16%, but still below the original allocation of 10%. The Village continues to advocate for restoration of this tax through its Legislative Action Plan.



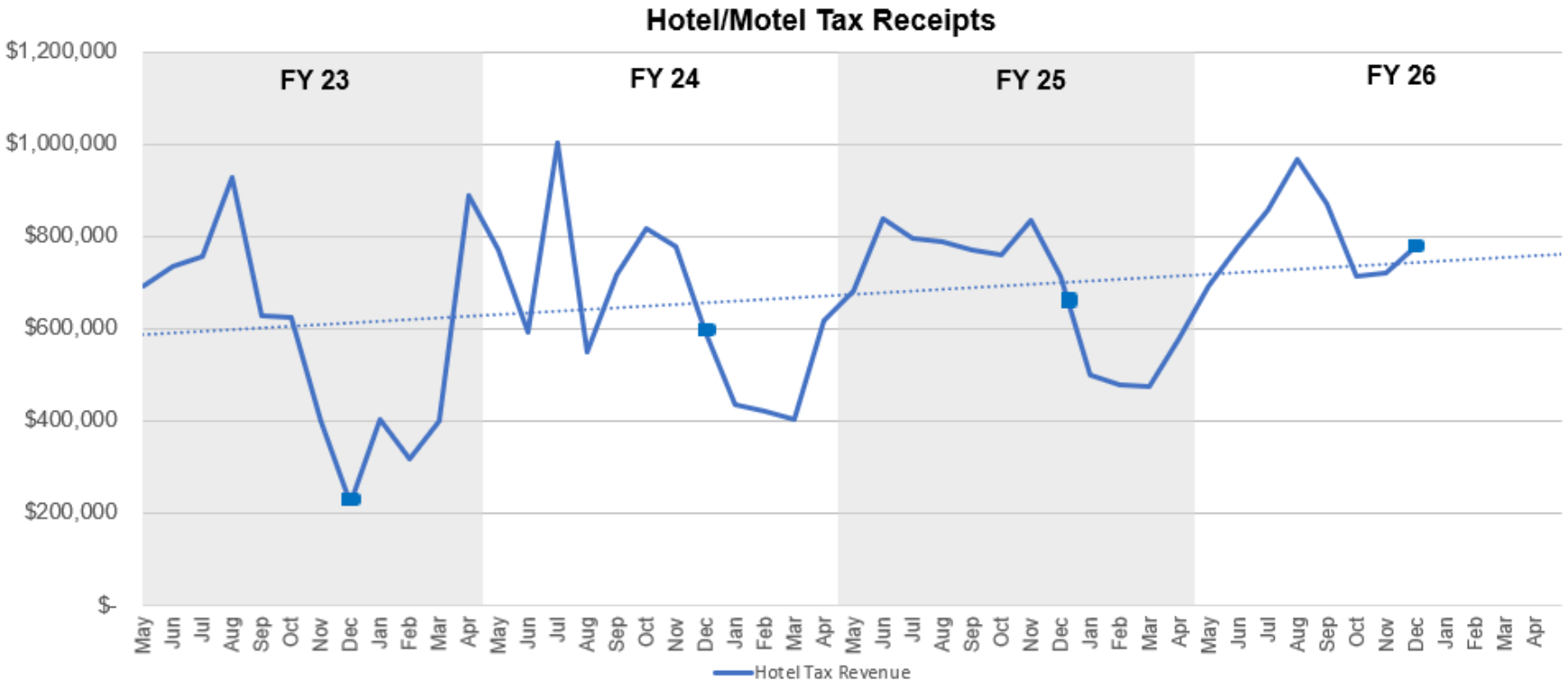
December **Telecommunications Tax** receipts, which represent September activity, totaled $135,981, a $1,194 or -0.87% decrease compared to the same month last year.



December **Food and Beverage Tax** receipts, which reflect November sales, totaled $1,293,046, a $108,439 or 9.2% increase compared to the same month last year. There were 40 businesses delinquent with their payment, compared to 53 delinquent businesses at the same time last year. The Finance Department is following established procedures to ensure all businesses are in compliance.



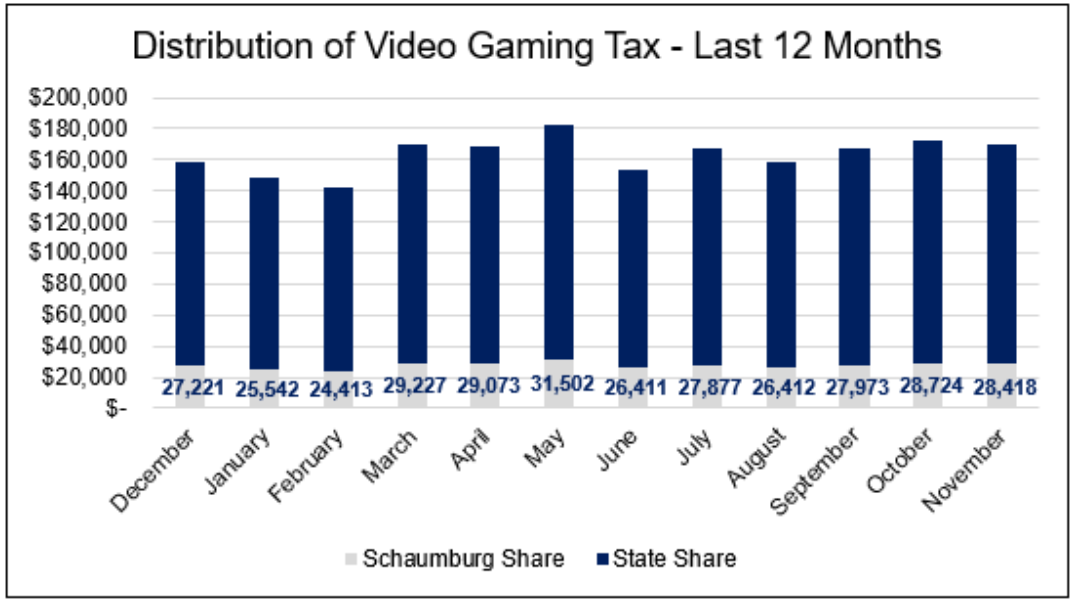
December **Hotel Tax** receipts totaled $778,004 which is a $65,333 or 9.2% increase compared to the same month last year. There were eight delinquent taxpayers. Finance staff are communicating with these businesses and expect full compliance. Currently there are 35 active hotel/motel taxpayers, 31 hotels and 4 online travel companies. (Airbnb, Priceline, Rocket Travel, and Expedia (formerly Travelscape).



The Village of Schaumburg has been a financial supporter of Meet Chicago Northwest (MCNW) visitors and convention bureau for many years. Annual support is 10% of the Hotel/Motel tax revenue collected and deposited into the General Fund, which equates to the "10% of 4%" rule. This is used to support initiatives that bring tourism to the region. The most recent quarterly payment to MCNW was made in December for $115,285, which is the second quarterly payment of the Fiscal Year. The Fiscal Year 25-26 YTD payment total is $245,488.

Video Gaming- the State of Illinois imposes a tax of 30% of net terminal income (NTI) earned on video gaming terminals (VGTs), of which 5/6 is retained by the state and the remaining 1/6 is distributed to municipalities. Additionally, the state imposes a 4% tax on NTI that was increased to 5% in the SFY2025 Budget. The state retains the entire portion of this tax, which is deposited into the Capital Projects Fund. Any licensed video gaming location may operate up to six (6) VGTs. To date, there are 20 Schaumburg businesses offering video gaming, with a total of 112 video gaming terminals as of October 2025.

In November 2025, gaming tax revenue of $28,418 was collected, contributing to a rolling 12-month total of $332,793. Displayed on the right is a listing of existing establishments along with their counts of VGTs.



Video Gaming November 2025	
Establishment Name	**VGT Count**
BBQ Chicken	6
Bella Napoli	6
Blackhawk Restaurant and Bar	4
Chicago Prime Italian	6
Drink	6
Finn McCool's Irish Sports Pub	6
Frato's	6
Global Brew Tap House	6
Izzy's Slots	6
McCullough's Pub	6
Moretti's	6
Mugs Pizza & Ribs	6
Pilot Pete's	4
Shuffle's Cafe and Lounge - East Schaumburg	6
Shuffle's Cafe and Lounge - North Schaumburg	6
Shuffle's Cafe and Lounge - South Schaumburg	6
Shuffle's Cafe and Lounge - West Schaumburg	6
The Hideout	4
The Village Tavern & Grill	6
Westwood Tavern and Tap	4
	112

Other Tax Information

Real Estate Transfer Tax receipts totaled $33,319 during December, a 66% decrease from the same month last year, bringing the cumulative revenue for this fiscal year to $487,085. A total of 149 stamps were issued in December compared to 144 stamps in the same month last year.

Local Motor Fuel Tax is comprised of 15 gas stations remitting the $0.03/gallon local motor fuel tax. Receipts for December, which represent November sales, totaled $65,273, which is $532 or 0.8% higher compared to the same month last year. There was one delinquent taxpayer that Finance is working with to gain compliance. YTD revenues are $530,229 and the total budget for this tax is $824,180, which is close to the budget target.

Cannabis Tax revenue generated by adult-use cannabis sales began on January 1, 2020. Under Illinois' Cannabis Regulation and Tax Act (CRTA), two types of taxes are levied on cannabis sales. The state imposes a 7% cultivation privilege tax on the gross receipts from the sale of adult-use cannabis by a cultivator to a dispensary. The State disburses a portion of the sales tax to local governments. Fiscal year tax receipts for State recreational cannabis tax are $76,461. CRTA allows Municipalities to collect up to 3% in cannabis tax, which the village has elected to do. Since there are only four dispensaries in the village, reporting actual results for the local cannabis tax would be a violation of the confidentiality agreement with the State of Illinois. As such, this revenue is aggregated and reported under Other Revenue. Local cannabis taxes have decreased from a high of $1.28 million in FY22 to a projected $825,000 for FY26 due to high tax rates, competition from the underground marijuana market, and competition from hemp businesses.

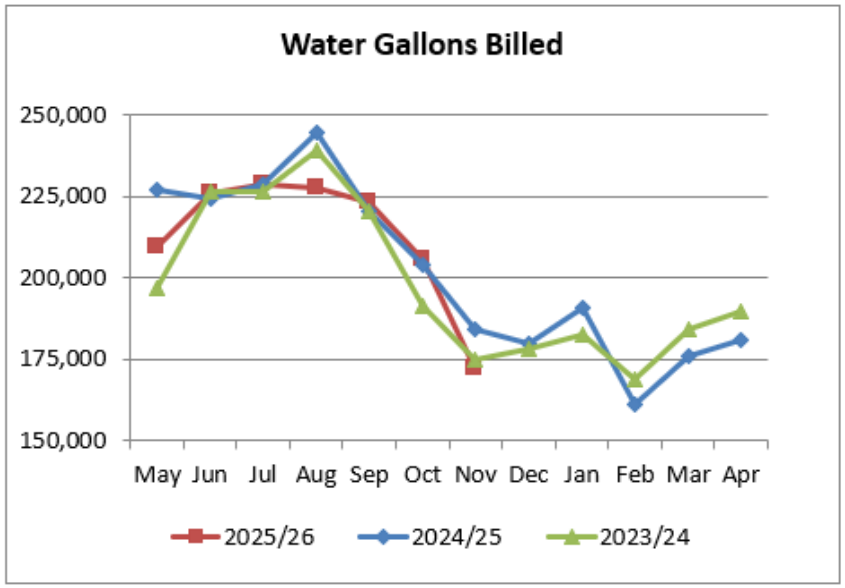
Electricity Tax the Village received $232,674 in December from ComEd for the Municipal Electric Utility tax. Proceeds from this tax are recorded in the Capital Improvement Fund. The fiscal year-to-date total is $2,417,303; $3.8 million annually is projected.

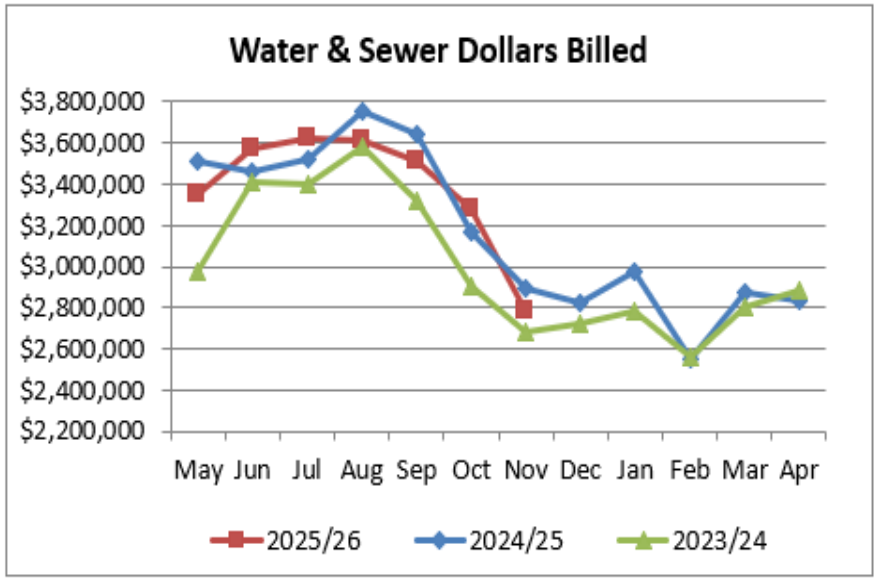
CPI (Consumer Price Index) From the December Report, CPI for Chicago-Naperville-Elgin area rose 2.2% year-over-year. The index for all items less food and energy increased 1.9% over the year. Food prices rose 1.9%. Energy prices rose 6.5%.

PCE (Personal Consumption Expenditures). From the same month one year ago, the PCE price index for September increased 0.3%. Excluding food and energy, the PCE price index increased 0.2% from one year ago. The Bureau of Economic Analysis has not updated this index since September.

PPI (Producer Price Index) for final demand increased 0.2% in November. Prices for final demand services were unchanged and the index for final demand goods increased 0.9%. Prices for final demand advanced 3.5% for the 12 months ending in November; the largest 12-month increase since rising 3.5 percent in March.

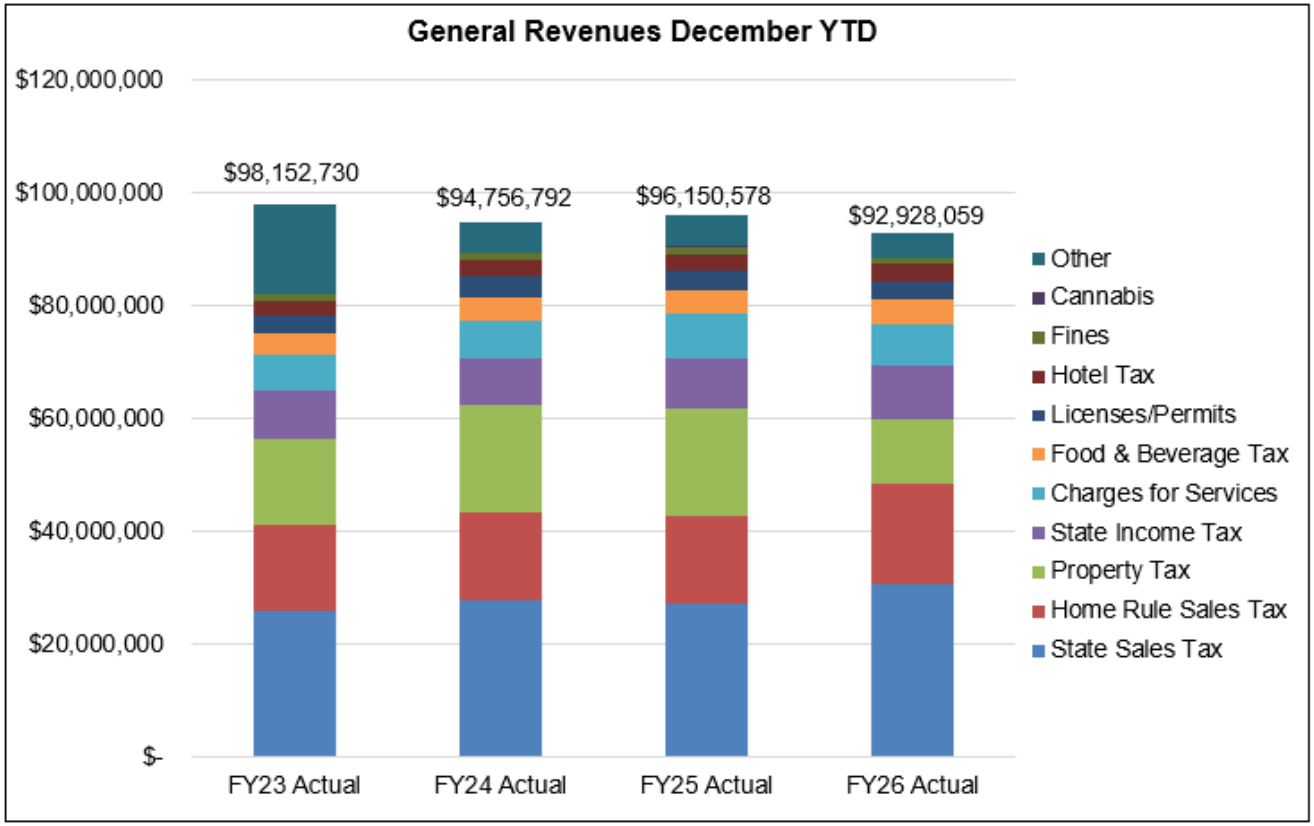
Description	November 2024 Number	November 2024 Amount	November 2025 Number	November 2025 Amount	YTD FY25/26 Number	YTD FY25/26 Amount
Bills Sent	26,702	$2,889,673	26,749	$2,786,818	187,586	$23,739,368
Shut Off Notices Sent	647	$157,461	723	$215,138	4,374	$1,133,490
Services Shut Off	18	N/A	31	N/A	235	N/A
Penalties	3,416	$25,588	4,202	$43,739	25,318	$261,866
New Direct Debit Accounts	81	N/A	128	N/A	798	N/A
Total Direct Debits	7,545	N/A	8,042	N/A	55,312	N/A
Direct Debits as % of Total Invoices	28.3%	N/A	30.1%	N/A	29.5%	N/A



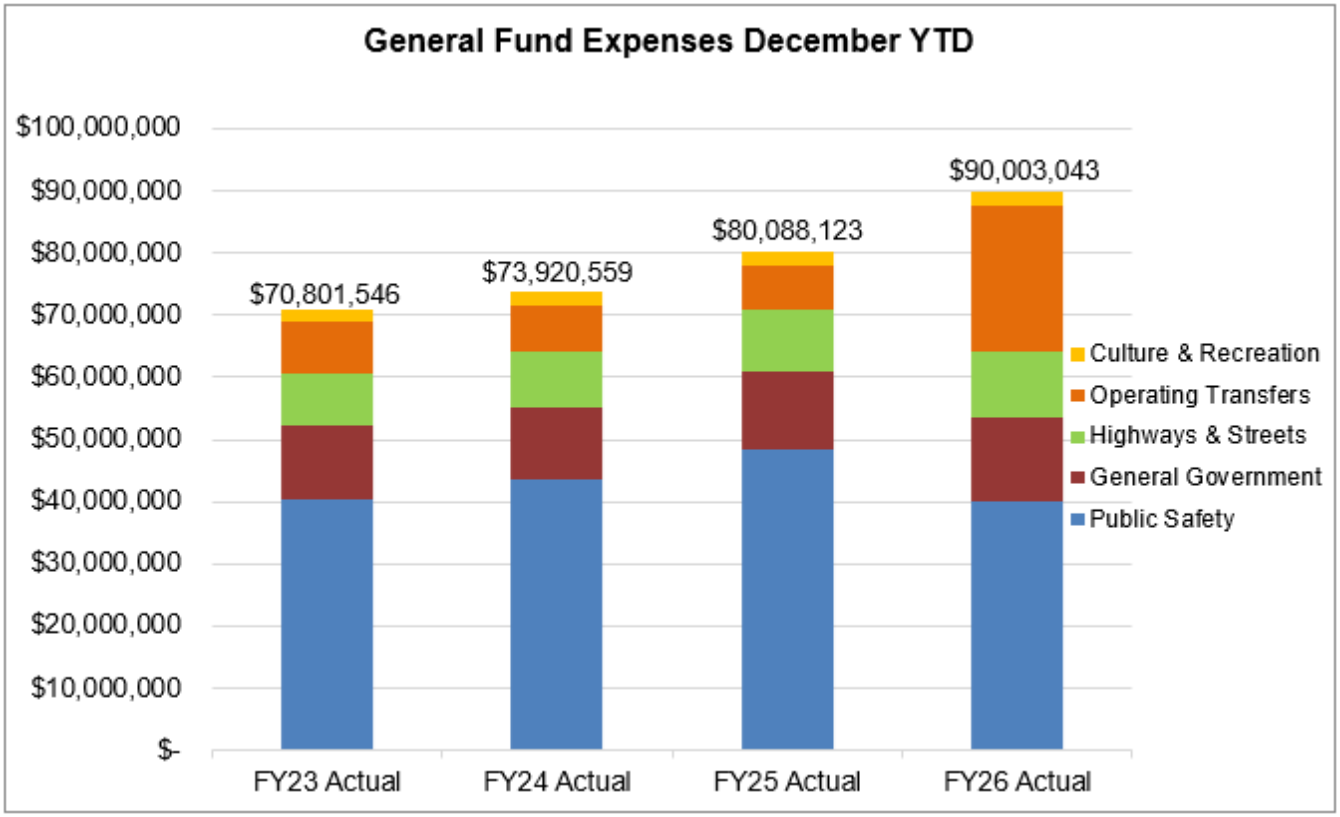


General Fund Historical Trends

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



General Fund Historical Trends



Finance
Monthly Report – December 2025

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Monthly Financial Report - General Fund
December 31, 2025

	Current Month				YTD Actual					
	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	YTD Actual % of Original Budget
Revenues										
State Sales Tax	$ 3,250,966	$ 3,736,948	$ 485,982	14.9%	$ 26,013,579	$ 30,668,962	$ 4,655,384	17.9%	$ 41,600,000	73.7%
Property Taxes	5,254,371	1,179,487	(4,074,884)	0.0%	15,447,371	11,492,968	(3,954,403)	(25.6%)	19,479,582	59.0%
Home-Rule Sales Tax	1,930,490	2,223,775	293,285	15.2%	14,699,848	17,893,203	3,193,355	21.7%	23,054,513	77.6%
State Income Tax	707,149	795,116	87,967	12.4%	9,163,122	9,448,608	285,486	3.1%	14,033,949	67.3%
Food & Beverage Tax	502,497	646,386	143,889	28.6%	4,019,978	4,513,118	493,140	12.3%	6,029,967	74.8%
Hotel Tax	347,707	389,002	41,295	11.9%	2,781,657	3,190,914	409,257	14.7%	4,172,486	76.5%
Cannabis Tax	10,890	7,038	(3,852)	(35.4%)	87,120	76,461	(10,659)	(12.2%)	130,680	58.5%
Licenses & Permits	721,093	814,670	93,577	13.0%	2,756,587	3,147,275	390,688	14.2%	4,005,364	78.6%
Charges for Services	878,114	757,012	(121,102)	(13.8%)	7,533,788	7,146,525	(387,263)	(5.1%)	11,555,579	61.8%
Fines & Forfeits	148,656	157,900	9,244	6.2%	1,216,270	1,158,866	(57,404)	(4.7%)	1,795,135	64.6%
Other	338,385	360,484	22,099	6.5%	3,693,230	3,571,415	(121,815)	(3.3%)	5,375,796	66.4%
Transfers In	122,468	77,468	(45,000)	(36.7%)	979,745	619,745	(360,000)	(36.7%)	1,469,618	42.2%
Total Revenues	**$ 14,212,787**	**$ 11,145,286**	**$ (3,067,499)**	**(21.6%)**	**$ 88,392,295**	**$ 92,928,059**	**$ 4,535,766**	**5.1%**	**$ 132,702,669**	**70.0%**
Expenditures										
President & Board	$ 41,042	$ 34,649	$ (6,393)	(15.6%)	$ 270,339	$ 265,841	$ (4,498)	(1.7%)	$ 392,410	67.7%
Boards & Commissions	106,879	109,239	2,360	2.2%	275,209	173,746	(101,463)	(36.9%)	369,345	47.0%
General Government	209,833	175,280	(34,553)	(16.5%)	1,637,817	1,203,526	(434,291)	(26.5%)	2,319,587	51.9%
Communications	89,680	63,198	(26,482)	(29.5%)	627,054	510,379	(116,675)	(18.6%)	912,986	55.9%
Finance	230,692	179,457	(51,235)	(22.2%)	1,586,308	1,483,576	(102,732)	(6.5%)	5,582,156	26.6%
Info Technology	467,236	368,587	(98,649)	(21.1%)	3,426,496	3,601,610	175,114	5.1%	5,194,877	69.3%
Human Resources	188,312	127,147	(61,165)	(32.5%)	1,475,298	1,451,526	(23,772)	(1.6%)	2,078,784	69.8%
Cultural Services	254,359	254,008	(351)	(0.1%)	2,483,240	2,442,513	(40,727)	(1.6%)	3,312,744	73.7%
Police	5,275,584	2,313,329	(2,962,255)	(56.2%)	27,866,826	21,116,165	(6,750,661)	(24.2%)	38,458,933	54.9%
Fire	3,458,266	1,900,910	(1,557,356)	(45.0%)	22,641,725	19,005,160	(3,636,565)	(16.1%)	33,262,491	57.1%
Public Works	1,664,704	1,715,339	50,635	3.0%	11,055,963	10,293,632	(762,331)	(6.9%)	16,432,678	62.6%
Community Development	651,508	401,871	(249,637)	(38.3%)	4,463,406	3,850,567	(612,839)	(13.7%)	6,460,948	59.6%
Economic Development	235,374	170,504	(64,870)	(27.6%)	937,041	789,846	(147,195)	(15.7%)	1,373,252	57.5%
Transportation	73,958	50,383	(23,575)	(31.9%)	502,180	433,315	(68,865)	(13.7%)	724,314	59.8%
Excess Reserve Distribution	-	-	-	0.0%		16,177,428	16,177,428	0.0%	-	0.0%
Operating Transfers Out	900,527	900,527	-	0.0%	7,204,213	7,204,213	-	0.0%	10,806,320	66.7%
Total Expenditures	**$ 13,847,953**	**$ 8,764,426**	**$ (5,083,525)**	**(36.7%)**	**$ 86,453,115**	**$ 90,003,043**	**$ 3,549,928**	**4.1%**	**$ 127,681,826**	**70.5%**
Surplus (Deficit)	**$ 364,834**	**$ 2,380,860**	**$ 2,016,026**		**$ 1,939,180**	**$ 2,925,016**	**$ 985,838**		**$ 5,020,843**	

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Monthly Financial Report - December 31, 2025
Water Utility Fund

	Current Month				YTD Actual					
	FY26 Original Budget	Actual	$ Variance	% Variance	FY26 Original Budget	Actual	$ Variance	% Variance	Total Original Budget	YTD Actual % Original Budget
Revenues										
W & S Charges	$ 3,135,710	$ 2,822,511	$ (313,199)	(10.0%)	$ 27,586,953	$ 26,563,775	$ (1,023,178)	(3.7%)	$ 39,640,817	67.0%
Tap On Fees	11,667	18,480	6,813	58.4%	93,333	53,900	(39,433)	(42%)	140,000	38.5%
Other Revenue	107,352	62,029	(45,323)	(42.2%)	858,816	445,293	(413,523)	(48.2%)	1,288,224	34.6%
Total Revenues	**$ 3,254,728**	**$ 2,903,020**	**$ (351,708)**	**(10.8%)**	**$ 28,539,102**	**$ 27,062,968**	**$ (1,476,135)**	**(5.2%)**	**$ 41,069,041**	**65.9%**
Expenditures										
Salaries & Wages	$ 468,830	$ 314,700	$ (154,130)	(32.9%)	$ 2,880,233	$ 2,815,156	$ (65,076)	(2.3%)	$ 4,130,445	68.2%
Employee Insurance	63,785	63,785	0	0.0%	510,277	510,277	0	0.0%	765,416	66.7%
Employment Taxes	34,275	24,266	(10,009)	(29.2%)	205,650	212,232	6,582	3.2%	297,050	71.4%
Pensions	33,148	23,278	(9,870)	(29.8%)	198,888	206,193	7,306	3.7%	287,282	71.8%
Other Payroll Expenses	269	466	197	73.3%	21,171	21,410	239	1.1%	22,246	96.2%
Supplies	58,801	72,613	13,812	23.5%	470,560	396,874	(73,686)	(15.7%)	705,765	56.2%
Services and Charges	293,515	282,945	(10,571)	(3.6%)	2,362,736	2,058,693	(304,043)	(12.9%)	3,536,798	58.2%
JAWA	1,265,908	327,046	(938,862)	(74.2%)	11,743,659	11,344,116	(399,543)	(3.4%)	16,916,876	67.1%
Capital Expenditures	1,230,312	770,669	(459,643)	(37.4%)	9,842,497	5,065,748	(4,776,750)	(48.5%)	14,763,746	34.3%
Depreciation/Bad Debt	201,624	199,963	(1,661)	(0.8%)	1,612,992	1,600,037	(12,955)	(0.8%)	2,420,488	66.1%
Operating Transfers Out	307,534	307,534	0	0.0%	2,460,273	2,460,273	0	0.0%	3,690,409	66.7%
Total Expenditures	**$ 3,958,001**	**$ 2,387,263**	**$ (1,570,738)**	**(39.7%)**	**$ 32,308,935**	**$ 26,691,009**	**$ (5,617,926)**	**(17.4%)**	**$ 47,536,521**	**56.1%**
Surplus (Deficit)	**$ (703,272)**	**$ 515,757**	**$ 1,219,030**		**$ (3,769,833)**	**$ 371,959**	**$ 4,141,791**		**$ (6,467,480)**	

Monthly Financial Report - November 30, 2025
Hotel and Convention Center Funds

	Current Month				YTD Actual				2025	YTD Actual
	Budget	Actual	$ Variance	% Variance	Budget	Actual	$ Variance	% Variance	Annual Budget	% of Annual Budget
Convention Center Fund (590)										
Revenues (590)										
Hotel Tax	$ 389,075	$ 180,168	$ (188,907)	(51.2%)	$ 3,322,317	$ 3,074,129	$ (248,188)	(7.5%)	$ 3,550,000	86.6%
Telecommunications Tax	271	247	(24)	(8.8%)	2,979	3,118	139	4.7%	3,250	95.9%
Amusement Tax	134,355	168,193	33,838	25.2%	2,329,840	2,503,591	173,951	7.5%	2,500,000	100.1%
H. R. Sales Tax - Renaissance	13,577	13,878	301	2.2%	148,174	156,151	7,977	5.4%	167,000	93.5%
Food & Beverage Tax	309,137	238,426	(70,711)	(22.9%)	3,348,653	3,269,554	(79,099)	(2.4%)	3,620,000	90.3%
State Sales Tax - Renaissance	13,577	13,878	301	2.2%	148,174	156,151	7,977	5.4%	167,000	93.5%
Invstmt Inc/Host Lease/Land Sale	262,083	102,568	(159,515)	(60.9%)	2,882,917	1,370,570	(1,512,347)	(52.5%)	3,145,000	43.6%
Operating Transfers In	598,044	-	(598,044)	(100.0%)	6,578,481	7,176,525	598,044	9.1%	7,176,525	100.0%
Total Revenues (590)	**$ 1,700,119**	**$ 717,358**	**$ (982,761)**	**(57.8%)**	**$ 18,761,334**	**$ 17,709,789**	**$ (1,051,544)**	**(5.6%)**	**$ 20,328,775**	**87.1%**
Expenditures (590)										
Professional Services	$ 102,500	$ 56,662	$ (45,838)	(44.7%)	$ 1,127,500	$ 735,226	$ (392,274)	(34.8%)	$ 1,230,000	59.8%
Tax Exempt Bond Interest	4,082,625	4,082,625	-	0.0%	8,165,250	8,165,250	-	0.0%	8,165,250	100.0%
Capital/Equity Transfers Out	-	-	-	0.0%	5,000,000	11,000,000	6,000,000	0.0%	5,000,000	220.0%
Depreciation and Amortization	500,000	500,000	-	0.0%	5,500,000	5,500,000	-	0.0%	6,000,000	91.7%
Total Expenditures (590)	**$ 4,685,125**	**$ 4,639,287**	**$ (45,838)**	**(1.0%)**	**$ 19,792,750**	**$ 25,400,476**	**$ 5,607,726**	**28.3%**	**$ 20,395,250**	**124.5%**
Surplus/ (Deficit) (590)	**$ (2,985,006)**	**$ (3,921,929)**	**$ (936,923)**		**$ (1,031,416)**	**$ (7,690,687)**	**$ (6,659,271)**		**$ (66,475)**	
Renaissance Hotel/CC Fund (591)										
Revenues (591)										
Hotel Room Revenue	$ 1,453,165	$ 1,178,657	$ (274,508)	(18.9%)	$ 18,019,042	$ 17,264,653	$ (754,389)	(4.2%)	$ 18,977,918	91.0%
Banquet Revenue	1,380,690	1,186,036	(194,654)	(14.1%)	17,603,573	18,605,002	1,001,429	5.7%	19,053,762	97.6%
Restaurant Revenue	299,474	182,070	(117,404)	(39.2%)	3,289,531	3,362,637	73,106	2.2%	3,515,872	95.6%
Other Hotel/CC Revenue	435,936	295,978	(139,958)	(32.1%)	5,074,293	4,574,194	(500,099)	(9.9%)	5,336,712	85.7%
Equity/Capital Transfers In	-	-	-	0.0%	5,000,000	10,000,000	5,000,000	0.0%	5,000,000	200.0%
Total Revenues (591)	**$ 3,569,265**	**$ 2,842,741**	**$ (726,524)**	**(20.4%)**	**$ 48,986,439**	**$ 53,806,486**	**$ 4,820,047**	**9.8%**	**$ 51,884,264**	**103.7%**
Expenditures (591)										
Hotel Room Expenses	$ 378,544	$ 401,233	$ 22,689	6.0%	$ 5,495,714	$ 5,358,355	$ (137,360)	(2.5%)	$ 5,848,030	91.6%
Kitchen Expenses	336,952	431,357	94,405	28.0%	5,654,562	5,754,711	100,149	1.8%	5,906,091	97.4%
Banquet Expenses	309,202	412,246	103,044	33.3%	6,004,783	5,938,412	(66,371)	(1.1%)	6,299,167	94.3%
Restaurant Expenses	109,188	136,391	27,204	24.9%	1,899,903	1,924,345	24,442	1.3%	2,006,204	95.9%
Capital Outlay	243,649	716,677	473,027	194.1%	2,680,144	17,237,328	14,557,184	543.1%	2,923,793	589.6%
Other Expenses	1,337,940	1,124,192	(213,748)	(16.0%)	14,950,868	14,647,398	(303,469)	(2.0%)	16,280,757	90.0%
Transfer to Convention Center	630,908	-	(630,908)	(100.0%)	6,939,983	7,176,525	236,543	3.4%	7,570,890	94.8%
Total Expenditures (591)	**$ 3,346,383**	**$ 3,222,096**	**$ (124,287)**	**(3.7%)**	**$ 43,625,956**	**$ 58,037,074**	**$ 14,411,118**	**33.0%**	**$ 46,834,932**	**123.9%**
Surplus/ (Deficit) (591)	**$ 222,882**	**$ (379,355)**	**$ (602,237)**		**$ 5,360,483**	**$ (4,230,588)**	**$ (9,591,071)**		**$ 5,049,332**	
Net Surplus/ (Deficit)	**$ (2,762,124)**	**$ (4,301,284)**	**$ (1,539,161)**		**$ 4,329,066**	**$ (11,921,275)**	**$ (16,250,342)**		**$ 4,982,857**	

The $11M in Capital/Equity Transfers Out of Fund 590 is a $6M transfer to the Building Replacement fund from the Andretti land sale proceeds and a $5M transfer to the Renaissance Fund (591) for the guest room renovation. The $10M in Equity/Capital Transfers In are the $5M key money from Marriott for the guest room renovation and the $5M transfer in from the Village.

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

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

Date	Project	Vendor	Amount
12/1/2025	Prairie Center for the Arts Flooring Project	Diverzify	$ 29,445
12/18/2025	Purchase of the Upfit of one Ford Pickup Truck	Monroe Truck Equipment	$ 45,000
12/18/2025	Purchase of the Upfit of one Ford Pickup Truck	Monroe Truck Equipment	$ 35,000
12/18/2025	Village-Owned Elevator Maintenance and Repair Services	Advanced Elevator	$ 37,000
12/18/2025	Purchase of Tethered Drone	FotoKite	$ 39,915
		Monthly Total	**$ 186,360**
		Year to Date Total	$ 1,276,578

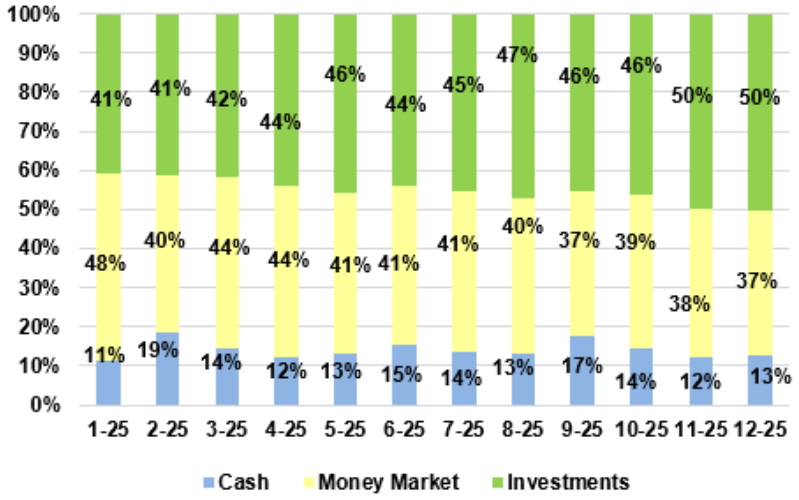
VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

SUMMARY OF CASH AND INVESTMENTS

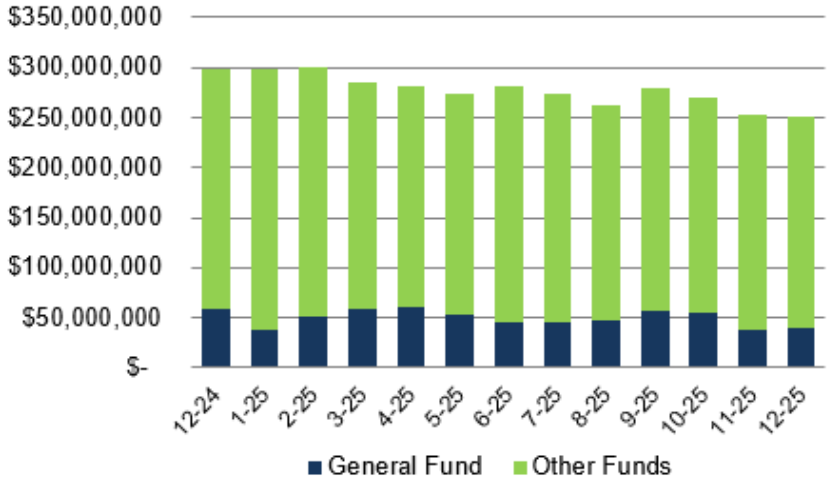
VILLAGE OF SCHAUMBURG
STATEMENT OF CASH AND INVESTMENTS
December 31, 2025

	Par Value	Current Book Value	Market Value	Percent Total Book Value
Cash	31,441,542	31,441,542	31,441,542	13%
Money Market	92,823,100	92,823,100	92,823,100	37%
CDs	33,239,710	33,239,710	33,355,078	13%
Agency Bonds	57,400,000	57,315,796	57,577,718	23%
US Treasury Notes	20,950,000	20,948,828	21,039,010	8%
Municipal Bonds	14,311,000	13,882,060	13,888,044	6%
	$ 250,165,352	$ 249,651,036	$ 250,124,492	100%
Last Year	$ 299,468,833	$ 299,101,275	$ 298,372,804	
% Change from Last Year	-16.5%	-16.5%	-16.2%	

Cash vs Money Market vs Investments



General Fund & Total Investments by Month



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

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Contribution to the Chicago Metropolitan Agency for Planning
01/27/26
Village Board

Presenter: Brian A. Townsend
Lead Department: General Government

Account(s):	Budget:	Expense Request:
1011005 7216	3,543	3,321.83

The budget status for this request is: Under Budget

Amount Under Budget: 221.17

Executive Summary:

Chicago Metropolitan Agency for Planning (CMAP) is our region's comprehensive planning organization. The agency and its partners are implementing ON TO 2050, a long-range plan to help the seven counties and 280+ communities of northeastern Illinois implement strategies that address transportation, housing, economic development, open space, the environment, and other quality-of-life issues.

The CMAP contribution has increased by $127.76 this year.

Recommended Action:

The Village Manager recommends that the FLAGG Committee recommend to the Village Board to approve membership in the Chicago Metropolitan Agency for Planning, and the contribution amount of $3,321.83 be paid.

ATTACHMENTS:

- CMAP Dues 2026.pdf

Chicago Metropolitan
Agency for Planning

433 West Van Buren Street - Suite 450
Chicago, IL 60607

(312) 454-0400
cmap.illinois.gov

To: VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193

Invoice

Number	2026MUN-00220
Invoice date	11/19/2025
Due date	1/3/2026

Description	Amount
FY 2026 Local Contribution	3,321.83

Total: $3,321.83

Please remit payment electronically to:

Chicago Metropolitan Agency for Planning
Deposit Account – 2033876
Routing/ABA – 071000288
Account Type: Checking
Currency: USD

If paying by check, please send to:
Chicago Metropolitan Agency for Planning
Attn: Ashley Ward
433 West Van Buren Street, Suite 450
Chicago, IL 60607

Thank you!

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve the 2026 Business Plan for the Renaissance Schaumburg Convention Center Hotel
01/27/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

The 2026 Business Plan of the Renaissance Schaumburg Hotel and Convention Center was reviewed by the Village in November. Together with our hotel asset management consultant, Hospitality Advisory Partners, the Business Plan was thoroughly reviewed, analyzed, and discussed. We believe Marriott used fair and reasonable assumptions to prepare an achievable business plan now that the guest room renovation is complete. Staff will continuously monitor and oversee hotel operations as we navigate rebounding and growth.

Included herein is a review of 2025 results and a summary of the 2026 business plan.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommends the Village Board approve the 2026 Business Plan for the Renaissance Schaumburg Hotel and Convention Center.

ATTACHMENTS:

- 2026 Business Plan Memo.pdf
- REN Outlook 1.14.26 (1).pdf
- 2026 Budget Approval Letter (2).pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

MEMORANDUM

Date: January 10, 2026

To: Mr. Brian Townsend, Village Manager

From: Lisa Petersen, Director of Finance

Subject: 2026 Renaissance Schaumburg Hotel and Convention Center Business Plan

For: FLAGG Committee

Introduction

In November, village staff met with the Renaissance property management team and the asset manager, Hospitality Advisory Partners (HAP) to discuss the proposed 2026 Business Plan and Budget for the Renaissance Schaumburg Convention Center Hotel. This is expected to be a year for rebounding Revenue Per Available Room (RevPAR) growing 12.7% compared to last year when the guest room renovation temporarily impaired RevPAR growth.

Discussion

This Business Plan is presented and compared to 2025 to reflect results and demonstrate achievement of annual goals. Renovation of the 500 guest rooms was completed in August 2025 on time and under budget, but the renovation did have an adverse impact on performance. This was anticipated, however, a decline in group bookings was not expected. Imposed tariffs, the government shutdown and its impact on the airline industry caused event attendees to cancel. Provided herein is a summary and analysis from HAP with specific market trends and comparisons.

2025 gross revenue lagged budget by $206K, however, the banquets department exceeded expectations due to added food and beverage functions. Gross operating profit finished below budget by $584K, reflecting the decreased revenues and higher departmental expenses, resulting in Net Operating Income (NOI) of $7.4M, an 18.7% reduction compared to last year.

The 2026 Business Plan is expected to increase significantly. The plan projects to achieve the highest number of group room nights ever achieved and the highest total gross revenues ever achieved, more than $50MM and surpass 2024 results, which is the most recent normalized operating year, by more than $1.8MM or 3.7%. Occupancy, Average Daily Rate, and Revenue Per Available Room (RevPAR) are all expected to improve. Additionally, management expects the ability to enhance rates since the newly renovated rooms offer an improved guest experience. 2026 operating expenses are higher than last year by $1.9MM or 5.5%, hourly labor rates increased 5.2%

and these rates will be finalized based on the benchmark set by the downtown hotel labor market contract. Expenses are in-line with a normalized operating year.

Net Operating Income is the expected cash distribution to the village for debt service obligations. NOI is the result of all property operations and distributions of owner obligations as set forth in the Qualified Management Agreement (QMA). The QMA states that 5% of Gross Revenues be held in escrow for Furniture, Fixtures, and Equipment (FF&E) upgrades, which are the owner's responsibility. In 2026 management expects to distribute $13.3MM to the village for debt service, FF&E and Capital obligations.

Below is a recap and status of the Top 5 priorities identified by the property management team in the 2025 Business Plan:

1. Achieve Budgeted Gross Operating Profit of $12.98M.
   Status: Gross Operating Profit was $12.37M.
2. Deliver (Room) RevPAR of $104.31
   Status: 2025 Room RevPAR was $100.98.
3. Achieve Catering (Banquet) Sales of $19.224M.
   Status: 2025 Banquet Sales totaled $19.1M.
4. Mitigate Kensington Development and Guest Room renovation to achieve Guest Voice goal of 68%
   Status: Guest Voice results were 72.4%
5. Attain Ambassador Engagement index of 87%.
   Status: Ambassador engagement index was 87%.

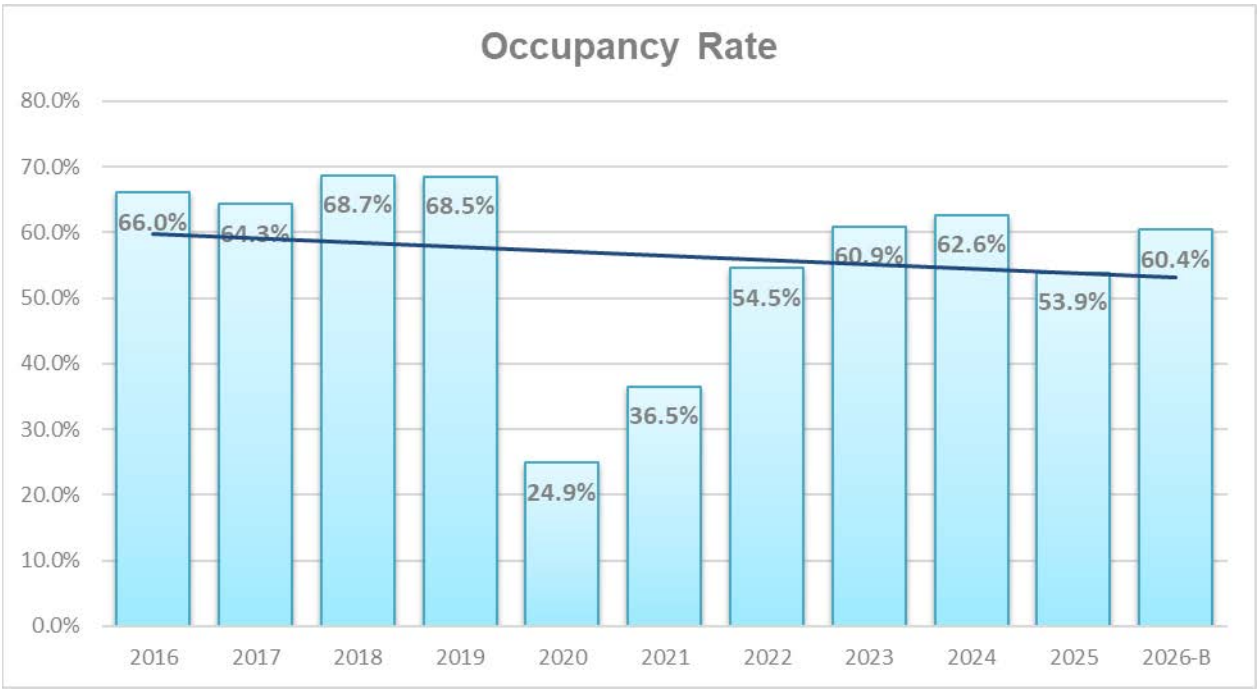
From an operational perspective, the 2026 Business Plan is sound and based on the best intelligence available as the hospitality industry continues to navigate business travel, inflation, and changes in employee demands and expectations. The plan sets reasonable goals and is a solid roadmap for 2026.
The Top 5 priorities for this year are:

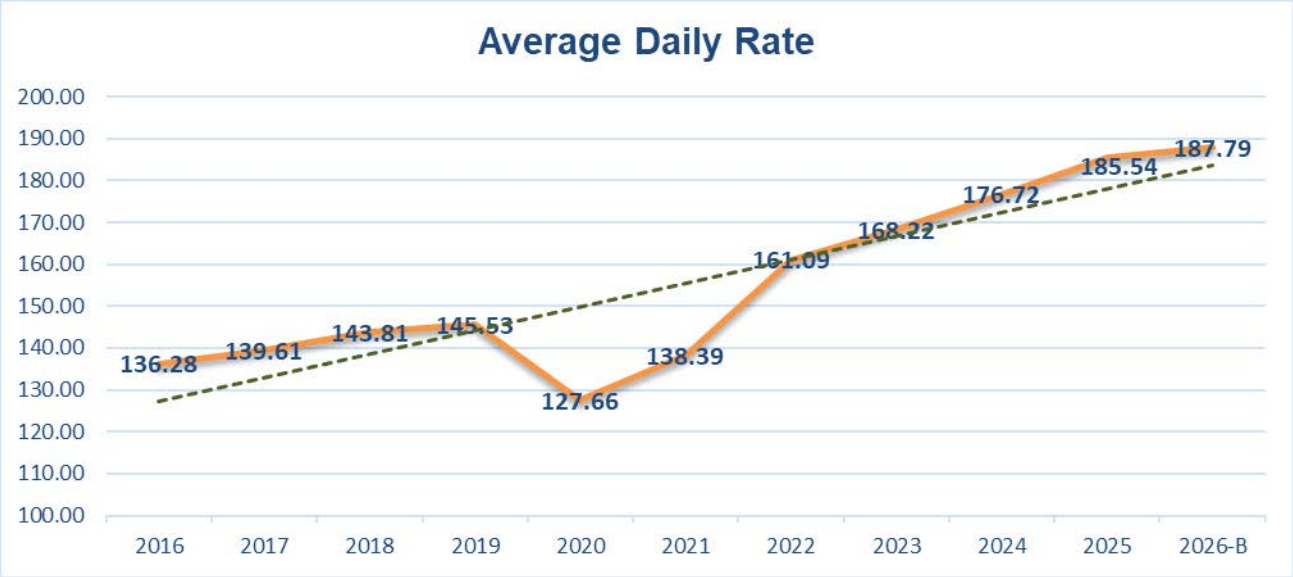
1. Deliver Budgeted Gross Operating Profit of $14.93M
2. Achieve $113.47 Guest Room RevPAR.
3. Increase total Catering and Convention Center Sales to goal of $20.8M
4. Achieve overall Hotel guest satisfaction goal of 73.5%
5. Attain Ambassador Engagement index of 89%.

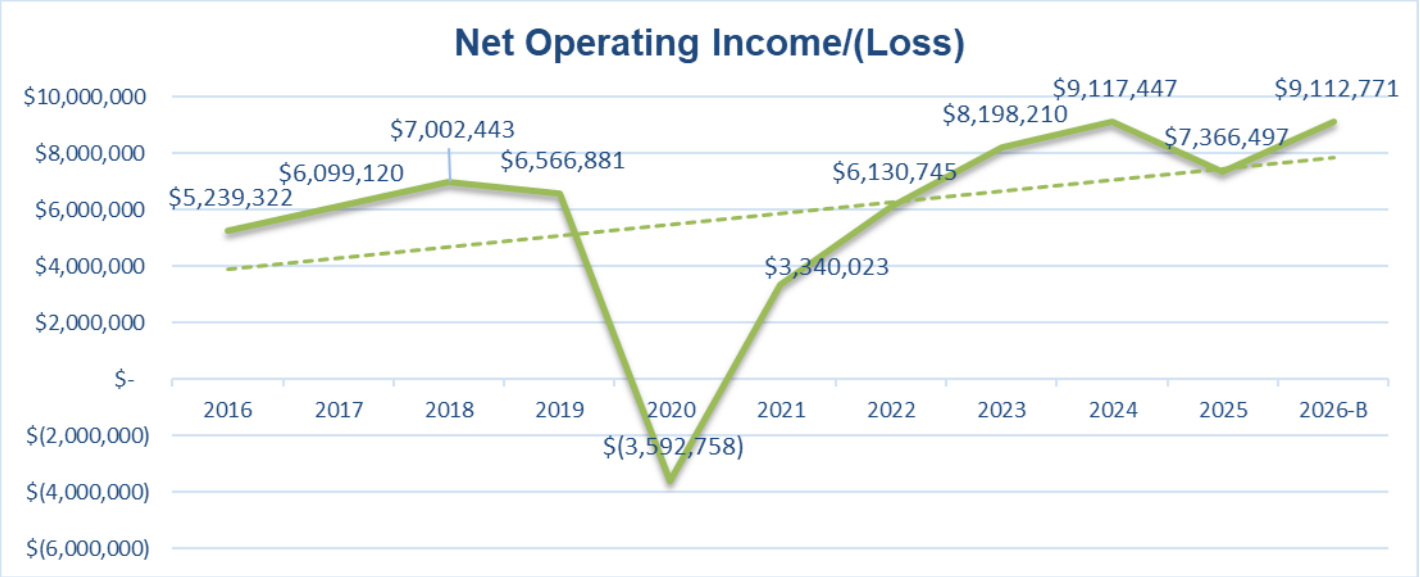
The capital projects planned for 2026 are listed below:

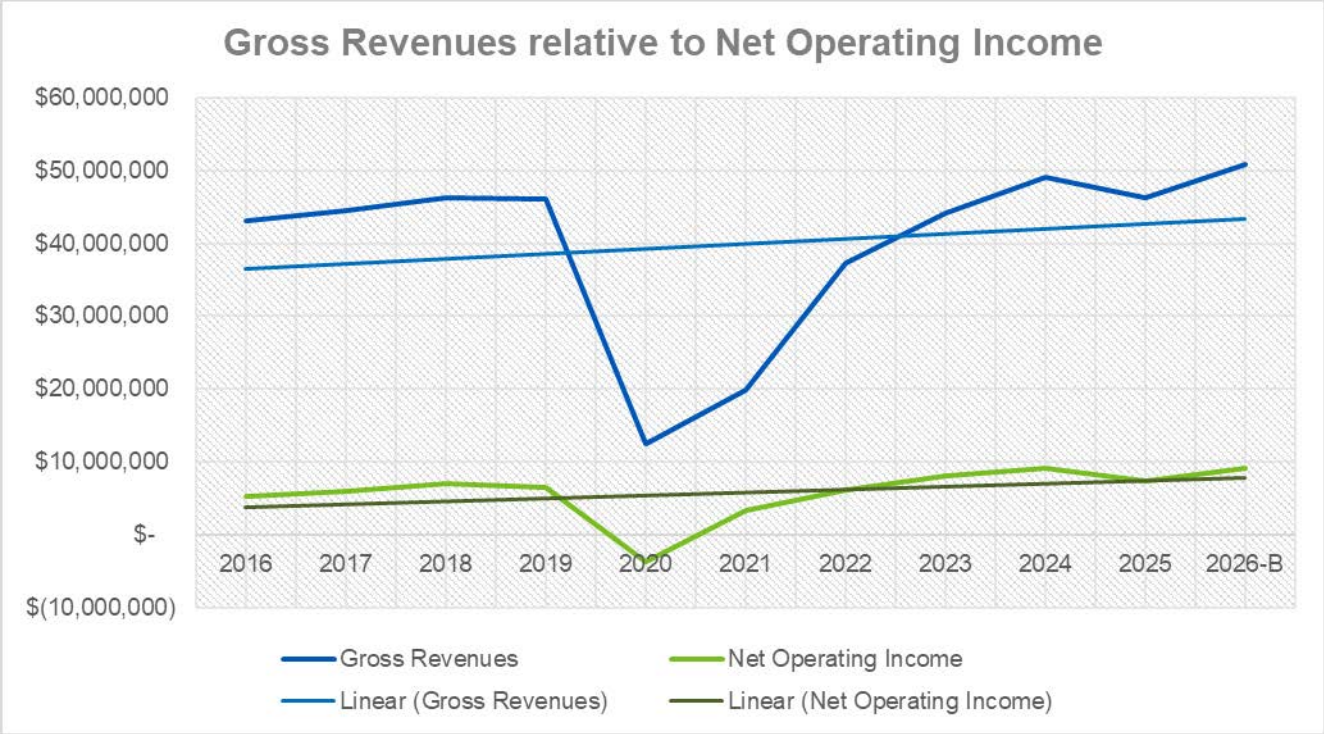
2025 CAPITAL PROJECTS	
Project	**Estimated Cost**
Refurbish kitchen hood	80,000
Upgrade Micros System	84,000
Replace Banquet Oven, Grill, Fryers	89,500
Computer Equipment Replacement	138,800
Hotel Discretionary projects (projects less than $25k)	248,500
Funding from FF&E Escrow	640,800
Replace various CO2 detectors	33,000
Refurbish sprinkler system control unit	102,000
Refurbish escalator mechanicals	102,000
Refurbish water pumps and treatment system	155,000
Refurbish main hotel breaker switch	172,000
Refurbish Air Handling units	363,600
Replace fire alarm control panels	1,000,000
Funding from Capital	1,927,600
Total	**2,568,400**

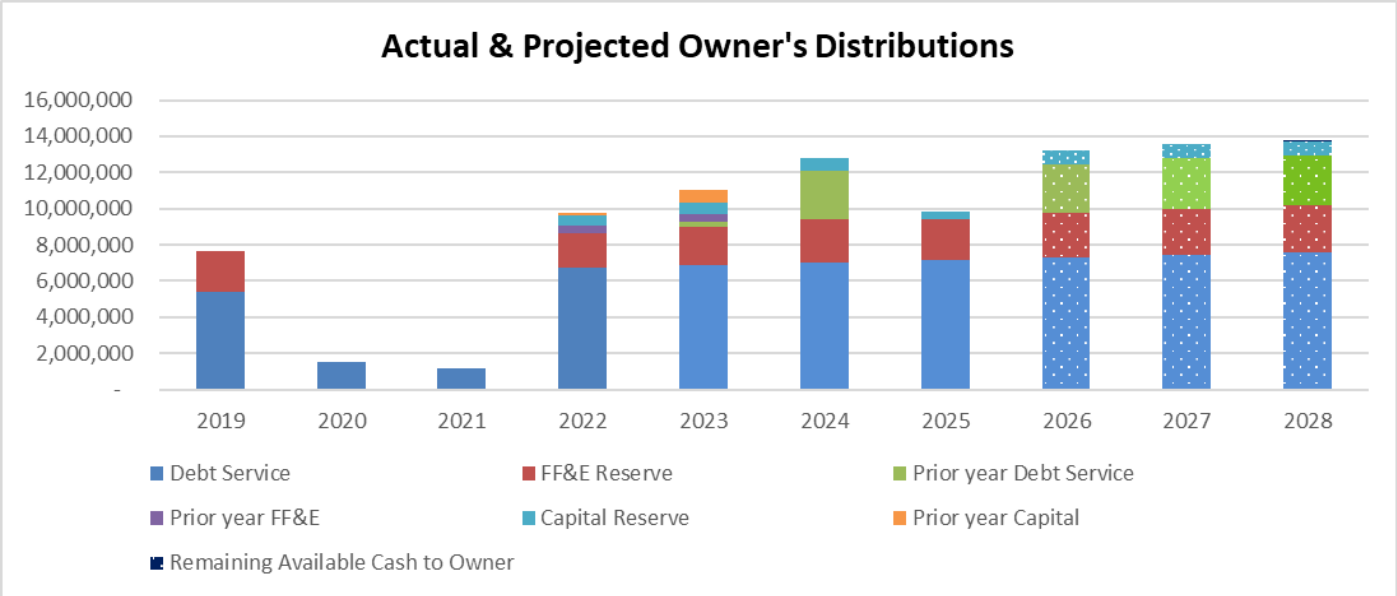
Following is a 10-year history of key statistics for the Renaissance Schaumburg Convention Center Hotel:




Average Daily Rate
200.00
190.00
180.00
170.00
160.00
150.00
140.00
130.00
120.00
110.00
100.00
136.28
139.61
143.81
145.53
127.66
138.39
161.09
168.22
176.72
185.54
187.79
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026-B


Net Operating Income/(Loss)
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$-
$(2,000,000)
$(4,000,000)
$(6,000,000)
$5,239,322
$6,099,120
$7,002,443
$6,566,881
$(3,592,758)
$3,340,023
$6,130,745
$8,198,210
$9,117,447
$7,366,497
$9,112,771
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026-B


Gross Revenues relative to Net Operating Income
$60,000,000
$50,000,000
$40,000,000
$30,000,000
$20,000,000
$10,000,000
$-
$(10,000,000)
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026-B
Gross Revenues
Net Operating Income
Linear (Gross Revenues)
Linear (Net Operating Income)


Actual & Projected Owner's Distributions
16,000,000
14,000,000
12,000,000
10,000,000
8,000,000
6,000,000
4,000,000
2,000,000
-
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
Debt Service
FF&E Reserve
Prior year Debt Service
Prior year FF&E
Capital Reserve
Prior year Capital
Remaining Available Cash to Owner

Historical Results & 2026 Budget (in millions)	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Budget	% Change to PY Actual
Sales Revenue	45,998	12,440	19,950	*38,766*	44,220	49,021	46,279	50,854	9.9%
Operating Expense	20,983	7,778	8,558	*16,345*	19,112	20,980	20,798	22,234	6.9%
Departmental Profit	25,015	4,662	11,392	*22,421*	25,108	28,041	25,481	28,620	12.3%
Administrative Charges	11,603	6,997	6,999	*10,561*	12,083	13,157	13,247	13,692	3.4%
Fixed Charges	6,845	1,258	1,053	*5,468*	4,826	5,767	4,867	5,814	19.5%
Net Operating Income/Due to Owner	6,567	(3,593)	3,340	*6,392*	8,199	9,117	7,367	9,113	23.7%

As an update to the Forward Direct Purchase Agreement with Morgan Stanley that the Village entered into in December 2020, the village received $24.6 M as part of the agreement to allow Morgan Stanley to purchase refunding bonds related to the hotel and convention center. The affected bonds were callable in 2022 and 2023, and Morgan Stanley exercised their option to purchase $115,505,000 of the outstanding bonds. However, due to the current interest rate environment, approximately $103.8 M of the bonds were not purchased by Morgan Stanley and could be eligible for future refunding and savings if interest rates fall. The debt service obligations have not and will not change, nor do the repayment terms of the bonds. Staff continually monitors for potential refunding opportunities, but the current environment does not yield sufficient financial benefit for the Village. The bonds are scheduled to be fully repaid in FY2040/41.

Below is a brief summary of cash activity and projected funds available for debt service:

Hotel & Convention Center Fund Projected Cash for Debt Service & Capital Improvements	Actual 2024	Actual 2025	Proposed Budget 2026
Net Operating Income/Due to Owner	9,117,447	7,366,497	9,112,771
Village-allocated Tax Revenue	9,925,457	10,337,155	10,650,786
Interest Income	3,004,498	1,492,709	2,000,000
Total Revenue	22,047,402	19,196,361	21,763,557
Debt Service	14,651,714	-	-
Owner Expenses (renovation & other)	8,525,504	5,398,880	564,000
Total Expenses	23,177,218	5,398,880	564,000
Net Income/(Deficit)	(1,129,816)	13,797,481	21,199,557
Cash & Investments			
Ending Available Cash 11/30/25		*41,403,603*	*62,603,160*

The following documents are included for additional information:

- Business Outlook & Strategy Summary
- Budget Strategy & Summary
- 2026 Business Plan (with Priorities and Goals)
- Recommendation from asset manager, Hospitality Advisory Partners

Recommendation

Staff recommends the Village Manager recommends approval of the 2026 Business Plan for the Renaissance Schaumburg Hotel and Convention Center.

Renaissance Schaumburg Convention Center

OU9673V

2026 Business Plan

Business Outlook & Strategy Summary

Vision Statement

The Renaissance Schaumburg Convention Center Hotel continues to stand at the forefront of innovation and creativity in Northern Mid-America's event landscape. Designed by the visionary John Portman, this architectural masterpiece combines functionality with extraordinary spaciousness. Located near the nation's sixth-largest retail hub, the hotel is the centerpiece of the emerging 90-North Schaumburg development. Currently, the final phase of the mixed-use District by Veridian (N90-East) and the Kensington Development (N90-West) are in progress. The Kensington Development now features the direct-to-hotel access 920-car indoor parking facility, and will soon offer enticing on-site dining venues. The exciting Andretti Indoor Karting Venue opening in April will enhance the hotel's competitive edge and the newly renovated guest rooms, suites, and lounge reaffirm the hotel's position as the premier destination in Northwest Chicago. With 50,000 square feet of recently upgraded event space and 100,000 square feet for conventions, the property is poised to attract diverse groups, boosting revenue from rooms, events, and audio visual services. The Schaumburg Public House Restaurant & Bar, alongside the inviting Gather Lounge and Ren Cafe will further elevate the hotel's business positioning. Through a meticulous review of business practices, minimizing construction impacts, ADR optimization, expense alignment, and productivity enhancements, the hotel anticipates available cash for distribution to reach $13.3M.

Overall Revenue Strategy (Positioning Statement)

The Renaissance Schaumburg Convention Center Hotel's strategic revenue priorities will be increasing high-rated group business and growing transient ADR. Building lead volume by proactively driving awareness, attending tradeshow and customer events and solicitation of past events will allow the hotel to benefit from strong group demand. A robust sales and marketing plan capitalizing on the N90 developments, the newly renovated guest rooms and event space, will ensure successful "Space Hog" and Schaumburg Collection campaigns. Leveraging the hotel and convention center's stellar reputation and recent impactful enhancements, we are poised to drive long-term success through multi-year partnerships and strong customer loyalty. Local catering revenues will be maintained by diligently monitoring booking cycles and patterns. Creating group compression will contribute to the growth of transient revenues by driving premium retail rates on peak days. Maintaining and building on our strong relationships with special corporate accounts and identifying new companies and projects maintain production in this segment. Maximizing Plus Advertising will enhance transient ADR growth and revenue.

Financial Performance

Market guidance indicates a 2.0-3.0% improvement in RevPAR (actual 12.7% based on 2025 renovation year), 3.0% improvement in Local Catering and Group Catering Contribution, and a 3.0% improvement F & B outlet and related revenues. Based on the aforementioned, overall revenues will increase by $4.5M, profits will increase by $2.5M, flowing at 54.9%.

Material impact items include the following:

- Total hourly and managements wages will increase by 7.5% driven by a mix of productivity improvements and impactful hourly rates increases.
- Hourly productivity is improving by 5.4% due to strategic process and scheduling changes being implemented based on opportunities highlighted with the ATLAS BIC labor standards.
- Hourly wages rates increase by 5.6% ($2.0 Non-tipped, $1.0 tipped, Engineering $1.89) and an increase of 16,346 hours due to volume resulting in an overall increase of 10.6%.
- Management wages will increase year over year by 3.3% over 2025 budgeted wages, resulting in a 2.1% increase overall.
- Assumptions for all key controllables will be at forecasted inflation of 2.57%
- Material GOP bridge items to prior year - Hourly wage increase up 1.6% over recommend $84K, Hours up 16,346 over Benchmark Tool (Kitchen/Engineering) $331K, Medical subsidies increase of 7.8% or $133K over inflation, Bonus Target vs last year over by $81K, Irish Dance Staging (Contracted Concession) $50K, One time expense for Climate Action Program $30K savings, New Honeywell Smart Thermostats in Guest room saving

Service Strategy

Guest Voice and Event Planner Satisfaction will be challenged until early 2026. Thoughtful planning to mitigate the N90 East construction, the Kensington Development and the full guest room renovation will require a very proactive detailed approach and focused ambassador education and training. The hotel's ambassadors will deliver on the brand spirit of exploration and discovery through the Navigator program and by capitalizing on Bonvoy features. Ambassadors will create emotional connections by bringing the brand vision of "Discover This Way" to life during every guest interaction. The R-service strategy speaks to the Spontaneous Explorer in all of us and is conveyed by highly skilled ambassadors, representing the R Image lifestyle of passion and discovery. The hotel will present the on-brand R training platform for newly arrived and tenured ambassadors. The Spontaneous Explorer will have increased desire to enjoy the Renaissance experience with "Celebrate the Neighborhood" programing encompassing unique property events focused on local beverage, food, and music. Comprehensive Bonvoy features including the convenience of Mobile Key and Mobile Dining will drive elite members' intent to recommend. The evolution of GXP will continue to support the knowledge about guests and allow the hotels ambassadors to accommodate the guest's preferences.

Associate Engagement

At the Renaissance Schaumburg, attracting, selecting, and retaining exceptional ambassadors is our highest priority. By partnering with local high schools, universities, and community organizations, we'll continue to discover passionate individuals who embody our spirit of curiosity and hospitality. Through competitive wages, comprehensive benefits, and a strong presence in the community, we will position ourselves as the employer of choice in the market. Guided by Marriott's "Putting People First" philosophy, we foster a culture where every ambassador feels empowered, supported, and inspired to grow. We will lead with purpose by embracing Marriott's core values—celebrating diverse perspectives, encouraging collaboration, and creating a sense of belonging through active participation in Associate Resource Groups. Consistent and engaging communication through the DLZ APP, daily R-Ways updates, and regular GEM celebrations will keep our ambassadors informed and connected. Ongoing feedback, recognition, and celebration of success will be key to maintaining a vibrant and motivated team. By investing in ambassador training, team building, and cultivating a warm, welcoming environment, we will continue to drive high retention and deliver the elevated guest experience that defines Renaissance.

Renaissance Schaumburg Convention Center Hotel

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Budget Strategy & Summary

Currency = Local

Financial	2026 BP	2025 Forecast	2024 Actual	2026 vs 2025 B/(W)	2026 vs 2025 % Chg	2026 vs 2024 B/(W)	2026 vs 2024 % Chg
Total Sales	50,480,408	45,950,883	49,021,407	4,529,525	9.9%	1,459,001	3.0%
Gross Operating Profit	14,850,465	12,365,998	14,884,631	2,484,467	20.1%	(34,166)	(0.2%)
GOP Margin	29.4%	26.9%	30.4%	2.5%		-0.9%	
GOP Flow-Through to LY (%)				54.9%		-2.3%	
EBITDA Less FF&E	9,063,055	7,506,813	9,117,455	1,556,242	20.7%	(54,400)	(0.6%)
Room RevPar	113.81	100.98	110.63	12.82	12.7%	3.17	2.9%
Room Revenue	20,769,691	18,429,407	20,245,729	2,340,284	12.7%	523,962	2.6%
ADR	187.83	184.47	176.72	3.36	1.8%	11.11	6.3%
Occ%	60.6%	54.7%	62.6%	0.06	10.7%	(0.02)	(3.2%)
Management Wages	4,159,492	4,074,386	3,924,316	(85,106)	(2.1%)	(235,176)	(6.0%)
Hourly Average Wage Rate	23.12	21.89	20.93	(1.23)	(5.6%)	(2.19)	(10.5%)
Total Hotel Hrs POR	3.27	3.46	3.20	0.19	5.4%	(0.08)	(2.4%)
Rooms Hrs POR	0.92	0.96	0.93	0.04	3.9%	0.01	1.0%
F&B Hrs per Cover	1.11	1.15	1.12	0.04	3.5%	0.01	1.2%
Support Hrs PAR	0.30	0.29	0.27	(0.01)	(4.4%)	(0.03)	(11.6%)
Total Benefits as % of Total Wages	45.9%	46.7%	45.5%	0.01	1.7%	(0.00)	(0.9%)
Other Key Metrics	**2026 BP**	**2025 YTD Forecast**	**2024 Actual**				
RevPAR Index (STR)	129.00	116.10	128.60				
Intent to Recommend (Property)	73.0%	72.0%	73.3%				
Associate Engagement Index		87.0%	86.0%				

Market Condition Overview

High-Level Key Points:

*Chicago citywide room nights for 2026 are pacing 2.7% behind last year, driven by a 51.1% decline in Q1.
*Stephens Convention Center show volume is ahead of last year by 2 shows, with 59 events currently scheduled.
*No new supply in the market, most competitive set hotels have renovated guest rooms, lobby or function space in the past 3 years.
*First year of Eaglewood Resort Hotel (competitive set) under new management, Arbor Lodging.
*[illegible]year of Hyatt Regency Schaumburg (competitive set) under new management, Blue Sky Hospitality.

Highlights:

*[illegible] year of the new 920-car parking center connected to the hotel and convention center.
*Andretti Indoor Karting and Gaming venue scheduled to open in spring 2026.
*New Cross Road of Schaumburg retail and restaurant development, less than 1 mile south of the hotel, scheduled to open spring 2026
*N90 North - West Veridian Development, well under way with residential, restaurant and retail businesses to open in late 2026.

Sales Strategy & Key Impacts on Total Revenue

Key Assumptions:

*RevPAR is budgeted to grow 12.7%, driven by ADR growth of 1.8% and occupancy growth of 10.7% over 2025. Adjusted for the guest room renovation impact, growth is 2.6%.
*RevPAR Index for 2026 is forecasted at 129.0, a 13.5% increase over 2025 (ADR Index +1.4%, Occ Index +10%.)

Group Segment:

*Group pace is currently ahead of the prior year by 20.0% and 0.8% in ADR. Revenue is budgeted to grow 18.1%, driven by growth of 14.7% in room nights and 3.0% in ADR.
*A strong T1/T2 funnel is supporting the pickup of 25,681 room nights at a to book rate of $188 ADR. A risk factor is the hold and prospect funnel is below the past two years.
*Rooms only group will increase from 4556 in 2025 (5786 in 2024) to 7376, mainly driven by the Presidents Cup NBC TV Crew (1334 rooms).

Transient Segment:

*Transient revenue is budgeted to grow 4.0%, driven by a 2.1% increase in ADR and a 1.9% increase in room nights.
*Rate growth is expected from an increase in retail mix, retail rate growth, and special corporate rate performance.

Key Assumptions for Group Catering Contribution & F&B Outlet SPOR

*Group catering revenues are budgeted to grow by 6.2% driven by a group catering contribution increase of 9.1% over 2024.
*Local catering revenues will grow 3.0% by driven by higher average checks and increased demand for South-Asian weddings.
*Schaumburg Public House, Gather and RenCafe spend per occupied room is budgeted to grow by 3.0% versus prior year.

Profit Assumptions & Cost-Management Strategy

•Total hourly and managements wages will increase by 7.5% driven by a mix of productivity improvements and impactful hourly rates increases.
•Hourly productivity is improving by 5.4% due to strategic process and scheduling changes being implemented based on opportunities highlighted with the ATLAS BIC labor standards.
•Hourly wages rates increase by 5.6% ($2.0 Non-tipped, $1.0 tipped, Engineering $1.89) and an increase of 16,346 hours due to volume resulting in an overall increase of 10.6%.
•Management wages will increase year over year by 3.3% over 2025 budgeted wages, resulting in a 2.1% increase overall.
•Assumptions for all key controllables will be at forecasted inflation of 2.57%
• Material GOP bridge items to prior year - Hourly wage increase up 1.6% over recommend $84K, Hours up 16,346 over Benchmark Tool (Kitchen/Engineering) $331K, Medical subsidies increase of 7.8% or $133K over inflation, Bonus Target vs last year over by $81K, Irish Dance Staging (Contracted Concession) $50K, One time expense for Climate Action Program $30K savings, New Honeywell Smart Thermostats in Guest room saving $67K in utility expense and SUTA decrease of 73%.
•Redesign arrival experience with new property layout by integrating clear signage, efficient parking directions and automated guidance systems. Adjustments to empower staff to focus on delivering personalized, high-touch service from the moment guests arrive will deliver stellar arrival scores.

Renaissance Schaumburg Convention Center

OU9673V

2026 Business Plan

Include 2 to 3 goals and objectives for each of the departments below

List the Top Five Property Priorities

Priority 1	Deliver Budgeted Gross Operating Profit of $14.850M
Priority 2	Achieve $113.81 Guest Room Revenue Per Availble Room
Priority 3	Increase Total Catering and Convention Center Sales To Goal Of $20.275M
Priority 4	Achieve Overall Hotel Guest Satisfaction Goal Of 73.5%
Priority 5	Attain Ambassador Engagement Index Goal of 89%

Rooms Goals

Goal 1	Achieve Atlas Enhanced Rooms Productivity Budget Of 0.92
Goal 2	Meet BONVoy Elite Member Appreciation Guest Voice Goal Of 71.5%
Goal 3	Achieve Overall Guest Voice Room Cleanliness Of 85%

Food & Beverage Goals

Goal 1	Capitalize on Dynamic Pricing and Achieve Budgeted Overall B&F Revenue of $27.676M
Goal 2	Meet Schaumburg Public House, Gather Lounge, and REN Café Guest Voice Overall Goal Of 65.0%
Goal 3	Meet or Exceed Overall Event Planner Satisfaction Score Of 85%

Associate/Employee Goals

Goal 1	Increase Associate Engagement Leadership Score From 82% To 86%
Goal 2	Drive Ambassador Overall Engagement to Minimize Turnover up by 1 pts
Goal 3	Achieve Budgeted Accident Cost Of $24K Of Totel Hotel Sales

Administrative & General Goals

Goal 1	Achieve House Profit Key Metrics Goal Of 101.0%
Goal 2	Meet Budgeted Management Wage as Percent Of Sales Of 8.2%
Goal 3	Achieve Pre-Arrival Group Reservation Passkey and Reception Upsell Goal Of $200K

Sales & Marketing Goals

Goal 1	Meet Or Exceed 2026 Group Room Night Target of 79,000
Goal 2	Drive Total Catering and Convention Center Sales To Budgeted $20.275M
Goal 3	Achieve Full Year Schaumburg Convention Center Occupancy Of 70%

Property Operation & Maintenance / Utilities Goals

Goal 1	Meet Budgeted Controllable Expense Goal of 4.57% Of Revenues
Goal 2	Achieve Maintenance And Upkeep Guest Voice Score To 76.5%
Goal 3	Implement Energy Consumption Strategies To Achieve Budgeted Heat, Light and Power Goal Of 2.5%

HOSPITALITY ADVISORY PARTNERS
HOTEL ASSET MANAGEMENT

January 12, 2026

Ms. Lisa Petersen
Director of Finance
Village of Schaumburg
101 Schaumburg Ct.
Schaumburg, IL 60193

Re: Renaissance Schaumburg Convention Center Hotel 2026 Business Plan

Dear Lisa:

We have reviewed the Renaissance Schaumburg Convention Center Hotel 2026 Global Business Plan for calendar year ending December 31, 2026. All information reviewed is the representation of the management of the hotel.

A review consists principally of inquiries of company personnel and analytical procedures applied to financial data. Our review included discussions with management regarding the business plan; analyzing and reviewing the operating budget for reasonableness; comparing the operating budget with historical performance; reviewing the budgeted cash flows and reviewing the FF&E capital plan. Our review did not include a physical plant analysis to understand the general condition of the hotel and surrounding grounds.

The information reviewed was supplied to us during discussions with representatives of the hotel's management staff. Estimates and analyses regarding the project are based on trends and assumptions and, therefore, there may be differences between the projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Based on our review, we are not aware of any material modifications that should be made to the Business Plan.

Financial Operating Results

2025 Summary

Hotel financial operating results for 2025 as compared to budget were adversely impacted due to several factors, including some that were planned and some that were not planned. The guestroom, suite and concierge lounge renovation impacted performance, which was anticipated. The renovation proved to be successful, finishing on time and under budget, and the hotel team continues to receive positive guest feedback. In addition to the renovation, unanticipated group room decline impacted both occupancy and room revenues. Softer than expected in-the-year group bookings and declines to actual booked rooms versus forecasted, for numerous events throughout the year, impacted group room declines. The imposed tariffs impacted group travel in the spring and the government shutdown and impact to the airline industry in November further impacted group room nights, which caused many event attendees to cancel their travel plans. Declines in audio-visual revenue also impacted overall revenue declines, as budgeted revenues provided by the hotel's audio-visual provider proved to be aggressive. These factors led to gross operating revenue shortfalls of approximately $206 thousand as compared to budget, as most departments were adversely impacted. The banquet department, however, exceeded expectations, even with group room decline. Banquets were mostly impacted by enhanced spend due to added food and beverage functions. Gross operating profit finished below budget by $584 thousand, reflective of decreased revenues and elevated departmental expenses.

2026 Budget Summary

Operating performance is projected to improve significantly as compared to 2025. Improvement is driven not only by the renovation being complete, but also by the number of group room nights currently booked at the hotel. Management is projecting 2026 to generate not only the highest number of group room nights ever achieved, but also the highest total gross revenues ever achieved, surpassing $50 million.

Total revenues are budgeted to improve by nearly $4.6 million over 2025 results or 9.9%. While significant year-over-year improvement was anticipated due to last year's renovation, budgeted revenues are also projected to exceed 2024 results, the most recent normalized operating year, by more than $1.8 million or 3.7%. Occupancy is anticipated to improve by 6.6 points, positively impacted by all guest rooms being back in service, and both group and transient room nights are budgeted to increase. Group rooms expected to achieve the highest number ever produced by the hotel. Average daily rate (ADR) is budgeted to improve by more than $2 or 1.2%. Management is projecting continued year-over-year growth as well as the ability to enhance rate post-renovation, since the newly renovated rooms offer an improved guest experience. Occupancy and rate improvement lead to RevPAR improvement of more than $13.50 or 13.5%. Operating expenses are budgeted to increase to account for revenue improvement; however, operating expenses as a percent of revenue, are budgeted to decline by three points. Last year's

operating expenses were elevated due in part to labor related to preparing the renovated rooms upon completion (deep cleaning, making beds, etc.), thus inflating overall operating costs. Operating expense margins are budgeted to be in-line with a more normalized operating year. Gross operating profit, which deducts operating expenses from revenues, is budgeted to increase by $2.7 million.

	Original October 2025		Revised January 2026		2026 Budget Variance to 2025 Actual	
	2025 Forecast	2026 Budget	2025 Actual	2026 Budget	Variance	% Change
Occupancy	54.7%	60.6%	53.9%	60.4%	6.6%	12.2%
Average Daily Rate	$184.47	$187.83	$185.54	$187.79	$2.25	1.2%
RevPAR	$100.98	$113.81	$99.95	$113.47	$13.52	13.5%
Total Operating Revenue	$46.0m	$50.5m	$46.3m	$50.9m	$4.6m	9.9%
Total Operating Expenses	33.6m	35.6m	34.0m	35.9m	1.9m	5.5%
GOP	12.4m	14.9m	12.2m	14.9m	2.7m	22.0%
Non-Operating Expenses*	4.9m	5.8m	4.9m	5.8m	0.9m	19.5%
Net Income	$7.5m	$9.1m	$7.4m	$9.1m	1.7m	23.7%
Margin	*16.3%*	*18.0%*	*15.9%*	*17.9%*		

2026 Budget

Occupancy – Management is budgeting occupancy to increase by 6.6 points as compared to the 2025 year-end results. Occupancy improvement is attributable to the completed guest room, suite and concierge lounge renovation, allowing for all guestrooms to be available to be sold in 2026. Last year's occupancy was significantly impacted by the renovation and the number of guestrooms that were removed from inventory, which decreased the hotel's occupancy.

Management is projecting transient room nights to improve by nearly 500 room nights or 1.6% to 31,300. The modest improvement is driven by recent trends and the hotel's business traveler segment remaining lower than historical levels. This segment may likely not return to previous levels, having to likely be replaced with additional group business. Transient room nights are budgeted to represent approximately 28% of the hotels total room nights. Generally, transient room nights at the Renaissance represent between 35%-40% of occupied room nights, which is typical at large group hotels. The percentage budgeted in 2026 is lower due to trends as well as the increased rooms budgeted to be booked by the group segment.

Group room nights are budgeted to total 79,000, representing an approximate 11,500 room night improvement as compared to 2025 or a 17.0% increase. The hotel has a solid base of group rooms currently booked for 2026, totaling more than 67,000 room nights, leaving approximately 12,000 room nights to be booked in the year. Group room nights, as a percent of total occupied room nights, are budgeted to represent more than 71% of total room nights.

Management is not budgeting contract (airline) room nights to return to the hotel in 2026.

	Occupied Room Nights			
	Transient	Group	Contract	Total
2024 Actual	35,631	78,933	0	114,564
2025 Forecast (original)	31,004	68,902	0	99,906
2026 Budget (original)	31,578	79,000	0	110,578
2025 Actual (revised)	30,788	67,524	0	98,312
2026 Budget (revised)	31,276	79,000	0	110,276
'26 vs '25 growth (original)	*1.9%*	*14.7%*	*0.0%*	*10.7%*
'26 vs '25 growth (revised)	*1.6%*	*17.0%*	*0.0%*	*12.2%*

	Percent of Occupied Room Nights			
	Transient	Group	Contract	Total
2024 Actual	31.1%	68.9%	0.0%	100.0%
2025 Forecast (original)	31.0%	69.0%	0.0%	100.0%
2026 Budget (original)	28.6%	71.4%	0.0%	100.0%
2025 Forecast (revised)	31.3%	68.7%	0.0%	100.0%
2026 Budget (revised)	28.4%	71.6%	0.0%	100.0%

Average Daily Rate and RevPAR – The budget assumes continued improvement in average daily rate. Management is budgeting an increase in average rate of $2.25 as compared to 2025, representing a 1.2% increase. Both transient and group rates are projected to increase.

Transient rate is budgeted to increase by more than $5.50 over 2025 results. Decreased room night availability due to projected group room nights will allow the hotel to drive transient rate. Additionally, management has planned and developed a post-renovation pricing strategy that will lead to enhanced rate. Budgeted transient rate represents a 2.5% annual growth rate above 2025.

Group rate is projected to grow by approximately $3.50 as compared to 2025, or 2.1%. This growth is in line with the hotel's recent trends in rate and accounts for the group room nights that have already been booked for 2026.

RevPAR is calculated by multiplying occupancy by average rate. RevPAR is budgeted to improve by more than $13.50, or 13.5% as compared to 2025. Improvement is driven mostly by occupancy. Occupancy improvement is primarily due to the completion of the renovation. Last year's occupancy was significantly impacted by the renovation and the number of guestrooms that were removed from inventory, which decreased the hotel's occupancy.

Total Operating Revenues – Management is budgeting revenues to improve to $50.9 million (+9.9%), with all departments improving and impacted by occupancy and group room improvement. Although some of the increase is due to impacts related to the renovation

completion, much is driven by the anticipated record year for group rooms. Budgeted revenues represent the highest revenues ever achieved at the hotel. Comparatively, revenues are also $1.8 million higher than 2024 revenues, which can be considered the most-recent normalized operating year. Room revenues are budgeted to generate more than $20.7 million as compared to $18.2 million in 2025, or a 13.5% improvement (+2.3% as compared to 2024). Total food and beverage revenues are budgeted to generate $29.2 million as compared to $27.2 million in 2025, or +7.2% (+5.4% as compared to 2024).

Total Operating Expenses – Total operating expenses include departmental expenses (operating and payroll) and other operational costs related to administrative & general, maintenance, utilities, and sales & marketing. Management is budgeting operating expenses to increase by approximately $1.9 million to $35.9 million. Expense increases are directly correlated to costs associated with revenue improvement. Although operating expenses are increasing year-over-year, budgeted expenses total 70.6% of operating revenue, which is a decline from 73.6% in 2025 and near the 2024 normalized operating year level. Last year's expenses were inflated due to decreased revenues associated with the renovation.

Gross Operating Profit – Gross operating profit is budgeted to increase by $2.7 million to $14.9 million. This represents 29.4% of operating revenues and is an increase from 26.4% in 2025. As compared to 2024, GOP is projected to be approximately one point lower, impacted by expenses increasing at a higher rate than revenues. This is a common theme for hotels throughout the country, as labor costs and costs of goods have disproportionately increased as compared to revenues.

Non-Operating Expenses – Expenses include management fees, owner's expenses, and FF&E/Capital set-aside. Total non-operating expenses are budgeted to increase by approximately $900 thousand, mostly impacted by higher management fees paid to Marriott and higher FF&E/Capital set-aside. These non-operating expenses are calculated as a percent of operating revenue and are increasing because revenues are increasing.

Net Income – Management is budgeting net income to total $9.1 million in 2026, representing an increase of approximately $1.7 million compared to 2025. The budgeted net income equates to 17.9% of gross revenue.

Cash Available for Distribution – Net Income as shown on the hotel's operating statement does not reflect the actual cash position of the hotel and the amount of cash that will be distributed to the Village for 2026 debt service, FF&E, Capital, and prior year debt service. Based upon the cash flow waterfall as detailed in the QMA and the estimated monthly accounts receivable, accounts payable and advanced deposits, management is estimating to distribute approximately $13.3 million in 2026 to go toward obligations.

FF&E and Capital Plan

Management is budgeting for $2,568,400 in FF&E and capital spending and the expenditures are listed below. This is significantly higher than last year's budget and driven by replacement of equipment related to the fire alarm system. This project and a few of the larger expense items for 2026 are summarized below.

Management has budgeted for replacement of the fire alarm control panel boards, fire system programming and replacement of smoke detectors. The system is original to the facility and replacement parts have become obsolete. In addition to the 2026 budgeted amount, the overall project budget includes $419,000 that was budgeted in 2024 for smoke detectors and other associated costs. Therefore, total costs for this project are estimated to be $1.4 million.

Management has budgeted for the refurbishment of air handling units, to include replacement of condensate pans, repair/replacement of variable frequency drives and replacement of fans.

Management has budgeted for the refurbishment of both the hotel's main breaker switches, which are original. The breaker controls the electrical system for the hotel.

Management has budgeted for the refurbishment of the facility's water pumps and water treatment system for the heating and cooling system.

Hospitality Advisory Partners (HAP) will work with management throughout the year to make certain estimated expenditures are appropriately vetted prior to funding of projects.

Description	Funding	Cost
Hotel Discretionary (projects less than $25k)	FF&E Escrow	$248,500
Computer Equipment Replacement	FF&E Escrow	138,800
Replace Oven, Grill, Stove, Fryers	FF&E Escrow	89,500
Upgrade Micros System	FF&E Escrow	84,000
Refurbish Kitchen Hood	FF&E Escrow	80,000
Subtotal Escrow		640,800
Replace Fire Alarm Control Panel Boards	Capital	1,000,000
Refurbish Air Handling Units	Capital	363,600
Refurbish Main Hotel Breaker Switch	Capital	172,000
Refurbish Water Pumps and Treatment System	Capital	155,000
Refurbish Escalator Mechanicals	Capital	102,000
Refurbish Sprinkler System Control Unit	Capital	102,000
Replace Various CO2 Detectors	Capital	33,000
Subtotal Capital		1,927,600
Total Escrow and Capital Expenditures		$2,568,400

Initiatives and Priorities

Overall Operations – HAP's main priority for the upcoming year will be to continue monitoring overall operations, focusing on monitoring expenses, mitigating losses, and proactively identifying any financial needs for operations that the hotel may require from the Village.

Sales & Marketing – HAP will continue to focus on the hotel sales and marketing initiatives to maximize room booking potential. The goal will be to maximize overall hotel occupancy. Monitoring group bookings will be a priority, as these events generate the most revenue impact to the hotel.

Convention Center – HAP will continue to monitor convention center bookings and their respective guestroom and revenue income to the facility.

Hotel Top Five Priorities – HAP will actively monitor management's top five priority goals, which include:

Priority 1	Achieve $14.927m GOP
Priority 2	Achieve $113.47 RevPAR
Priority 3	Achieve $20.799m Banquet Revenues
Priority 4	Achieve 73.5% Guest Satisfaction
Priority 5	Achieve 89% Ambassador Engagement Index

* * *

Should you have any questions, please contact me at (404) 307-8905.

Respectfully submitted,



Tom Reifert, President
Hospitality Advisory Partners, LLC.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Accept Municipal Compliance Reports for the Police and Firefighters' Pension Funds
01/27/26
Village Board

Presenter: Lisa Petersen
Lead Department: Finance

Executive Summary:

Presented herein are the Schaumburg Police and Firefighters' Pension Funds Municipal Compliance reports for 2025. The reports are a recap of the actuarial valuations provided by the consolidated pension investment funds and Fiscal Year 2024/25 (FY25) financial results, which are used to determine the Village's annual contributions. The pension funds are required to report this information to the municipality each year.

As reflected in the reports, FY25 resulted in slight increases to the percent funded levels for the Police and Firefighters' Pension funds. Known as the Funded Ratio (the market value of assets compared to accrued liabilities), the levels increased from 54.16% to 54.85% for Police and increased from 58.23% to 58.77% for Fire. The funds saw strong annual investment returns of 9.066% and 9.833% for Police and Fire, respectively. These returns exceeded the assumed rates of return of 6.8% for the Illinois Police Officers' Pension Investment Fund (IPOPIF) and 7.125% for the Firefighters' Pension Investment Fund (IFPIF).

The Fire Pension fund continues to have its assets managed by the Firefighters' Pension Investment Fund (IFPIF). The fund uses an assumed rate of return of 7.125% with a statutory funding target of 90% funded by the end of the 2040 fiscal year, which is Schaumburg's Fiscal Year 2040/41. The full Investment Policy for IFPIF can be found on their website.

The Police Pension fund investment assets are managed by the Illinois Police Officer's Pension Investment Fund (IPOPIF). IPOPIF utilizes an assumed rate of return of 6.8%. Both funds continue to operate with the statutory funding target of 90% by the end of FY41. The full Investment Policy Statement for IFPIF can be found on their website.

The Village's 2025 municipal contribution requirements for the Police and Firefighters' pension funds are $9,557,154 and $8,992,752, respectively.

The number of members receiving pension benefits is 161 for Police and 158 for Fire. The number of active members for Police is 105 and Fire is 122.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommends the Village Board accepts the FY24/25 Municipal Compliance Reports for the Schaumburg Police and Firefighters' Pension Funds.

ATTACHMENTS:

- Schaumburg_Fire_2025-04_MCR
- Schaumburg_Police_2025-04_MCR

THE VILLAGE OF SCHAUMBURG, ILLINOIS
FIREFIGHTERS' PENSION FUND

PUBLIC ACT 95-0950
MUNICIPAL COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2025

101 Schaumburg Court
Schaumburg, IL 60193
Phone: 847.923.6750

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CERTIFIED PUBLIC ACCOUNTANTS
668 NORTH RIVER RD. • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
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November 24, 2025

Members of the Pension Board of Trustees
Schaumburg Firefighters' Pension Fund
Schaumburg, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Schaumburg Firefighters' Pension Fund for the fiscal year ended April 30, 2025. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

THE VILLAGE OF SCHAUMBURG, ILLINOIS
FIREFIGHTERS' PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2025

The Pension Board certifies to the Board of Trustees of the Village of Schaumburg, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	Current Fiscal Year	Preceding Fiscal Year
Total Cash and Investments (including accrued interest)	$135,462,969	$129,331,911
Total Net Position	$135,216,092	$126,708,512

2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of firefighters' and from other sources:

Estimated Receipts - Employee Contributions	$1,379,100
Estimated Receipts - All Other Sources	
Investment Earnings	$9,651,700
Municipal Contributions	$8,992,752

3) The estimated amount necessary during the fiscal year to meet the annual actuarial requirements of the pension fund as provided in Sections 4-118 and 4-120:

Annual Requirement of the Fund as Determined by:	
Firefighters' Pension Investment Fund	$8,992,752
Private Actuary	
Recommended Municipal Contributions	N/A
Statutory Municipal Contributions	N/A

4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	$13,018,270	$12,042,173
Assumed Investment Return		
Firefighters' Pension Investment Fund	7.125%	7.125%
Private Actuary	7.125%	7.125%
Actual Investment Return	9.833%	9.586%

5) The increase in employer pension contributions that results from the implementation of the provisions of P.A. 93-0689:

Firefighters' Pension Investment Fund	N/A
Private Actuary	N/A

6) The total number of active employees who are financially contributing to the fund:

Number of Active Members	122

7) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	102	$9,633,102
(ii) Disability Pension	34	$2,380,262
(iii) Survivors and Child Benefits	22	$1,055,426
Totals	158	$13,068,791

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THE VILLAGE OF SCHAUMBURG, ILLINOIS
FIREFIGHTERS' PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2025

8) The funded ratio of the fund:

	Current Fiscal Year	Preceding Fiscal Year
Firefighters' Pension Investment Fund	58.77%	58.23%
Private Actuary	N/A	N/A

9) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:

Unfunded Liability:

Firefighters' Pension Investment Fund	$95,665,793
Private Actuary	N/A

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

10) Please see attached Investment/Cash Management policy if applicable

Please see Notes Page attached.

CERTIFICATION OF MUNICIPAL FIREFIGHTERS' PENSION FUND COMPLIANCE REPORT

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §4-134 of the Illinois Pension Code 40 ILCS 5/4-134, that the preceding report is true and accurate.

Adopted this 6th day of January, 20252026

President DocuSigned by: William Abbatacola 35674C41693C480... Date 1/6/2026

Secretary DocuSigned by: James Kelly 0ED065E555DC4B6... Date 1/7/2026

INDEX OF ASSUMPTIONS

1) Total Cash and Investments - as Reported at Market Value in the Audited Financial Statements for the Years Ended April 30, 2025 and 2024.

   Total Net Position - as Reported in the Audited Financial Statementsfor the Years Ended April 30, 2025 and 2024.

2) Estimated Receipts - Employee Contributions as Reported in the Audited Financial Statements for the Year Ended April 30, 2025 plus 4% Increase (Actuarial Salary Increase Assumption) Rounded to the Nearest $100.

   Estimated Receipts - All Other Sources

   Investment Earnings - Cash and Investments as Reported in the Audited Financial Statements for the Year Ended April 30, 2025, times 7.125% (Actuarial Investment Return Assumption) Rounded to the Nearest $100.

   Municipal Contributions - Tax Levy Requirement as Reported by the Firefighters' Pension Investment Fund Actuarial Valuation for the Year Ended April 30, 2025.

3) Annual Requirement of the Fund as Determined by:

   Firefighters' Pension Investment Fund - Suggested Amount of Tax Levy as Reported in the April 30, 2025 Actuarial Valuation.

   Private Actuary - N/A:

   Recommended Amount of Tax Levy - No April 30, 2025 Private Actuarial Valuation available at the time of this report.

   Statutorily Required Amount of Tax Levy - No April 30, 2025 Private Actuarial Valuation available at the time of this report.

INDEX OF ASSUMPTIONS

4) Net Income Received from Investment of Assets - Investment Income (Loss) net of Investment Expense, as Reported in the Audited Financial Statements for the Years Ended April 30, 2025 and 2024.

   Assumed Investment Return:

   Firefighters' Pension Investment Fund - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended April 30, 2025 and 2024 Actuarial Valuations.

   Private Actuary - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended April 30, 2025 and 2024 Actuarial Valuations.

   Actual Investment Return -Net Income Received from Investments as Reported Above as a Percentage of the Average of the Beginning and Ending Balances of the Fiscal Year Cash Investments, Excluding Net Investment Income, Gains, and Losses for the Fiscal Year Return Being calculated, as Reported in the Audited Financial Statements for the Fiscal Years Ended April 30, 2025 and 2024.

5) Illinois Department of Insurance - Amount of total suggested tax levy to be excluded from the property tax extension limitation law as contemplated by 35 ILCS 200/18-185.

   Private Actuary - No Private Actuarial Valuation amount available at the time of this report.

6) Number of Active Members - Illinois Department of Insurance Annual Statement for April 30, 2025 - Schedule P.

7) (i) Regular Retirement Pension - Illinois Department of Insurance Annual Statement for April 30, 2025 - Schedule P for Number of Participants and Expense page 1 for Total Amount Disbursed.

   (ii) Disability Pension - Same as above.

   (iii) Survivors and Child Benefits - Same as above.

INDEX OF ASSUMPTIONS

8) The funded ratio of the fund:

Firefighters' Pension Investment Fund - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2025 and 2024 Actuarial Valuations.

Private Actuary - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2025 and 2024 Actuarial Valuations.

9) Unfunded Liability:

Firefighters' Pension Investment Fund - Deferred Asset (Unfunded Accrued Liability) as Reported in the April 30, 2025 Actuarial Valuation.

Private Actuary - Deferred Asset (Unfunded Accrued Liability) as Reported by N/A in the April 30, 2025 Actuarial Valuation.

THE VILLAGE OF SCHAUMBURG, ILLINOIS
POLICE PENSION FUND

PUBLIC ACT 95-0950
MUNICIPAL COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2025

1000 W Schaumburg Rd
Schaumburg, IL 60194
Phone: 847.882.3534
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Lauterbach & Amen, LLP
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December 1, 2025

Members of the Pension Board of Trustees
Schaumburg Police Pension Fund
Schaumburg, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Schaumburg Police Pension Fund for the fiscal year ended April 30, 2025. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

THE VILLAGE OF SCHAUMBURG, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2025

The Pension Board certifies to the Board of Trustees of the Village of Schaumburg, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	Current Fiscal Year	Preceding Fiscal Year
Total Cash and Investments (including accrued interest)	$137,318,192	$132,227,253
Total Net Position	$137,159,996	$129,124,890

2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of police officers and from other sources:

Estimated Receipts - Employee Contributions	$1,331,900
Estimated Receipts - All Other Sources	
Investment Earnings	$9,337,600
Municipal Contribution	$9,557,154

3) The estimated amount required during the next succeeding fiscal year to (a) pay all pensions and other obligations provided in Article 3 of the Illinois Pension Code, and (b) to meet the annual requirements of the fund as provided in Sections 3-125 and 3-127:

(a) Pay all Pensions and Other Obligations	$17,572,000
(b) Annual Requirement of the Fund as Determined by:	
Illinois Police Officers' Pension Investment Fund	$9,557,154
Private Actuary	
Recommended Municipal Contribution	N/A
Statutory Municipal Contribution	N/A

4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	$12,218,560	$10,962,931
Assumed Investment Return		
Illinois Police Officers' Pension Investment Fund	6.800%	6.800%
Private Actuary	N/A	N/A
Actual Investment Return	9.066%	8.520%

5) The total number of active employees who are financially contributing to the fund:

Number of Active Members	105

6) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	130	$12,094,384
(ii) Disability Pension	13	$711,218
(iii) Survivors and Child Benefits	18	$1,160,491
Totals	161	$13,966,094

THE VILLAGE OF SCHAUMBURG, ILLINOIS
POLICE PENSION FUND

Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2025

7) The funded ratio of the fund:

	Current Fiscal Year	Preceding Fiscal Year
Illinois Police Officers' Pension Investment Fund	54.85%	54.16%
Private Actuary	N/A	N/A

8) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:
Unfunded Liability:

Illinois Police Officers' Pension Investment Fund	$113,188,986
Private Actuary	N/A

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

9) Please see attached Investment/Cash Management policy if applicable

Please see Notes Page attached.

CERTIFICATION OF MUNICIPAL POLICE
PENSION FUND COMPLIANCE REPORT

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §3-143 of the Illinois Pension Code 40 ILCS 5/3-143, that the preceding report is true and accurate.

Adopted this 7TH day of JANUARY, 2026

President _____ Date 1/7/26

Secretary _____ Date 1/7/26

INDEX OF ASSUMPTIONS

1) Total Cash and Investments - as Reported at Market Value in the Audited Financial Statements for the Years Ended April 30, 2025 and 2024.

   Total Net Position - as Reported in the Audited Financial Statementsfor the Years Ended April 30, 2025 and 2024.

2) Estimated Receipts - Employee Contributions as Reported in the Audited Financial Statements for the Year Ended April 30, 2025 plus 3.5% Increase (Actuarial Salary Increase Assumption) Rounded to the Nearest $100.

   Estimated Receipts - All Other Sources:

   Investment Earnings - Cash and Investments as Reported in the Audited Financial Statements for the Year Ended April 30, 2025, times 6.8% (Actuarial Investment Return Assumption) Rounded to the Nearest $100.

   Municipal Contributions - Tax Levy Requirement as Reported by the Illinois Police Officers' Pension Investment Fund Actuarial Valuation for the Year Ended April 30, 2025.

3) (a) Pay all Pensions and Other Obligations - Total Non-Investment Deductions as Reported in the Audited Financial Statements for the Year Ended April 30, 2025, plus a 25% Increase, Rounded to the Nearest $100.

   (b) Annual Requirement of the Fund as Determined by:

   Illinois Police Officers' Pension Investment Fund - Suggested Amount of Tax Levy as Reported in the April 30, 2025 Actuarial Valuation.

   Private Actuary - N/A:

   Recommended Amount of Tax Levy - No April 30, 2025 Private Actuarial Valuation available at the time of this report.

   Statutorily Required Amount of Tax Levy - No April 30, 2025 Private Actuarial Valuation available at the time of this report.

INDEX OF ASSUMPTIONS

4) Net Income Received from Investment of Assets - Investment Income (Loss) net of Investment Expense, as Reported in the Audited Financial Statements for the Years Ended April 30, 2025 and 2024.

   Assumed Investment Return:

   Illinois Police Officers' Pension Investment Fund - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended April 30, 2025 and 2024 Actuarial Valuations.

   Private Actuary - Current and Preceding Fiscal Year Interest Rate Assumption - No April 30, 2025 or April 30, 2024 Private Actuarial Valuations available at the time of this report.

   Actual Investment Return -Net Income Received from Investments as Reported Above as a Percentage of the Average of the Beginning and Ending Balances of the Fiscal Year Cash Investments, Excluding Net Investment Income, Gains, and Losses for the Fiscal Year Return Being calculated, as Reported in the Audited Financial Statements for the Fiscal Years Ended April 30, 2025 and 2024.

5) Number of Active Members - Illinois Department of Insurance Annual Statement for April 30, 2025 - Schedule P.

6) (i) Regular Retirement Pension - Illinois Department of Insurance Annual Statement for April 30, 2025 - Schedule P for Number of Participants and Expense page 1 for Total Amount Disbursed.

   (ii) Disability Pension - Same as above.

   (iii) Survivors and Child Benefits - Same as above.

INDEX OF ASSUMPTIONS

7) The funded ratio of the fund:

Illinois Police Officers' Pension Investment Fund - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2025 and 2024 Actuarial Valuations.

Private Actuary - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets - No April 30, 2025 or 2024 Private Actuarial Valuations available at the time of this report.

8) Unfunded Liability:

Illinois Police Officers' Pension Investment Fund - Deferred Asset (Unfunded Accrued Liability) as Reported in the April 30, 2025 Actuarial Valuation.

Private Actuary - Deferred Asset (Unfunded Accrued Liability) as Reported by N/A in the April 30, 2025 Actuarial Valuation.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Adopt an Ordinance Abating the Tax Levy (Debt Service on Bonds)
01/27/26
Village Board

Presenter: Alexander Thorpe
Lead Department: Finance

Executive Summary:

The Village has issued various General Obligation (GO) Bonds over the years to fund the construction of public buildings and other capital improvements. When GO Bonds are issued, a bond ordinance is filed with the County Clerks that sets forth the annual tax levies needed to cover debt service through final maturity of the bonds. Without an abatement ordinance, the county clerks are required to extend and collect property taxes as specified in the bond ordinance. The Village of Schaumburg has historically abated 100% of the debt service tax levy on bonds issued, choosing to use other revenue sources to cover the debt service payments. The only exception was the Series 2010B Bonds whose proceeds were used to fund street reconstruction improvements and leverage American Recovery and Reinvestment Act grant funds. The principal and interest obligations of the Series 2010B bonds have been satisfied, so no levy is necessary.

Attached is an ordinance which, if adopted, will abate the 2025 tax levy for each of the outstanding bonds. The abatement ordinances must be filed with the County Clerks by March 1, 2026. In total $36,886,806 of debt service tax levies are being abated for the 2025 levy year and will be paid using other sources of revenue.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommend the Village Board adopt an ordinance abating taxes levied for the year 2025 heretofore levied to pay principal and interest on General Obligation Bonds Series 2012A, Series 2013A, Series 2016, Series 2017, Series 2020A, Series 2020B, Series 2022, and Series 2023 of the Village of Schaumburg.

ATTACHMENTS:

- Abatement Memo 2026
- Abatement Ordinance 2025.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Date: December 26, 2025

To: Brian Townsend, Village Manager

From: Lisa Petersen, Director of Finance

Subject: 2025 tax levy – debt service property tax levy & abatements

INTRODUCTION

The Village of Schaumburg has issued various general obligation bonds over the years to fund public buildings, infrastructure, and other capital improvements. When general obligation bonds are issued, a bond ordinance is filed with the County Clerk that includes the annual property tax levies required to pay principal and interest through final maturity of each bond issue.

Absent an abatement ordinance, the County Clerk is required to extend and collect property taxes as specified in the applicable bond ordinances. Consistent with long-standing Village policy, Schaumburg has historically abated 100 percent of the debt service property tax levy on all outstanding general obligation bonds, electing instead to pay debt service from other legally available revenue sources. The proposed ordinance continues this practice for the 2025 tax levy year.

DISCUSSION

Currently the Village has multiple general obligation bond issues outstanding. A summary of each issue and the recommended abatement approach is provided below.

2012A General Obligation Bonds

The Village issued General Obligation Refunding Bonds in July 2012 to advance refund a portion of the Series 2004B bonds. The entire 2025 tax levy currently on file will be abated, with debt service paid from hotel and convention center taxes, food and beverage taxes, amusement charges, hotel taxes, and funds on hand.

2013A General Obligation Bonds

The Village issued General Obligation Refunding Bonds in May 2013 to advance refund the remaining outstanding portion of the Series 2004B bonds. A portion of this issue was subsequently refunded. The entire 2025 tax levy currently on file will be abated, with debt service paid from hotel and convention center taxes, food and beverage taxes, amusement charges, hotel taxes, and funds on hand.

2016 General Obligation Bonds

The Village issued General Obligation Bonds in July 2016 to fund public improvements within the North Schaumburg TIF District. The entire 2025 tax levy currently on file will be

abated, with debt service paid from incremental property taxes generated by the North Schaumburg TIF District.

2017 General Obligation Bonds
The Village issued General Obligation Bonds in December 2017 to fund roadway and infrastructure improvements within the Vital Streets Program. The entire 2025 tax levy currently on file will be abated, with debt service paid from revenues of the Vital Streets Program, which are primarily supported through transfers from the Capital Improvement Fund.

2020A General Obligation Bonds
The Village issued General Obligation Bonds in October 2020 to fund roadway and infrastructure improvements within the Vital Streets Program. The entire 2025 tax levy currently on file will be abated, with debt service paid from revenues of the Vital Streets Program, which are primarily supported through transfers from the Capital Improvement Fund.

2020B General Obligation Bonds
The Village issued General Obligation Bonds in October 2020 to fund eligible redevelopment costs within the North Schaumburg TIF District. The entire 2025 tax levy currently on file will be abated, with debt service paid from incremental property taxes generated by the North Schaumburg TIF District.

2022 General Obligation Refunding Bonds
The Village issued General Obligation Refunding Bonds in September 2022 as part of a forward direct purchase agreement to refinance a portion of outstanding prior bonds. The entire 2025 tax levy currently on file will be abated, with debt service paid from non-property-tax revenue sources.

2023 General Obligation Refunding Bonds
The Village issued General Obligation Refunding Bonds in March 2023 as part of the same forward direct purchase agreement. The entire 2025 tax levy currently on file will be abated, with debt service paid from non-property-tax revenue sources.

Additional Context – FY25 TIF Note
During FY25, the Village issued a Tax Increment Financing (TIF) note in connection with eligible redevelopment costs within the North Schaumburg TIF district. This TIF note is not a general obligation of the Village and is payable solely from incremental property taxes and other revenues legally available to the TIF district, as provided in the note ordinance. Because the TIF note does not pledge the full faith and credit of the Village and does not require the filing of a debt service property tax levy with the County Clerk, it is not subject to property tax abatement. Accordingly, the FY25 TIF note is not included in the accompanying abatement ordinance or in the summary of general obligation bonds.

Attached is an ordinance that, if adopted, will abate the 2025 tax levy for all outstanding general obligation bonds described above. The abatement ordinance will be filed with the county clerks no later than March 1, 2026.

Following is a summary of the outstanding general obligation bonds, the 2025 tax levy requirements per the bond ordinances, the abatement recommendations, and the Total Outstanding Principal of each issue.

Bond Issue	2025 Levy Currently on File	Ord. No. (Original Levy)	2025 Abatement	Net 2025 Debt Levy	Total Principal Outstanding at 12/31/2025
2012A	$7,520,100	12-077	$7,520,100	$0	$6,590,000
2013A	$7,764,050	13-045	$7,764,050	$0	$97,180,000
2016	$3,182,500	16-064	$3,182,500	$0	$17,785,000
2017	$996,450	17-120	$996,450	$0	$1,960,000
2020A	$1,244,000	20-058	$1,244,000	$0	$6,100,000
2020B	$895,556	20-057	$895,556	$0	$10,100,000
2022	$7,520,100	20-102	$7,520,100	$0	$22,700,000
2023	$7,764,050	20-102	$7,764,050	$0	$74,165,000
Total	**$36,886,806**		**$36,886,806**	**$0**	**$236,580,000**

IMPACT

The property tax abatements recommended herein are consistent with past practices and with the five-year financial forecast.

RECOMMENDATION

The Village Manager recommends the FLAGG Committee recommend the Village Board adopt an ordinance abating taxes levied for the year 2025 heretofore levied to pay principal and interest on General Obligation Bonds Series 2012A, 2013A, 2016, 2017, 2020A, 2020B, 2022, and 2023.

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2025 HERETOFORE LEVIED TO PAY PRINCIPAL AND INTEREST ON GENERAL OBLIGATION BONDS, SERIES 2012A; SERIES 2013A; SERIES 2016; SERIES 2017; SERIES 2020A; SERIES 2020B; SERIES 2022, AND SERIES 2023 OF THE VILLAGE OF SCHAUMBURG

ADOPTED: _____, 2026

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

ORDINANCE NO. 26-

ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2025 HERETOFORE LEVIED TO PAY PRINCIPAL AND INTEREST ON GENERAL OBLIGATION BONDS, SERIES 2012A; SERIES 2013A; SERIES 2016; SERIES 2017; SERIES 2020A; SERIES 2020B; SERIES 2022, AND SERIES 2023 OF THE VILLAGE OF SCHAUMBURG

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on June 26, 2012, adopt Ordinance No. 12-077 an Ordinance entitled, "An Ordinance Providing for the Issuance of $70,000,000 General Obligation Refunding Bonds, Series 2012A, of the Village of Schaumburg, Cook and DuPage Counties, Illinois, and Providing for the Levy and Collection of a Direct Annual Tax Sufficient for the payment of Principal and Interest on said Bonds;" and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on May 14, 2013, adopt Ordinance No. 13-045 an Ordinance entitled, "An Ordinance Providing for the Issuance of Not to Exceed $185,000,000 General Obligation Refunding Bonds, Series 2013A, of the Village of Schaumburg, Cook and DuPage Counties, Illinois, and Providing for the Levy and Collection of a Direct Annual Tax Sufficient for the payment of Principal and Interest on said Bonds and further providing for the execution of an Escrow Agreement in Connection with such Issuance;" and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on June 28, 2016 adopt Ordinance No. 16-064 an Ordinance entitled, "An Ordinance Providing for the Issuance of $35,740,000 General Obligation Bonds, Series 2016A, of the Village of Schaumburg, Cook and DuPage Counties, Illinois, to pay costs of General Municipal Improvements within said Village, providing for the levy of a direct annual tax sufficient to pay the Principal Of and Interest On said Bond, and Authorizing the Sale of said Bonds to the Purchaser Thereof;" and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on December 12, 2017 adopt Ordinance No. 17-120 an Ordinance entitled, "An Ordinance Providing for the Issuance of $6,945,000 General Obligation Bonds, Series 2017, of the Village of Schaumburg, Cook and DuPage Counties, Illinois, to finance roadway and other infrastructure projects in and for the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof;" and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on July 28, 2020 adopt Ordinance No. 20-057 an Ordinance entitled, "Ordinance Providing for the Issuance of not to exceed $14,000,000 General Obligation Bonds, of the Village of Schaumburg, Cook and DuPage Counties, Illinois, to pay costs of general municipal improvements within said village, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sales of said bonds to the purchaser thereof," and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on July 28, 2020 adopt Ordinance No. 20-058 an Ordinance entitled, "An Ordinance Providing for the Issuance of not to exceed $272,500,000 General Obligation Bonds of the Village of Schaumburg, Cook and DuPage Counties, Illinois, for the purpose of financing certain capital improvements within said Village and refunding certain of the Village's outstanding bonds, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, authorizing and direction the execution of an escrow agreement in connection with the issue of said bonds, and authorizing the sale of said bonds to the purchaser thereof;" and

ORDINANCE NO. 26-

ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2025 HERETOFORE LEVIED TO PAY PRINCIPAL AND INTEREST ON GENERAL OBLIGATION BONDS, SERIES 2012A; SERIES 2013A; SERIES 2016; SERIES 2017; SERIES 2020A; SERIES 2020B; SERIES 2022, AND SERIES 2023 OF THE VILLAGE OF SCHAUMBURG

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on December 8, 2020 adopt Ordinance No. 20-102 an Ordinance entitled, "An Ordinance Providing for the Issuance of not to exceed $220,080,000 General Obligation Bonds of the Village of Schaumburg, Cook and DuPage Counties, Illinois, for the purpose of refunding certain of the village's outstanding bonds, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, authorizing and directing the execution of escrow agreements in connection with the issue of said bonds, and authorizing the sale of said bonds to Morgan Stanley & Co. LLC, the purchaser of thereof;" and

WHEREAS, there is available from other sources sufficient amounts which may lawfully be utilized to pay all sums due and owing on said bonds for which taxes were heretofore levied for the year 2025.

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

SECTION ONE: *Incorporation of Preambles.* The President and Board of Trustees hereby find that the recitals contained in the preambles to the Ordinance are true, correct, and complete and do incorporate them into the Ordinance by this reference.

SECTION TWO: *Abatement of Tax.* The taxes heretofore levied and provided for in Ordinances: 12-077; 13-045; 16-064; 17-120; 20-057; 20-058; and 20-102 providing for the issuance of General Obligation Bonds, Series 2012A, 2013A, 2016, 2017, 2020A, 2020B, 2022, and 2023 of the Village of Schaumburg, Cook and DuPage Counties, Illinois, adopted on various dates, as Ordinance Nos. 12-077; 13-045; 16-064; 17-120; 20-057; 20-058; and 20-102 (as supplemented by directions for abatement from time to time and certificates of reduction of taxes) be and the same are hereby abated in their entirety for the year 2025.

SECTION THREE: *Filing of Resolution.* The Village Clerk, upon passage of this Ordinance, shall cause to be filed with the County Clerks of Cook County and DuPage County, a certified copy hereof and shall direct said County Clerks to abate the taxes heretofore levied under said Ordinance Nos. 12-077; 13-045; 16-064; 17-120; 20-057; 20-058; 20-102 for the year 2025 in their entirety.

SECTION FOUR: *Repeal.* All Ordinance or Resolutions or parts thereof in conflict herewith be and the same are hereby repealed and this Ordinance shall be in full force and effect forthwith upon its adoption.

SECTION FIVE: *Superseder and Effective Date.* All Ordinances, Resolutions, and Orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded; and this Ordinance shall be in full force after passage, approval and publication as required by law.

ORDINANCE NO. 26-

ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2025 HERETOFORE LEVIED TO PAY PRINCIPAL AND INTEREST ON GENERAL OBLIGATION BONDS, SERIES 2012A; SERIES 2013A; SERIES 2016; SERIES 2017; SERIES 2020A; SERIES 2020B; SERIES 2022, AND SERIES 2023 OF THE VILLAGE OF SCHAUMBURG

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____ , 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Adopt a Schaumburg Legislative Action Program for 2026
01/27/26
Village Board

Presenter: Andrew Buckwinkler; Assistant to the Village Manager
Lead Department: General Government

Executive Summary:

Many of Schaumburg's priorities are heavily influenced by the outcome of county, state and federal legislation. Therefore, the village develops an annual Legislative Action Plan (LAP) to provide local officials and community stakeholders with the information they need to stay informed on the issues that matter the most to the village and its residents. In addition to its local LAP, the village has long recognized the importance of advocating its priorities through legislative action and has relied on local legislators and pro-municipal coalitions, such as the DuPage Mayors and Managers Conference (DMMC), the Illinois Municipal League (IML), the Northwest Municipal Conference (NWMC), and the Metropolitan Mayors Caucus (MMC) to advance their priorities and protect their interests. The attached 2026 Legislative Action Plan focuses on the following priorities:

1. Promote Pension Sustainability
2. Ensure Sustainable Municipal Budgets
3. Protecting Local Zoning Authority

Recommended Action:

The Village Manager recommends that the FLAGG Committee recommend to the Village Board the adoption of a legislative action program that addresses the priorities of the Village of Schaumburg during 2026.

ATTACHMENTS:

- 2026 VOS LAP.pdf

2026 LEGISLATIVE ACTION PLAN

Schaumburg's priorities are shaped by county, state, and federal legislation, prompting the village to create an annual Legislative Action Plan (LAP) to keep officials and stakeholders informed. Beyond the LAP, the village actively advocates its interests through partnerships with pro-municipal coalitions such as the DuPage Mayors and Managers Conference (DMMC), Illinois Municipal League (IML), Northwest Municipal Conference (NWMC), and Metropolitan Mayors Caucus (MMC). When relevant legislation arises, the village collaborates with coalitions, legislative consultants, or legislators to assess its impact. The Village President communicates with legislators and committees, while the President and Village Manager meet state legislators to address concerns and propose solutions. To strengthen these efforts, the village contracts with Thomson Weir, LLC, and Alvarez and Associates for strategic communication services at the state and county levels.

PRIORITY #1- PROMOTE PENSION SUSTAINABILITY

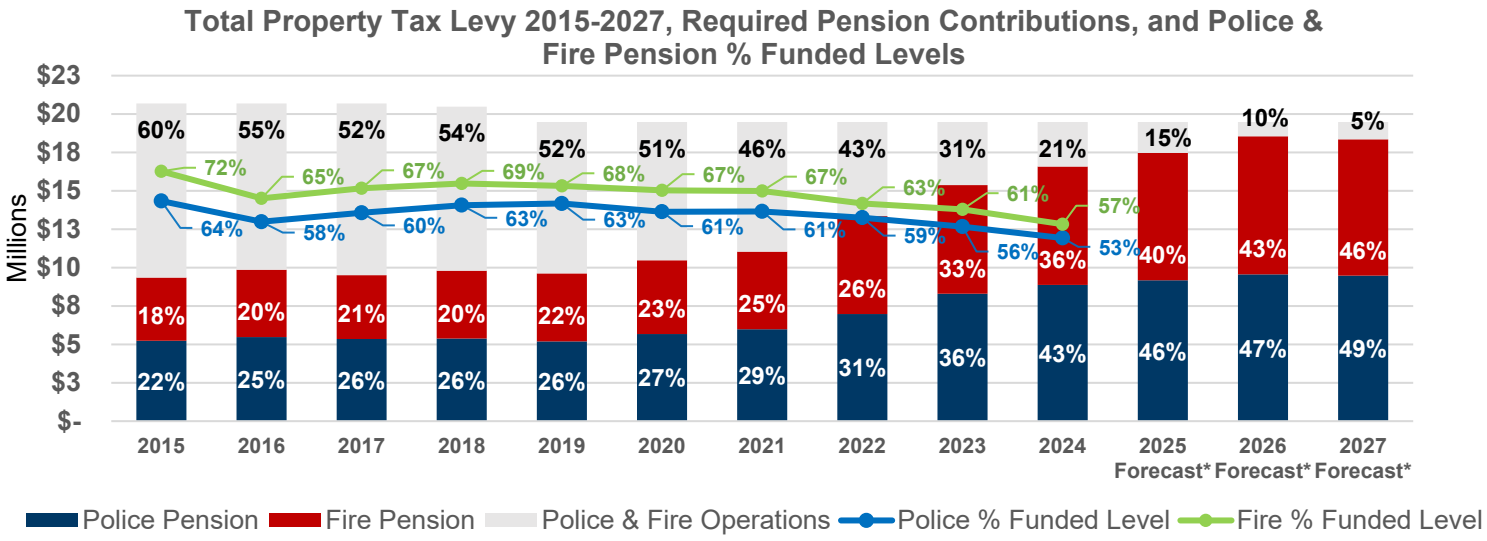
In 2019, Governor Pritzker signed Public Act 101-0610, consolidating more than 650 downstate and suburban police and fire pension funds into two statewide investment funds and requiring each to achieve a minimum funded ratio of 90% by 2040. While the reform was intended to improve investment performance and enhance the long-term sustainability of public safety pensions, subsequent enhancements to Tier II benefits have created increasing financial pressure for local governments. These changes have significantly expanded actuarial liabilities and accelerated required employer contributions.

As a result, the village's required pension contributions totaled $17.5 million in 2025—an increase of 5.3% over the prior year. Cost pressures are projected to continue, with contributions estimated at $18.5 million in 2026, representing an additional 6.2% increase.

Pension contributions are funded through the village's property tax levy, which also supports Police and Fire Department operations. As pension costs continue to rise, the portion of the levy available for day-to-day public safety operations has steadily declined. Today, pension obligations account for more than 85% of the total levy, significantly constraining operational flexibility.

To help partially offset these pressures, the village directs the first $500,000 of any excess reserves to the Police and Fire pension funds—$250,000 to each—whenever funded levels fall below 70%. While these contributions exceed the statutory minimum requirements, funded ratios for both pensions continue to decline. This trend highlights a fundamental mismatch between required contribution levels, investment performance, and the statutorily prescribed funding timeline.

The graphic on the next page illustrates this downward trajectory. Although post-2024 funded levels are not yet available, the data demonstrates that even with consistent annual supplemental contributions, an increasing share of excess reserves is absorbed by pension obligations, reducing the funds available to support other public safety operations.



To address these challenges, proposals to extend the pension amortization period beyond 2040 and reduce the funding ratio target from 90% to 80% have been explored. However, maintaining the current Tier II structure for all pension systems, including Police, Fire, and the Illinois Municipal Retirement Fund (IMRF), is critical. This approach balances the need for immediate taxpayer relief and Tier II member support while ensuring long-term financial sustainability for pension funds.

PRIORITY #2- ENSURE SUSTAINABLE MUNICIPAL BUDGETS

Reinstate shared state revenues like the State Income Tax - Municipalities receive a portion of state income tax revenues through the Local Government Distributive Fund (LGDF). In 2017, the state reduced the LGDF allocation by 10%, and subsequent budgets in fiscal years 2018 and 2019 continued the reduction at five percent. Despite ongoing advocacy efforts to fully reinstate the LGDF, the current distribution remains at 6.47%. Restoring the LGDF to its former 10% allocation has long been a priority for the village, as these revenues are critical to sustaining essential municipal services.

Eliminate administrative fees for locally imposed taxes – In 2018, the Illinois Department of Revenue (IDOR) implemented a 2% administrative fee on locally imposed sales taxes, which was subsequently reduced to 1.5 % in 2019. Because Sales Tax revenues account for approximately 49% of the village's General Fund, this fee has a substantial impact on Schaumburg's ability to maintain essential municipal services. Schaumburg's fiscal structure emphasizes consumer-based revenue sources, thereby limiting reliance on property taxes imposed on residents and businesses; however, this approach is highly dependent on sustained local economic activity.

In State FY 24/25, the State retained $372,588 from the Village of Schaumburg's Home Rule Sales Tax revenues as an administrative fee. Statewide, this practice resulted in local governments collectively forfeiting $25,229,034, resources that otherwise could have been directed toward essential public services. The village maintains that there is no justification for the State to retain revenues generated by locally imposed taxes and continues to strongly advocate for the full repeal of this administrative fee.

Modernize and Fund 9-1-1 Services – In 2025, the Illinois General Assembly introduced legislation to increase the statewide 9-1-1 surcharge; a state-authorized fee on wireless, landline, VoIP, and prepaid phone services that funds the operation and modernization of emergency 9-1-1 systems. The surcharge has remained unchanged at $1.50 since 2017 and currently covers only 42% of Public Safety Answering Point (PSAP) operating costs, requiring municipalities to fund the remaining 58% locally.

When the surcharge was last adjusted, it enabled critical investments in public safety infrastructure, including Next Generation 9-1-1 (NG9-1-1), statewide GIS, text-to-9-1-1 capabilities, system consolidation, and enhanced telecommunicator training. To maintain these advancements and address rising operational and technological demands, an increase to $2.50 is warranted. Legislation such as HB 4066 and SB 2670 reflects this need. Accordingly, the village supports efforts to increase the 9-1-1 surcharge to relieve pressure on local taxes and ensure the continued delivery of reliable, modern emergency services.

PRIORITY #3- PROTECTING LOCAL ZONING AUTHORITY

Over the past two years, the Illinois General Assembly has considered multiple legislative proposals that would limit the ability of local municipalities to adopt and enforce development standards that have long been essential to effective community planning. These standards help address issues such as overcrowding, parking availability, emergency access, neighborhood stability, public safety, and infrastructure capacity—while still supporting thoughtful and sustainable development.

In reviewing this legislation, the village has identified three primary areas in which local zoning authority is most frequently targeted:

- **Restrictions on Nuisance Abatement** – Several proposals seek to eliminate municipalities' ability to implement crime-free multifamily housing (CFMH) programs, despite the demonstrated success of well-designed local models such as Schaumburg's. The village's CFMH Program emphasizes education, due process, and collaboration, holding residents and property owners accountable for criminal and nuisance-related activity while working proactively to improve safety and stability in multifamily communities.

  Importantly, Schaumburg's program does not penalize victims of crime or individuals with disabilities, which legislators have cited as a driving force behind this type of legislation. Instead, it fosters partnerships with property owners to address problem behavior, protect tenant rights, and ensure all residents can live in a safe and secure environment. Eliminating locally tailored programs like CFMH would weaken municipal tools for addressing public safety concerns and undermine the quality of life that communities like Schaumburg have worked diligently to maintain.

- **Restrictions on Housing Development** – Recent legislation, including HB 1813, HB 1814, HB 1843, and similar proposals, represents an overreach of state authority by limiting municipalities' ability to guide housing development based on local conditions. These bills would constrain local governments' ability to set reasonable occupancy standards, collect meaningful public input, and address community-specific concerns related to overcrowding, parking, emergency access, neighborhood stability, and infrastructure capacity.

Taken together, these proposals reflect a growing trend toward one-size-fits-all mandates that reduce local flexibility and decision-making, despite the wide variation in community needs, development goals, and infrastructure capacity across Illinois.

- **Restrictions on Parking Control** – In 2025, the Illinois General Assembly enacted the *People Over Parking Act* as part of the Northern Illinois Transit Authority (NITA), shifting state policy away from minimum parking requirements to encourage transit-oriented development. While the village supports the goal of increasing transit use, the act prohibits municipalities—including home-rule communities—from enforcing minimum parking standards within designated distances of transit hubs and corridors. This represents a significant loss of local land-use authority and creates challenges in a built-out suburban environment where adequate parking and site access remain critical to viable redevelopment. Based on current transit service levels, approximately 230 parcels in Schaumburg are affected, including major commercial areas and properties near transit facilities, with the potential for expansion as service frequencies change. In response, the village will be seeking amendments to delay the Act's effective date and establish minimum transit service or population thresholds, allowing municipalities greater flexibility to plan parking in alignment with local conditions.

Overall, Schaumburg recognizes that communities vary widely in their development patterns, infrastructure capabilities, and long-term planning goals. Interference from the State in these efforts undermines municipality's ability to make informed, context-sensitive decisions that balance resident input with public safety and development considerations.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Cook County Class 7B Request for IndusPAD-BRAVEHEART III
01/27/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7B Application from IndusPAD-BRAVEHEART III (the "Applicant") for the reoccupation of the 109,486 square-feet at 953 American Lane and 177,892 square-feet at 955 American Lane (the "Subject Property"). The Applicant owns 1500 and 1600 McConnor Parkway and purchased the Subject Property in November 2024 for $3,950,000. The Applicant is seeking a Class 7B tax incentive, in which the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level.

The Applicant is expecting to create over 500 jobs in the next 5 years at the Subject Property with the Class 7B incentive. The Applicant is working with JLL to attract new tenants to the Subject Property. There are four interested parties in The Beverage Incubators, Smith Financial LLC, TechDen, and Broadino who will move forward if the capital investment is made through the Class 7B incentive. The Applicant is looking to move forward with the improvements this year and complete the project in 6 months.

The Schaumburg Business Development Commission reviewed this at the January 12th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the Class 7B contingent upon a Development Agreement outlining IndusPAD-BRAVEHEART III investment of $1,500,000, employing 500 employees on the Subject Property, and establishing their local community support.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B tax incentive for IndusPAD-BRAVEHEART III, at 953 and 955 American Lane.

ATTACHMENTS:

- 953 and 955 American Memo Class 7 for FLAGG 1_19_26.pdf
- 953 and 955 American Application Class 7A.pdf
- Resolution Blighted 953 and 955 American.docx

- 955 American Blight Study.pdf
- Resolution Class 7B 953 and 955 American Lane IndusPAD-Braveheart.pdf
- Development Agreement 953 and 955 American Lane IndusPAD-Braveheart.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: IndusPAD-BRAVEHEART III, 953 and 955 American Lane, Class 7B Request

DATE: January 19, 2026

Introduction

Please find the Cook County Class 7B Application from IndusPAD-BRAVEHEART III (the "Applicant") for the reoccupation of 78,656 square-feet at 953 American Lane and 177,892 square-feet at 955 American Lane (the "Subject Property"). The Applicant owns 1500 and 1600 McConnor Parkway and purchased 955 American Lane in October 2023 for $1,375,000 and 953 American Lane in November 2024 for $3,950,000. The location of the Subject Property is shown below:



The Applicant is seeking a Class 7B tax incentive, in which the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the properties at 953 (07-14-200-085-1006 and 07-14-200-085-1007) and 955 American Lane were billed $584,321.81 total in property taxes in the 2024 tax year. Cook County

allows the Class 7B incentive for commercial projects with total development costs, exclusive of land, that exceed $2,000,000.

Discussion

Cook County has 5 eligibility factors that must be met to qualify for the project, including the area to be designated as blighted, real estate taxes to be stagnant for at least six years, the project to be viable and timely, the project to be feasible only with the incentive, and the project to increase tax revenue and employment.

A study by Strategic Project Management, Inc. shows the area to be blighted due to excessive vacancies, lack of community planning, obsolescence, deterioration of structures, and inadequate utilities.

The Applicant is expecting to create over 500 jobs in the next 5 years at the Subject Property with the Class 7B incentive. There are four interested parties in The Beverage Incubators, Smith Financial LLC and/or TechDen, and Broadino who will move forward if the capital investment is made through the Class 7B incentive. The Applicant is looking to move forward with the improvements this year and complete the project in 6-8 months.

According to the revised policy adopted by the Village Board, applications seeking the Cook County Class 7B tax incentive will be reviewed on a case-by-case basis. These individual cases are decided based upon the applicant's ability to demonstrate employment and business growth, capital improvements, community involvement, and their overall need for 12 years of reduced tax assessments.

Employment and Business Growth

The Applicant is working with JLL to attract new tenants to the Subject Property. The following tenants have expressed an interest and/or signed Letters of Intent for the Subject Property:

- Smith Financial = 84,254 sf and 400 jobs
- The Beverage Incubators = 10,780 sf and 8 jobs
- Broadino = 22,841 sf and 50 jobs
- TechDen = 42,127 sf and 42 jobs

The application estimates that there will be 500 full-time employees upon stabilization of both buildings. These 500 employees are expected to meet the minimum wage requirements for Cook County. The Applicant also anticipates that these employees will spend over $2,100,000 per year on gas, entertainment, groceries and other purchases.

Capital Improvements

The Applicant is proposing to spend $500,000 to make various improvements to the Subject Property and provide over $1,000,000 in tenant improvements to attract The Beverage Incubators, Smith Financial LLC and/or TechDen, and Broadino to Schaumburg. The Village of Schaumburg is looking to have the tenants occupy a minimum of 165,000 square feet of improved space by December 31, 2028.

Civic Involvement

The Village of Schaumburg's policy requires ongoing community involvement and financial support. For civic involvement, the Applicant will work with the future tenants to the following agencies including but not limited to the Schaumburg Business Association, Schaumburg Township Library District, Al Larson Prairie Center for the Arts, Schaumburg Park District, Harper College, School District 54, School District 211, the Golden Corridor Advanced Manufacturing Partnership and the Japanese Chamber of Commerce. The Applicant has also been active in the Schaumburg Business Association and hosted Bisnow events at their Schaumburg properties.

Below is a breakdown of how the proposed improvements will impact the existing Property taxes:

	Current Valuation	Valuation With 7B and Improvements	Valuation Without 7B
Fair Market Value (FMV)	$8,177,032	$9,302,032	$7,359,329
Assessment Value	25%	10%	10%
Assessed Value (AV)	$2,044,258	$930,203	$735,933
State Equalizer	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$6,205,345	$2,823,632	$2,233,924
Tax Rate	9.585675%	9.585675%	9.585675%
Tax Amount	$594,824	$270,664	$207,465

*Investment and discount rate only calculated in the Revised Valuation. FMV is generated from the market price of all PINs incorporated with the application with the proposed improvements of $1.5 million at 75% discount rate.

Over the life of the incentive, the applicant is expected to pay over $3.6 million in property taxes and save approximately $4.4 million based on the 2024 State Equalizer of 3.0355 and 2024 Local Tax Rate of 9.585675%:

	Tax Assessment Level	Tax Amount	Total Tax Amount
Years 1-10	10%	$2,706,642	$2,706,642
Year 11	15%	$405,996	$405,996
Year 12	20%	$541,328	$541,328
Total Taxes w/ 7B			$3,653,966

The Schaumburg Business Development Commission reviewed this at the January 12th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the Class 7B contingent upon a Development Agreement outlining IndusPAD-BRAVEHEART III investment of $1,500,000, employing 500 employees on the Subject Property, occupying 165,000 square feet of improved space, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B tax incentive for IndusPAD-BRAVEHEART III.

VERROS BERKSHIRE

ATTORNEYS AT LAW

VIA MAIL & EMAIL

Matt Frank (mfrank@schaumburg.com)
Director of Economic Development
101 Schaumburg Court
Schaumburg, IL 60193

RE: Amended Class 7A Eligibility Application
IndusPAD-Braveheart III LLC
955 & 953 American Lane
Schaumburg, IL 60173
PINs: 07-14-200-085-1001, 07-14-200-085-1002,
07-14-200-085-1003, 07-14-200-085-1004,
07-14-200-085-1006, 07-14-200-085-1007

Dear Matt,

On behalf of IndusPAD-Braveheart III LLC (the "Applicant"), please find enclosed an Amended Class 7A Eligibility Application, relating back to the Application filed on September 15, 2023. The Application is being amended to include the building at 953 American Lane and identified by PINs 07-14-200-085-1006 and 07-14-200-085-1007.

The Applicant is requesting:

1) A Resolution from the village of Schaumburg supporting and consenting to a Class 7A Tax Incentive based on Reoccupation of Abandoned Property for Greater than 12 Months Vacancy with a purchase for value and Substantial Rehabilitation for the facilities located at 955 and 953 American Lane, Schaumburg, Illinois.(the "Subject Property")
2) A Resolution designating the Subject Property as blighted pursuant to Section 74-65(a) in compliance with the ordinance:

"The area is or has been within the last 10 years designated by federal, state or local agency as conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Redevelopment Areas Act of 1967, as amended, or that the area be located in a federal Empowerment Zone or Enterprise Community, as proposed and approved by the Cook County Board of Commissioners on June 22, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or the designations(s) of like effect adopted under any similar statute or ordinance." [74-65(a)(1)]

General Description of the Subject Property:

The property, located at 955 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1001, -1002, -1003 and -1004) is improved with a vacant, 177,893 square foot, four-story, single-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were

18660 MIDWEST ROAD
SUITE 300
OAKBROOK TERRACE, ILLINOIS 60181

312.701.1234
312.701.1222 FAX
VERROSBERKSHIRE.COM

constructed in 1999 and most recently renovated in 2009. The property is under condominium ownership with a shared interest in the underlying land and common elements including the parking garage and first floor fitness center and cafeteria. The building is connected to the adjacent building (953 American Lane) via a two-story "link" that houses the fitness center and a cafeteria.

The property, located at 953 American Lane, Unit 5 and Unit 6, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1006 and -1007) consists of the vacant 2nd Floor and vacant 3rd Floor of a 109,373 square foot, three-story, multi-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were constructed in 1985 and most recently renovated in 2017. The 1st Floor consists of approximately 30,717 sq. ft., the 2nd Floor consists of approximately 40,922 sq. ft., and the 3rd Floor consists of approximately 37,734 sq. ft.

There are 533 asphalt paved surface parking spaces and 717 covered parking spaces, including 10 reserved garage spaces and 22 reserved surface spaces located in the 5-level parking structure. There are 19 ADA parking spaces. This equates to a 4 per 1,000 square feet parking ratio for the complex.

Potential Occupants and Job Creation

The Subject Property is currently 100% vacant and unused. The Applicant has four (4) interested parties as potential occupants, including innovative startups and tech incubators interested in creating a Technology Experience Center in Schaumburg. Each potential tenant is summarized below:

Joe Beverage, Inc. d/b/a The Beverage Incubators is a boutique product development firm focused on the development and commercialization of innovative beverage products. It recently completed the zoning approval process with the Village and is interested in leasing **10,780 square feet on the 1st Floor of 955 American Lane.** This potential tenant would create 8 jobs.

Smith Financial LLC ("Smith") is a life insurance company offering brokerage, sales, and marketing. Smith is interested in leasing **84,254 square feet, comprising the 2nd and 3rd Floors of 953 American Lane.** This potential tenant would create 400 jobs.

Broadino, Inc. ("Broadino") is a forward thinking technology company specializing in advanced manufacturing solutions driven by Industry 4.0 / Industry 5.0. Broadino is interested in creating a Technology Experience Center in Schaumburg and would start by leasing **22,841 square feet on the 2nd Floor of 955 American Lane.** Broadino would train over 400 employees per year at this location and would create 50-100 full-time positions in the initial 3-year period.

TechDen NFP is a HardTech Incubator. TechDen is interest in setting up a lab on the 1st Floor of 953 American Lane and is also interested in the 2nd and 3rd Floors at 953 American Lane.

The proposed redevelopment is expected to require an investment of $1,500,000 to $1,700,000 and is expected to create 500-650 jobs over the next 3-years.

Economic Benefit and Community Involvement

The proposed redevelopment will revitalize two (2) vacant, underutilized buildings and result in a number of elements desirable to the Village of Schaumburg. The rehabilitation of the buildings will restore what are currently deteriorated, functionally and economically obsolete buildings, with inadequate utilities and excessive vacancies to productive use. The property will be redeveloped with innovative startups and tech incubators, creating a Technology Experience Center in Schaumburg. Occupancy itself will increase the real estate taxes. Should the Class 7a tax incentive be approved, the subject property is expected to generate approximately **$342,758** in additional real estate taxes over the life of the incentive, by allowing the redevelopment to go forward rather than if the property were left vacant.

Additionally, as noted in the original application, reoccupation of the buildings will significantly benefit the local community through ancillary economic impact. The Applicant expects the occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The ancillary economic impact on the Village, based on an estimated 500 employees, is $2,118,750 per year.

The Applicant is offering rent concessions as an additional incentive and community contribution to re-tenant the buildings. The Applicant would provide free rent to Broadino for the entire 22,841 square foot space, resulting in over $411,000 per year for a minimum of 3-years; the Applicant would provide rent concessions to TechDen of over $72,000 for a period of 2-years for 1st floor lab space at 953 American Lane; and the Applicant would provide 6-months of free rent to Smith over the initial terms as well as deeply discounted rent for the entire term.

Additionally, the Applicant has continued to invest over $40,000 in the community each year, with Bisnow events held at Braveheart properties, continued contributions to Bisnow, SBA events, private community gatherings, social campaigns, an art studio, and additional community involvement.

"But-For" Condition Statement

A financial feasibility analysis was included with the original application, which contained the following conclusion:

> "Without the assistance from the Class 7(a) Tax Incentive, [Applicant] will be unable to redevelop the property and leave it undeveloped and vacant. The current owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive as [Applicant].

> Due to the reality that [Applicant] cannot feasibly justify purchasing and operating this building without a Class 7(a) incentive because the property taxes make it financially impossible, and in so doing cause the Village of Schaumburg and the other taxing bodies to lose millions of property tax dollars, we must conclude that granting the Class 7(a) incentive in this specific case is imperative."

Due to the high property tax burden in this area and the associated operational costs, the re-occupancy projects are not financially viable without the assistance from the Class 7a Tax Incentive. The Applicant does not intend to lease the Subject Property for reoccupation without preliminary approval of a resolution supporting and consenting to the Class 7a application from the Village of Schaumburg.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Schaumburg review its Amended Class 7a Eligibility Application and approve a Resolution supporting and consenting to a Class 7a Tax Incentive for the Subject Property based on Occupation of Abandoned Property for Greater than 12 Months Vacancy with a Purchase for Value and Substantial Rehabilitation. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 701-1212 or via email at pverros@verrosberkshire.com.

Respectfully Submitted,

Peter D. Verros

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7A ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7a Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Jitender Makkar

Company: IndusPAD-Braveheart III LLC Telephone: (978) 682-4000 ext. 201

Address: 1500 McConnor Parkway, Suite 250

City: Schaumburg State: IL Zip Code: 60173

Email Address: jitender@induspad.com

Contact Person (if different than the Applicant)

Name: Peter D. Verros

Company: Verros Berkshire, P.C. Telephone: (312) 701-1212

Address: 1S660 Midwest Road

City: Oakbrook Terrace State: IL Zip Code: 60181

Email Address: pverros@verrosberkshire.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1001

(2) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1002

(3) See Page 8 for Additional PINs

Permanent Real Estate Index Number:

City: Schaumburg State: IL Zip Code: 60173

Township: Schaumburg Existing Class: 599

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage Office

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? 40-50

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: 1 Part-time: 0

How many new permanent full-time jobs will be created by this proposed development? 500-650

How many new permanent part-time jobs will be created by this proposed development? 10-20

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

[ ] New Construction (Read and Complete Section A below)

[x] Substantial Rehabilitation (Read and complete Section A below)

[x] Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

[ ] Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): March 1, 2026

Estimated date of construction completion: August 2026 to October 2026

Total redevelopment cost, excluding land: $ 1,500,000-1,700,000

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

   [X] YES [ ] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   953 - Atlas Financial Holdings Inc -2021

   955 - Experian - 2021

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

   Estimated date of reoccupation: _____
   Date of Purchase: 955-10/17/23 | 953-11/15/24
   Name of purchaser: IndusPAD-Braveheart III LLC
   Name of seller: 955-Orion Schaumburg IL LLC | 953-American Insurance Acquisition, Inc.
   Relationship of purchaser to seller: None

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

SECTION 1 - Property Purchase (less than 12 months vacant)

How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period* (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

(a) Sale Contract
(b) Closing Statement
(c) Recorded Deed
(d) Assignment of Beneficial Interest
(e) Real Estate Transfer Declaration

SECTION 2 – No Purchase (more than 12 months vacant)

How long has the subject property been unused?

[ ] 12 or greater continuous months *(Eligible for Special Circumstance)*

[ ] Less than 12 continuous months *(Not Eligible for Special Circumstance)*

When and by whom was the subject property last occupied prior to the filing of this application?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also, include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

Docusign Envelope ID: F374568A-4818-4005-A76F-22E0D03481F9

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7a Application and that it finds Class 7a necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate the area is "in need of commercial development", are satisfied.

Finalizing the Incentive Process

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website *(www.cookcountyassessor.com)* to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 7A designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

DocuSigned by:
Jitender Makkar
B9A3B9094046465...
Signature

12/18/2025
Date

Jitender Makkar
Print Name

Manager
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7a Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 4/1/2022

PROPERTY DESCRIPTION (per PIN) - ADDITIONAL PERMANENT INDEX NUMBERS

3) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1003

4) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1004

5) 953 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1006

6) 953 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1007

Identification of Persons or Entities Having an Interest in the Property

955 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1001, -1002, -1003 and -1004

953 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1006 and -1007

Applicant: IndusPAD-Braveheart III LLC ("Applicant"), a Delaware Limited Liability Company, purchased the property located at 955 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1001, -1002, -1003 and -1004) on October 17, 2023

The Applicant purchased the property located at 953 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1005, -1006 and -1007) on November 15, 2024. **PIN 07-14-200-085-1005 is not part of this Application.**

LLC Manager: Jitender Makkar
1500 McConnor Parkway, Suite 250
Schaumburg, Illinois 60173
jitender@induspad.com

LLC Members: HOMES And U, Inc. – 74%
1500 McConnor Parkway
Schaumburg, Illinois 60173

Jitender Makkar – 18.5%
1500 McConnor Parkway, Suite 250
Schaumburg, Illinois 60173
jitender@induspad.com

Attached hereto please find a copy of the Applicant's Annual Report.

General Description of the Subject Property

955 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1001, -1002, -1003 and -1004

953 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1006 and -1007

The subject property, located at 955 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1001, -1002, -1003 and -1004) is improved with a vacant, 177,893 square foot, four-story, single-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were constructed in 1999 and most recently renovated in 2009. The property is under condominium ownership with a shared interest in the underlying land and common elements including the parking garage and first floor fitness center and cafeteria. The building is connected to the adjacent building (953 American Lane) via a two-story "link" that houses the fitness center and a cafeteria.

The building has been vacant since 2021 when Experian vacated its regional headquarters.

The subject property, located at 953 American Lane, Unit 5 and Unit 6, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1006 and -1007) consists of the 2nd Floor and 3rd Floor of a 109,373 square foot, three-story, multi-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were constructed in 1985 and most recently renovated in 2017. The 1st Floor consists of approximately 30,717 sq. ft., the 2nd Floor consists of approximately 40,922 sq. ft., and the 3rd Floor consists of approximately 37,734 sq. ft.

The 2nd and 3rd Floors have been vacant since approximately 2021. See attached CBRE Marketing Brochure dated during 2021 and identifying the Second Floor – Suite 200 and the Third Floor - Suite 300 as vacant.

There are 533 asphalt paved surface parking spaces and 717 covered parking spaces, including 10 reserved garage spaces and 22 reserved surface spaces located in the 5-level parking structure. There are 19 ADA parking spaces. This equates to a 4 per 1,000 square feet parking ratio for the complex.

Proposed Property Usage - Potential Occupants and Employment Information

955 American Lane is 100% vacant and the 2nd and 3rd floors of 953 American Lane are 100% vacant. The Applicant currently has four (4) interested parties as potential occupants. The potential occupants are outlined below:

Joe Beverage, Inc. d/b/a The Beverage Incubators

Joe Beverage, Inc. d/b/a The Beverage Incubators ("Beverage Incubators") is a boutique product development firm focused on the development and commercialization of innovative beverage products. Beverage Incubators blends technical know-how, best practices and executive leadership experience of a Fortune 100 CPG with the speed, agility & personalized attention of an innovation startup. Its services include: new beverage formulation/product development; existing beverage optimization; co-packer ID + manufacturing support; and additional related services.

Beverage Incubators have signed an LOI and have recently completed the zoning approval process with the Village. Beverage Incubators are interested in leasing **10,780 square feet on the 1st floor of 955 American Lane**. The lease term would be for 84 months (7 years) with a TBD start date that is anticipated to be May 1, 2026. This potential tenant would create 8 jobs.

The proposed buildout investment for this potential tenant would be over $700,000 in Tenant Improvements.

For more information on The Beverage Incubators please visit The Beverage Incubators – The Leader In Beverage Development

Smith Financial LLC

Smith Financial LLC ("Smith") is a three-year old life insurance company founded by Stanley Smith. Smith offers life insurance brokerage, sales, and marketing.

Smith has signed an LOI and are interested in leasing **84,254 square feet, comprising the 2nd and 3rd Floors of 953 American Lane**. The lease term would be 63 months (5 years and 3 months) with a proposed start date in April 2026 or as soon as possible after receiving support for the Class 7a tax incentive. This potential tenant would create 400 jobs.

The Applicant would provide 6-months of free rent over the initial term as well as deeply discounted rent for the entire term.

Broadino, Inc.

Broadino, Inc. ("Broadino") is a forward-thinking technology company specializing in advanced manufacturing solutions driven by Industry 4.0 / Industry 5.0. By integrating cutting-edge technologies such as AI, Edge Computing, Data Analytics, Smart Factory and Automation, Cloud computing, AR/VR/MR/XR, Product Innovation and Product Lifecycle Management, Broadino helps industries transition into smart, efficient, and be in the connected ecosystem. Broadino enables industries by offering high quality solutions, trained resources, product – research, creation & development, and address Industry 4.0 related topics. Its mission is to empower manufacturers with intelligent systems that boost productivity, facilitate real-time decision-making, and foster innovation across the entire value chain.

Broadino is led by Dr. Arumugam Murukiah, who is interested in creating a Technology Experience Center in Schaumburg. This would start with approximately **22,841 square feet on the 2nd floor of 955 American Lane**, which it plans to use to train over 400 employees per year.

Please see estimates of economic impact below:

1. Estimated employment (initial 3-year period): 50-100 full-time equivalent positions (with a mix of engineering, data analytics, product support, sales, and operations roles).

2. Estimated capital investment: Approximately $10–15 million in fitouts improvements, technology infrastructure namely Additive printer, Industrial automation (Robots, Cobots, Automated guided vehicle, IIOT learning kits, high end computers, visual displays, Siemens software etc.,) and onboarding capabilities to create a modern, hands-on experience center.

3. Estimated annual payroll: $9–12 million across the first three years, with competitive wages aligned to market benchmarks for technology roles in the region.

4. Ancillary economic impact: Increased demand for local services (parking, dining, retail, and transportation) and potential partnerships with local vendors and educational institutions.

Notes and assumptions:
The 120–150 employment figure encompasses roles directly associated with the center and includes phased hiring aligned with ramp-up milestones.

Investment includes critical upgrades to electrical, networking, security, interactive exhibit spaces, and collaboration areas to support customer visits and training events.

The Applicant would provide free rent for the entire 22,841 square foot space, resulting in a community contribution of over $411,000 per year for a minimum of 3-years.

For more information on Broadino please visit Broadino – Innovations Unleashed

TechDen NFP

TechDen NFP is a 501(c)(3) nonprofit organization and HardTech Incubator whose mission is to enable and empower tech entrepreneurs, students, startups, and researchers to innovate and productize in the connected devices arena by minimizing barriers to entry and to accelerate product development with state of the art infrastructure, equipment, and a space fostering subject matter expert networking.

TechDen is interested in setting up its lab on the 1st floor of 953 American Lane (approximately 6,800 square feet), using existing lab infrastructure, and is also interested in the **2nd and 3rd Floors at 953 American Lane (approximately 80,000 square feet)**; however, this is the same space that Smith is interested in, which is an existing business that needs space immediately and is ready to move forward.

The Applicant would provide rent concessions of over $72,000 for a period of 2-years for the 6,800 square foot 1st floor space, resulting in additional community contributions. The proposed buildout investment for this potential tenant may be between $300,000 to $500,000.

Description of the Cost of the Substantial Rehabilitation

The Applicant purchased 955 American Lane on October 17, 2023 for $1,375,000 and 953 American Lane on November 15, 2024 for $3,950,000.

Applicant previously estimated that it would spend upwards of $500,000 to make various improvements and repairs to 955 American Lane. The capital investment would go towards build-out type projects, such as internet infrastructure, access control, tenant improvements, signage and other upgrades.

Tenant Improvements for prospective tenant The Beverage Incubators is expected to be over $700,000 and Tenant Improvements for prospective tenant TechDen is expected to be in the range of $300,000 to $500,000.

Prospective tenant Broadino has also outlined a significant capital investment in machinery and equipment, however, Broadino would be responsible for these investments, not the Applicant.

The proposed development costs of the existing commercial buildings are expected to require an investment of $1,500,000 to $1,700,000 as follows:

Building Improvements	$500,000
Tenant Improvements	$1,000,000 - $1,200,000

Statement on the Necessity of the Class 7a Tax Incentive

As previously discussed herein, the subject property at 955 American Lane is 100% vacant and the subject property at 953 American Lane, Unit 5 (2nd Floor) and Unit 6 (3rd Floor) are 100% vacant.

The proposed development of the existing commercial buildings is expected to require an investment of $1,500,000 to $1,700,000 and is expected to create 500-650 permanent full-time jobs over the next 3-years.

The substantial rehabilitation and reoccupation of the property is expected to commence as soon as possible after approval of a Class 7a tax incentive.

The proposed redevelopment will revitalize two (2) vacant, underutilized buildings and result in a number of elements desirable to the Village of Schaumburg. The rehabilitation of the buildings will restore what are currently deteriorated, functionally and economically obsolete buildings, with inadequate utilities and excessive vacancies to productive use. The property will be redeveloped with innovative startups and tech incubators, creating a Technology Experience Center in Schaumburg. Occupancy itself will increase the real estate taxes. Should the Class 7a tax incentive be approved, the subject property is expected to generate approximately **$342,758** in additional real estate taxes over the life of the incentive, by allowing the redevelopment to go forward rather than if the property were left vacant.

Additionally, as noted in the original application, reoccupation of the buildings will significantly benefit the local community through ancillary economic impact. The Applicant expects the occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The ancillary economic impact on the Village, based on an estimated 500 employees, is $2,118,750 per year.

New Employee Ancillary Economic Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	500	55%	$55	50	$756,250
Groceries	500	30%	$50	50	$375,000
Consumer Goods	500	25%	$35	50	$218,750
Entertainment	500	15%	$55	50	$206,250
Auto-Gas	500	75%	$30	50	$562,500
TOTAL (Per Year)					**$2,118,750**

A financial feasibility analysis was included with the original application, which determined that the Applicant "would essentially operate at a loss until year four with a 7(a) but would never move out of the red without one." *The Need for a Class 7(A) Incentive to Ensure Feasibility for the Redevelopment of the Property*, at 8. The report notes that "[w]ith increasing labor costs, continued rising interest rates due to inflation, uncertain environmental regulations and potential supply chain issues, the cost to renovate and operational costs after completion of this project will result in an ever-increasing need for the 7(a) incentive." *Id.*

The report makes the following conclusion:

> "Without the assistance from the Class 7(a) Tax Incentive, [Applicant] will be unable to redevelop the property and leave it undeveloped and vacant. The current owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive as [Applicant].
>
> Due to the reality that [Applicant] cannot feasibly justify purchasing and operating this building without a Class 7(a) incentive because the property taxes make it financially impossible, and in so doing cause the Village of Schaumburg and the other taxing bodies to lose millions of property tax dollars, we must conclude that granting the Class 7(a) incentive in this specific case is imperative."

The proposed commercial redevelopment described herein will be materially assisted by the Class 7a tax incentive and is necessary to subsidize part of the total investment and operational costs to make the redevelopment project viable, sustainable, and able to go forward on a timely basis.

IndusPAD-Braveheart III, LLC - PINs 07-14-200-085-1001, -1002, -1003, -1004, -1006, -1007															
	Scenario A					Scenario B					Scenario C				
	Standard Commercial Assessment on New Project					7a Special Assessment on New Project					Current Conditions No New Project				
Year	Assessed Level	Assessed Value	Market Value	Real Estate Taxes	Tax Per SF	Assessed Level	Assessed Value	Market Value	Real Estate Taxes	Tax Per SF	Assessed Level	Assessed Value	Market Value	Real Estate Taxes	Tax Per SF
Current Year	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
Construction/Lease Up Term(s)	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
1	25%	$ 3,770,431	$ 15,081,723	$ 1,097,094	$ 4.28	10%	$ 1,508,172	$ 15,081,723	$ 438,838	$ 1.71	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
2	25%	$ 4,147,474	$ 16,589,895	$ 1,206,804	$ 4.70	10%	$ 1,658,990	$ 16,589,895	$ 482,721	$ 1.88	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
3	25%	$ 4,147,474	$ 16,589,895	$ 1,206,804	$ 4.70	10%	$ 1,658,990	$ 16,589,895	$ 482,721	$ 1.88	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
4	25%	$ 4,147,474	$ 16,589,895	$ 1,206,804	$ 4.70	10%	$ 1,658,990	$ 16,589,895	$ 482,721	$ 1.88	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
5	25%	$ 4,562,221	$ 18,248,885	$ 1,327,484	$ 5.17	10%	$ 1,824,888	$ 18,248,885	$ 530,994	$ 2.07	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
6	25%	$ 4,562,221	$ 18,248,885	$ 1,327,484	$ 5.17	10%	$ 1,824,888	$ 18,248,885	$ 530,994	$ 2.07	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
7	25%	$ 4,562,221	$ 18,248,885	$ 1,327,484	$ 5.17	10%	$ 1,824,888	$ 18,248,885	$ 530,994	$ 2.07	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
8	25%	$ 5,018,443	$ 20,073,773	$ 1,460,232	$ 5.69	10%	$ 2,007,377	$ 20,073,773	$ 584,093	$ 2.28	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
9	25%	$ 5,018,443	$ 20,073,773	$ 1,460,232	$ 5.69	10%	$ 2,007,377	$ 20,073,773	$ 584,093	$ 2.28	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
10	25%	$ 5,018,443	$ 20,073,773	$ 1,460,232	$ 5.69	10%	$ 2,007,377	$ 20,073,773	$ 584,093	$ 2.28	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
11	25%	$ 5,520,288	$ 22,081,151	$ 1,606,256	$ 6.26	15%	$ 3,312,173	$ 22,081,151	$ 963,753	$ 3.76	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
12	25%	$ 5,520,288	$ 22,081,151	$ 1,606,256	$ 6.26	20%	$ 4,416,230	$ 22,081,151	$ 1,285,004	$ 5.01	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
Total over Term				$ 17,482,875					$ 8,670,730					$ 8,327,972	
Net Tax Benefit Over Term (Scenario B - Scenario C)	$ 342,758														
2024 Equalization Factor	3.0355														
2024 Local Tax Rate	9.585675%														
2024 Equalized Tax Rate	29.10%														

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, AND 07-14-200-085-1004 AS A BLIGHTED AREA

WHEREAS, the Village of Schaumburg, Cook County, Illinois (the "Village") is a home rule unit of government pursuant to the Illinois Constitution of 1970, and as such may exercise any power and perform any function pertaining to its government affairs; and

WHEREAS, the corporate authorities of the Village of Schaumburg has evaluated whether the parcel at 953 American Lane delineated by Property Index Numbers 07-14-200-085-1006 and 07-14-200-085-1007, and 955 American Lane delineated by Property Index Numbers 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004 in Schaumburg, Cook County, Illinois, and further described on Exhibit A, a copy of which is attached hereto and made part hereof (the "Area"), constitute a blighted area as defined by the criteria set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act").

WHEREAS, in order to find that an area qualified as a blighted area under the TIF Act five of the following thirteen factors listed must be present: (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Presence of structures below minimum code standards; (5) Illegal use of individual structures; (6) Excessive vacancies; (7) Lack of ventilation, light, or sanitary facilities; (8) Inadequate utilities; (9) Excessive land coverage and overcrowding of structures and community facilities; (10) Deleterious land-use or layout; (11) Environmental clean-up; (12) Lack of community planning; (13) Stagnant or declining EAV whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village of Schaumburg has reviewed a October 2023 study analysis from the consulting firm Strategic Project Management, Inc. prepared specifically for above referenced PINs in determining whether all or a portion of this area qualifies as a blighted area as set forth in the definitions of the Tax Increment Allocation Redevelopment Act.

WHEREAS, the Strategic Project Management, Inc. analysis concluded that said area meets five of the eligibility factors: (1) Excessive vacancies; (2) Lack of community planning; (3) Obsolescence; (4) Deterioration and (5) Inadequate utilities.

WHEREAS, the Village finds the property within the Area is currently vacant, and that the extent and duration of the vacancy will persist and have an adverse influence on the Area if the property is not immediately redeveloped; lacks community planning to address the significant office vacancies that exist post-pandemic; is obsolete and contains characteristics that are no longer suitable from their original use due to age and other factors; find that the property is in a state of deterioration and that the property within the Area is in need of substantial rehabilitation; and find that utilities are insufficient, faulty or poorly

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, AND 07-14-200-085-1004 AS A BLIGHTED AREA

maintained that it impairs site use or development failing and require significant investment to attract and retain economic activity.

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

SECTION ONE: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made part hereof, as if fully set forth in their entirety.

SECTION TWO: The Village of Schaumburg hereby finds and agrees that the said area has been appropriately declared as a blighted area by a qualified independent consultant and meets five of the thirteen eligibility factors.

SECTION THREE: All property in the blighted area is expected to substantially benefit by redevelopment improvements.

SECTION FOUR: The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

SECTION FIVE: That the area is therefore in need of redevelopment.

SECTION SIX: That unless corrected, the blighted conditions outlined in the report will persist and continue to delay any future economic development within the Area.

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

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

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, AND 07-14-200-085-1004 AS A BLIGHTED AREA

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

THE NEED FOR A CLASS 7(A) INCENTIVE TO ENSURE FEASIBILITY FOR THE REDEVELOPMENT OF THE PROPERTY
955 AMERICAN LANE
SCHAUMBURG, IL 60173

To

BRIAN P. LISTON, ESQ., AND PETER TSANTILIS, ESQ.
THE LAW OFFICES OF LISTON & TSANTILIS, P.C.

From

STRATEGIC PROJECT MANAGEMENT, INC.

October 31, 2023

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MEMORANDUM

Date: October 31, 2023

To: Brian P. Liston, Esq., and Peter Tsantilis, Esq.
The Law Offices of Liston & Tsantilis, P.C.

From: Peter Tsiolis, Aric Swaney - Strategic Project Management

Subject: 955 American Lane
Schaumburg, IL – Class 7(a)

INTRODUCTION

The issue of whether the redevelopment of the property commonly known as 955 American Lane, Schaumburg, IL, or more specifically identified by PINs 07-14-200-085-1001/-1002/-1003/-1004 is feasible without a Class 7(a) incentive is the focus of this analysis. In order to draw a conclusion, Strategic Project Management utilized a methodology that encompasses simulating real estate tax projections and redevelopment costs as well as other factors including community impact. In addition, we rely on certain assumptions as concluded by the Board of Trustees of the Village of Schaumburg in addition to our own review of their conclusions and our field reports.

Prior to delving into the analysis of this specific project (as will be fully described below), we addressed the issue of whether the subject property is within an area that meets the blight criteria as defined in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74/4-1 et seq.) (the "TIF Act"). Our examination of both the issue of blight and whether this project is feasible without a Class 7(a) concludes the subject property is within a blighted area and the project would not be economically feasible without the Class 7(a) incentive.

BLIGHT CRITERIA

As a point of reference, we found evidence of blight and strongly recommend the President and Village Board and Cook County determine that the property, site, or area is deemed a redevelopment priority by the Village, and that it satisfies the designation requirement to demonstrate that the area is "in need of commercial development" and thus blighted pursuant to both the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. ("TIF Act"), and the Commercial Renewal and Redevelopment Areas Act, 65 ILCS 5/11-74.2-2-1 et seq. ("Renewal Act") in compliance with the ordinance required to be eligible for a Class 7(a) Incentive. Our analysis examined the same criteria as set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act") in determining where the subject parcel meets the designation of blighted area, and we strongly recommend that conclusion be reached by the President and Village Board and Cook County.

In determining whether an area qualifies as blighted under the TIF Act, a project area must be, on and after November 1, 1999, "an improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:"

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site.

Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

As stated above, we found evidence of blight and recommend the President and Village Board and Cook County find that the parcel here in question is a blighted area. In this instance, following an exterior survey of the condition and use of the area; field survey of conditions of roads, sidewalks, parking areas, lighting, landscaping, general property maintenance; analysis of existing structures and development plans for future structures; and research of relevant government records, we again

recommend that the President and Village Board and Cook County should find the area is a "blighted area" and designate it as such due to the following five factors.

• Excessive vacancies: The parcel has been vacant for over a year.

• Lack of Community Planning: Post-pandemic commercial office use has shifted such that plans created prior to 2020 are not necessarily sufficient to meet current needs. The lack of an adequate Comprehensive Plan for this area at the time of construction did not significantly guide development in the area beyond the established zoning. While improvements may have taken place over the years, they were implemented without the guidance of the updated and modern 2018 Comprehensive Plan directed toward long-term benefit for the village, and no post-pandemic plan has been put into place. Thus, the Village has not had constructive input into area development that would meet post-pandemic needs.

• Obsolescence: When considering properties and buildings, the nature of obsolescence may be functional or economic, or a combination of both. Functional obsolescence generally relates to the physical utility of a property or structure, and economic obsolescence relates to the ability of a property or building to compete in the marketplace. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements. Here, the semi-enclosed parking provided is constrained by limited floor-to-ceiling heights, and entrance heights. The 1999 constructed and 2009 limited renovated buildings also lack amenities available in modern, post-pandemic developments.

• Deterioration of Structures and Site Improvements: Various site improvements and parking areas are in substandard condition on the parcel, with one of the parking lots containing extensive cracking, potholes, and depressions. The garage displayed leaking pipes, puddling, and numerous wall cracks. The high degree of deterioration observable on these improvements contributes to an adverse aesthetic impact on the area. Inadequate maintenance and repair of surface areas encourage an environment that is both unsafe for pedestrians and drivers.

• Inadequate Utilities: The combination of the overall age, deterioration, and the possibility of insufficient on-site detention or retention of storm water due to constantly changing climate conditions qualify as inadequate. HVAC and other systems may also not be adequate to meet future climate change regulations.

FINANCIAL FEASIBILITY ANALYSIS FOR THE REDEVELOPMENT OF 955 AMERICAN LANE AND CREATION OF A NEW DESTINATION OFFICE COMPEX FOR PROFESSIONALS ON THE PROPERTY

The data and analysis in this section is provided by Braveheart (the "Applicant"). The information related to historical, current, and future real estate taxes is presented in this report by Strategic Project Management based on Cook County tax records. The future projections are derived by SPM based on historical trends and assumptions.

Proposed Redevelopment Project

Braveheart (by IndusPAD) is the arm of IndusPAD which currently owns and manages other properties. These facilities offer a destination office for professionals, from the creative and established to the elite and Avant-garde, in a bustling suburban town outside of Chicago. Designed with high-tech features and modern efficiencies, Braveheart is an ideal office as a long-term home for companies, providing move-in ready suites and customized space to fit unique business needs best.
Braveheart is looking to further expand its footprint into the area with the purchase of 955 American Lane.

For Braveheart, investing is an active process. Their people are on the ground, getting to know the properties inside and out. They strive to create vibrant communities where their residents and tenants are excited to live and work. As a globally trusted investment firm, they offer exceptional returns to their investors, pursued with uncompromising principles. They are a high-touch and detail-oriented team where people are their business.

The Subject Property currently consists of a vacant, approximately 177,893 square foot, four-story commercial office, sited on approximately 540,631 square feet of land. The property was built in 1999 and most recently renovated in 2009 prior to the passing of the most recent codes. The building is a four-story office building and is connected to the adjacent building in the development via a 2-story "link" that houses a fitness center and a cafeteria.
There are 533 asphalt surface parking spaces and 717 covered parking spaces, including 10 reserved garage spaces and 22 reserved surface spaces located in the 5-level parking structure. There are 19 ADA parking spaces. In total, the complex has a parking ratio of four (4) per 1000 square feet.

Braveheart is under contract to purchase the property for approximately $1,375,000 and plans to spend a minimum of $500,000 to make various improvements and repairs to make the Subject Property competitive contingent on receiving the 7(a). The property is currently 100% vacant and unused; Braveheart is planning to purchase the property and lease out the entirety to third party tenants (which may require additional funds to be spent on tenant improvements). Braveheart does not yet have tenants fully lined-up but expects to bring upwards of 150-200 permanent full-time employees upon stabilization with additional room for growth.

In addition to increased property tax revenues, Braveheart's presence will significantly benefit the local community as it will attract both new and returning occupants and their employees who will also frequent nearby establishments.

The Braveheart redevelopment is essential for the subject property and the area in general. It is worth noting that Braveheart is willing to invest in the property at a time when suburban office vacancy increased to 29.7% and major companies are shrinking their footprints.[1] Braveheart has also established a brand and

[1] Danny Ecker, "Suburban office vacancy nears 30% as workspace cutbacks continue," *Crain's Chicago Business*, 10/12/23.

occupant loyalty in Schaumburg. Unlike many of its competitors, Braveheart has not saturated the market and therefore its occupants are assured of the attention and quality Braveheart provides.

The long-term outcome for the subject property should Braveheart decide not to redevelop is negative based on its current and likely continued vacancy.

Approach to Determine Whether Class 7(a) Tax Incentive is Needed

In reviewing and analyzing whether a project can proceed without a Class 7(a) tax incentive, we can undertake various approaches to reach our conclusion. Each project is reviewed based on its own characteristics, needs and economic conditions. While one proposed project may require a review of the applicant's financial data and pro forma using an Initial Rate of Return analysis, a different project will require looking at a yearly revenue analysis to determine whether the project meets required net profits.

In this specific case, the current condition of the parcel reflects a sense of abandonment. The obvious negative impacts that follow this not only apply to the specific property, but also extend to adjacent properties. As the abandoned property becomes an eyesore and in many cases a bastion for undesirable elements, the natural outcome is to decrease the value of neighboring properties, which can lead to a domino effect. The subject property is facing this very real prospect. The proposed project will transform the currently underutilized area into one that will address the numerous issues that if left unaddressed will lead to larger issues in the years to come. In this case Braveheart will revitalize, modernize, and make the subject parcel attractive, viable and one that serves to attract other end-users. This undertaking will cost a significant amount of money, create new temporary and permanent jobs, and increase overall real estate property tax revenues. However, without the improvements and substantial further investment, the property's future is bleak.

Projected Redevelopment Costs

Table 1 summarizes the minimum projected costs of the Redevelopment.

Table 1 Projected Project Total Redevelopment Costs

		Projected Total Cost
Hard Construction Costs		$500,000
Land Acquisition, etc.		$1,375,000
Total Costs		**$1,875,000**

Source Braveheart

Property Tax Projections

Table 2 summarizes projected taxes for years 1 through 13 with and without a Class 7(a) incentive. Please note year 13 reflects when the incentive terminates. The projections are based on a beginning market value in 2024 (Year One) then increases of 10% every three years or on a triannual basis rather than a yearly increase of 3% to more accurately reflect the method used by the Cook County Assessor.

Table 2 Property Tax Projections with and without Class 7(a) Incentive

Subject Property		955 American Lane, Schaumburg IL																
PIN(s)		07-14-200-085-1001/-1002/-1003/-1004																
												Tax Code	35011		2022 Tax Rate	9.291%	
	Current Conditions plus Redevelopment without 7a Incentive						Current Conditions No Improvements Full Vacancy						Current Conditions plus Redevelopment with 7a incentive					
Tax Year	Market Value 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3		Market Value NoImp/Full V 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3		Market Value 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3	Projected 7a Incentive Savings
2024	18,462,844	25.00%	4,615,711	13,494,954	1,253,816.20		17,562,844	10.00%	1,756,284	5,134,849	477,078.79		18,462,844	10.00%	1,846,284	5,397,982	501,526.48	752,289.72
2025	18,462,844	25.00%	4,615,711	13,494,954	1,253,816.20		17,562,844	10.00%	1,756,284	5,134,849	477,078.79		18,462,844	10.00%	1,846,284	5,397,982	501,526.48	752,289.72
2026	18,462,844	25.00%	4,615,711	13,494,954	1,253,816.20		17,562,844	10.00%	1,756,284	5,134,849	477,078.79		18,462,844	10.00%	1,846,284	5,397,982	501,526.48	752,289.72
2027	20,309,128	25.00%	5,077,282	14,844,449	1,379,197.79		19,319,128	10.00%	1,931,913	5,648,333	524,786.66		20,309,128	10.00%	2,030,913	5,937,780	551,679.12	827,518.68
2028	20,309,128	25.00%	5,077,282	14,844,449	1,379,197.79		19,319,128	10.00%	1,931,913	5,648,333	524,786.66		20,309,128	10.00%	2,030,913	5,937,780	551,679.12	827,518.68
2029	20,309,128	25.00%	5,077,282	14,844,449	1,379,197.79		19,319,128	10.00%	1,931,913	5,648,333	524,786.66		20,309,128	10.00%	2,030,913	5,937,780	551,679.12	827,518.68
2030	22,340,041	25.00%	5,585,010	16,328,894	1,517,117.59		21,251,041	10.00%	2,125,104	6,213,167	577,265.33		22,340,041	10.00%	2,234,004	6,531,558	606,847.03	910,270.55
2031	22,340,041	25.00%	5,585,010	16,328,894	1,517,117.59		21,251,041	10.00%	2,125,104	6,213,167	577,265.33		22,340,041	10.00%	2,234,004	6,531,558	606,847.03	910,270.55
2032	22,340,041	25.00%	5,585,010	16,328,894	1,517,117.59		21,251,041	10.00%	2,125,104	6,213,167	577,265.33		22,340,041	10.00%	2,234,004	6,531,558	606,847.03	910,270.55
2033	24,574,045	25.00%	6,143,511	17,961,784	1,668,829.34		23,376,145	10.00%	2,337,615	6,834,484	634,991.86		24,574,045	10.00%	2,457,405	7,184,714	667,531.73	1,001,297.60
2034	24,574,045	25.00%	6,143,511	17,961,784	1,668,829.34		23,376,145	10.00%	2,337,615	6,834,484	634,991.86		24,574,045	15.00%	3,686,107	10,777,070	1,001,297.60	667,531.73
2035	24,574,045	25.00%	6,143,511	17,961,784	1,668,829.34		23,376,145	10.00%	2,337,615	6,834,484	634,991.86		24,574,045	20.00%	4,914,809	14,369,427	1,335,063.47	333,765.87
2036		25.00%	-	-	-			10.00%	-	-	-			25.00%	-	-	-	-
Total					17,456,882.74						6,642,367.95						7,984,050.70	
																		9,472,832.04
1 Market Value Increased by 10% every Tiennial																		
2 Equalized Assessed Value based on 2022 Equlizaion Factor 2.9237																		
3 Real Estate Tax based on 2022 composite Tax Rate 9.291																		

Sources Cook County Assessor, Cook County Clerk, SPM

We utilized a real estate tax based on the 2022 composite tax rate of 9.291 percent and the most recent Cook County equalization multiplier 2.9237. For the illustrative purposes of this report, we assume eligibility for a Class 7(a) incentive is available and the redevelopment is complete in 2024. The projected tax for the property with a Class 7(a) will be $501,527 in 2024 and $1,253,816 without a Class 7(a) or a difference of approximately $752,290. In the table above, the 2034 (Year 11) Assessment Level

increases to 15 percent, resulting in a difference of $667,532. In 2035 (Year 12), the Assessment Level increases to 20 percent, resulting in a difference of $333,766. In 2036 (Year 13), taxes return to the full 25 percent.

Table 2 also uses estimated taxes to demonstrate the additional property tax revenue that would be generated by allowing Braveheart to modernize and improve the parcel with a 7(a) incentive. As the projections illustrate, providing the incentive will generate $7,984,050 over the life of the incentive (2024-2035). If the property remains vacant, which is a strong possibility without the incentive, it could produce $6,642,368 over the same period. Even with a 7(a) incentive, the village and other taxing bodies will be assured a benefit of $7,984,050 over the life of the incentive by allowing the redevelopment to go forward, which is $1,341,683 more in revenue than if the property is left vacant.

For additional illustrative purposes, we project Braveheart in a best-case scenario to generate $1,600,000 total revenue in year one. This projection is aggressive and based on stabilization which typically occurs in years three or four. With the year one tax projection without a 7(a) of $1,253,816, Braveheart's real estate taxes would take 78% percent of its revenue, which is unsustainable. With a 7(a) year one tax projection of $501,526 the taxes would take 31% of revenue, which would be acceptable in this case until stabilization and increased revenue. Braveheart would essentially operate at a loss until year four with a 7(a) but would never move out of the red without one. This, of course, is based on the optimistic assumption that the suburban vacancy rate will bottom out and return to pre-pandemic numbers.

With increasing labor costs, continued rising interest rates due to inflation, uncertain environmental regulations and potential supply chain issues, the cost to renovate and operational costs after completion of this project will result in an ever-increasing need for the 7(a) incentive. Quite simply, the cost to own and operate this business is more expensive today than it was even a year ago.

CONCLUSION

Typically, when determining whether we recommend the need for an incentive we take into consideration the redevelopment program, redevelopment cost projections, revenues and expenses and other financial information discussed above, however, in certain cases such as this one the financial information isn't the only determining factor to consider. The intangible benefits for the subject property and surrounding properties must also be heavily considered in reaching a decision along with the additional overall taxes the project will generate.

Therefore, granting the Class 7(a) incentive will in this case ensure that the blighted area does not expand into other areas, but rather will bring (for the reasons articulated above) commercial success to the Village of Schaumburg for years to come. This is remarkable under the current economic uncertainties we are facing due to the recent pandemic, supply chain issues, inflation, rising interest rates, uncertain climate and environmental regulations and other factors. The fact that Braveheart is willing to invest in the property at a time when suburban office vacancies increased to 29.7% and major companies are shrinking their footprints is remarkable.

Without the assistance from the Class 7(a) Tax Incentive, Braveheart will be unable to redevelop the property and leave it undeveloped and vacant. The current owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive as Braveheart.

Due to the reality that Braveheart cannot feasibly justify purchasing and operating this building without a Class 7(a) incentive because the property taxes make it financially impossible, and in so doing cause the Village of Schaumburg and the other taxing bodies to lose millions of property tax dollars, we must conclude that granting the Class 7(a) incentive in this specific case is imperative.

EXHIBIT A

Crain's Chicago Article

CRAIN'S CHICAGO BUSINESS

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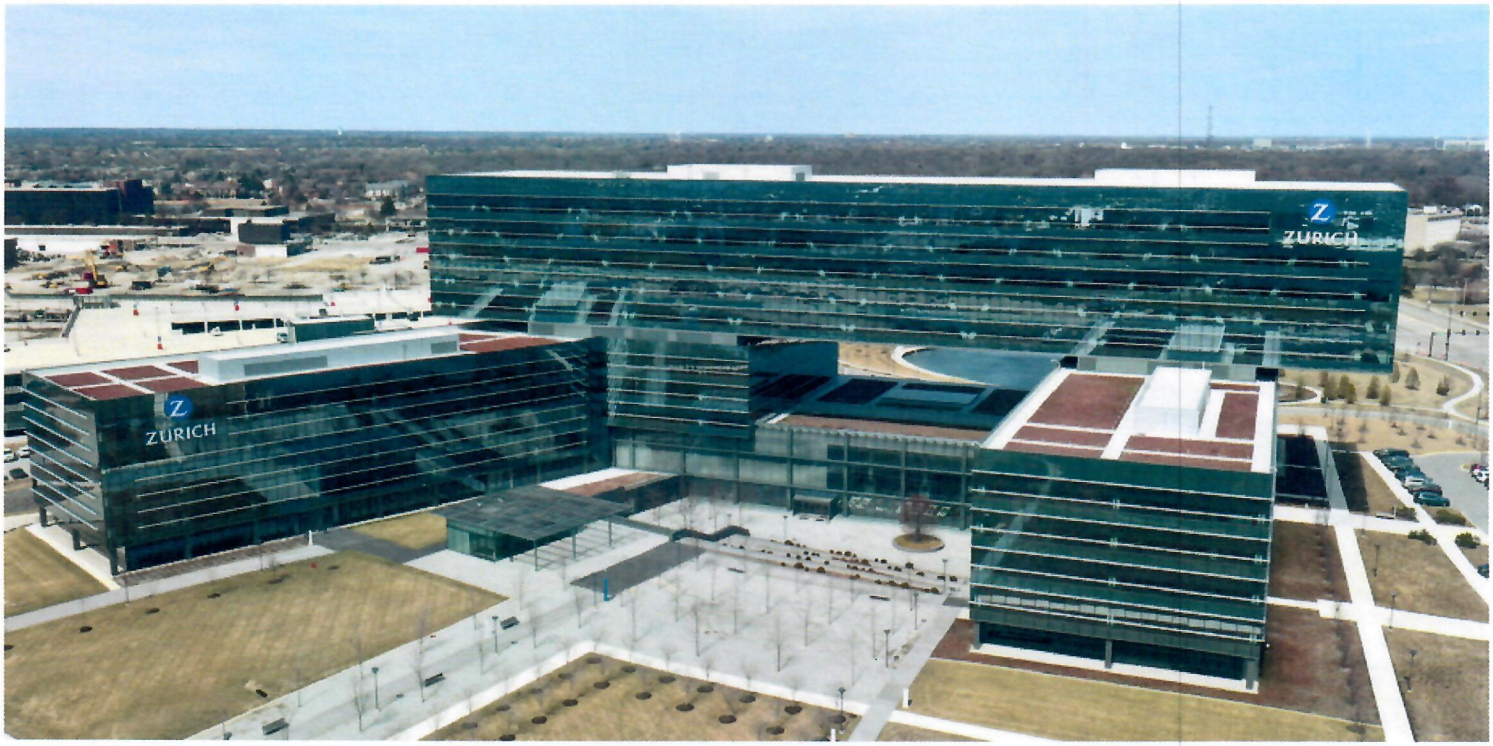
Commercial Real Estate

Suburban office vacancy nears 30% as workspace cutbacks continue

By Danny Ecker



More companies trying to get rid of workspace over the past three months pushed the suburban office vacancy rate to a record high for the 11th consecutive quarter.

Fueled by big blocks of sublease space that hit the market, the share of available office space in the suburbs increased to 29.7% at the end of September from 28.9% midway through the year, according to real estate services firm Jones Lang LaSalle. The new vacancy rate is up from 27.3% a year ago and 22.1% when the COVID-19 pandemic began.

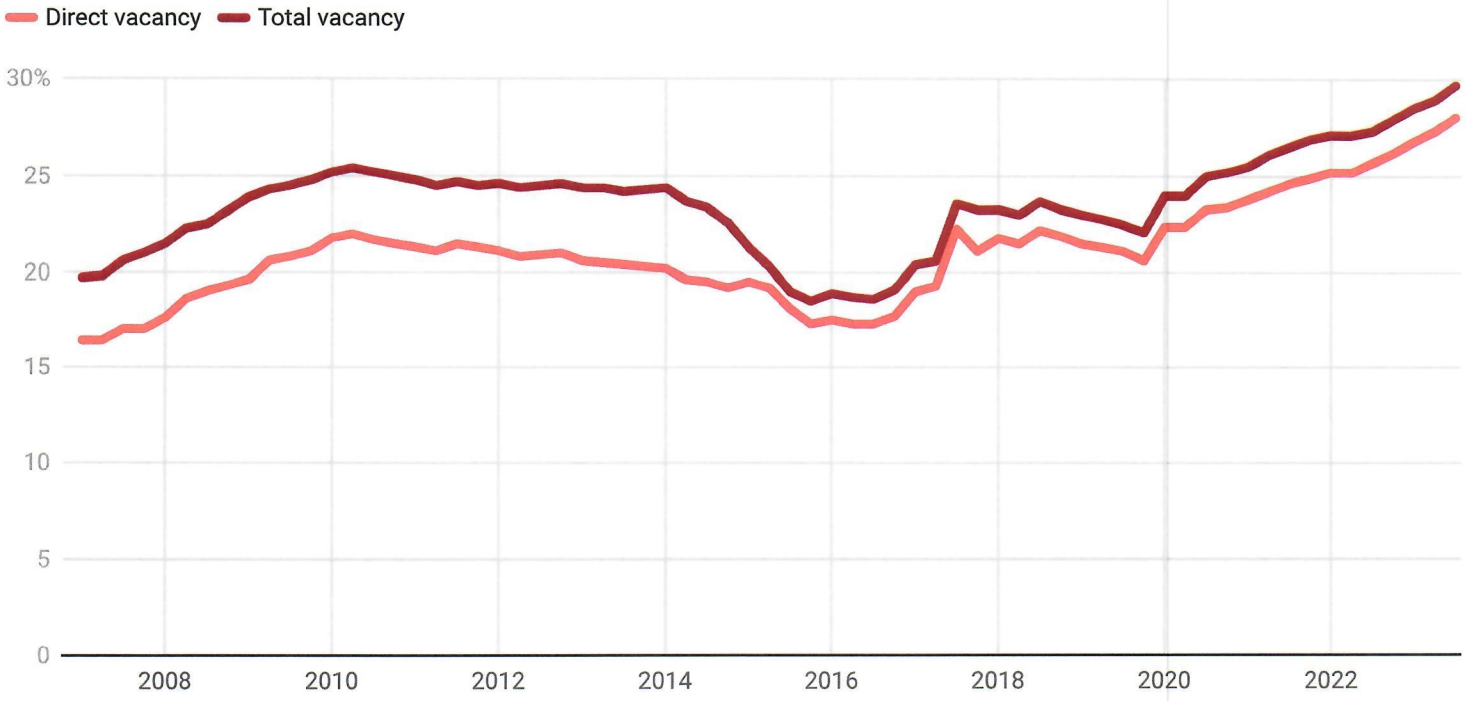
The numbers reflect the ongoing anguish for suburban office landlords, which continue to see the remote work movement weaken demand for workspace. Companies shrinking their footprints have whittled building owners' bottom lines, with no visible end to the space-shedding trend more than three years after the COVID-19 pandemic began.

While a number of companies have called employees back to the office more regularly in recent weeks, it may not make a big difference for many landlords. Higher interest rates and lower property values have already pushed big suburban office properties into foreclosure, with Schaumburg Towers, Continental Towers in Rolling Meadows and the Riverway office complex in Rosemont recently added to that distress. More owners have also sought to hand over their properties to their lenders rather than face a potential foreclosure process or reinvest in a property for which it sees a bleak future.

During the third quarter, it was big new sublease listings that pushed supply and demand further out of balance. The amount of office space available for sublease in the suburbs rose by 22% over the past three months to 3.9 million square feet, according to JLL. Insurance giant Zurich North America led the way by formally trying to offload almost 363,000 square feet of its Schaumburg headquarters — close to half of its footprint there — while CDW recently began offering more than 200,000 square feet of its office space in Lincolnshire for sublease.

Remote work fallout continues

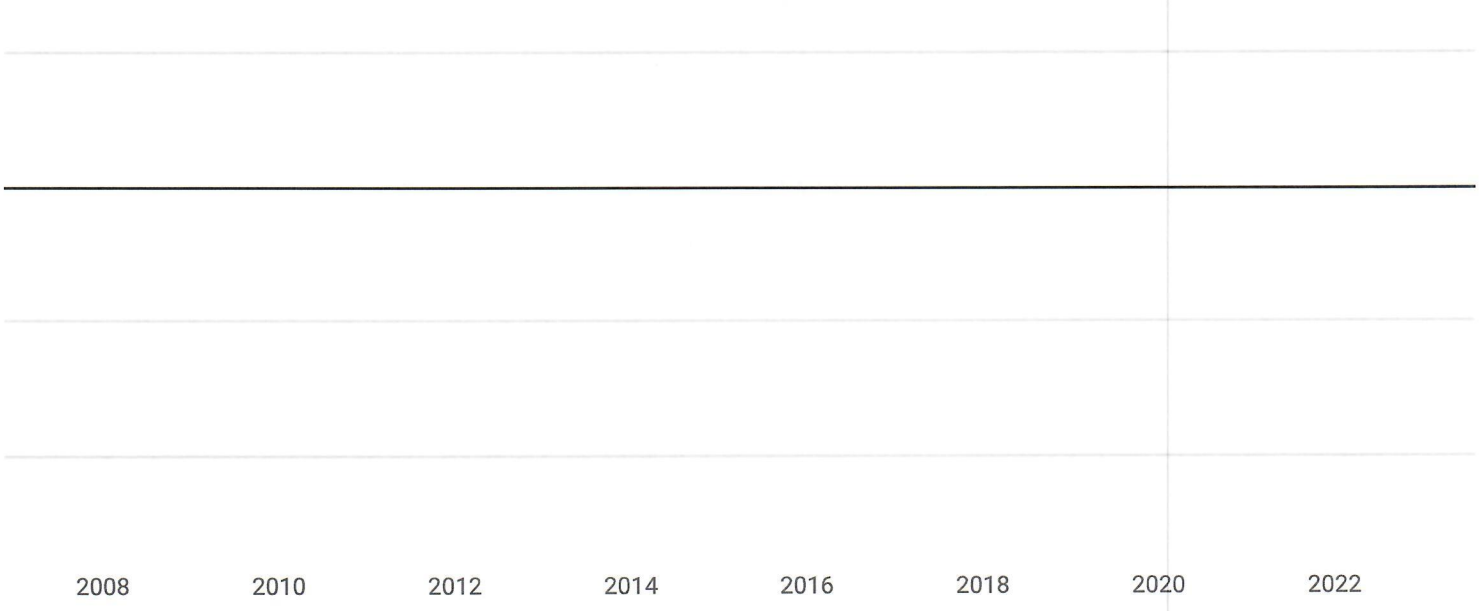
New office move-ins outpaced move-outs during the third quarter, but big sublease listings drove up the amount of available workspace in the suburbs to another all-time high.



Note: Total vacancy includes space available for sublease.

Created with Datawrapper

Net absorption



Get the data • Created with Datawrapper

Source: Jones Lang LaSalle

In another pending loss for the suburbs, benefits administration company Alight said in July that it would be moving its headquarters from a 200,000-square-foot office in

Lincolnshire to a 16,000-square foot space atop BMO Tower in the West Loop.

Many companies are still thinking through how much office space they'll need and what it should look like as effects of the pandemic fade, which makes it difficult to predict when the downsizing trend will slow down, said JLL Managing Director Steven Spinell, who negotiates office leases on behalf of tenants in the suburbs.

"We still have some time before that (space-cutting) trend runs its course," Spinell said.

Many landlords aren't holding their breath for office demand to make a big comeback soon, but they're cheering for a reduction in supply. They got good news on that front during the third quarter, as the 2.3 million-square-foot former Sears headquarters campus in Hoffman Estates was sold to a Dallas-based developer that's expected to transform the sprawling property with a data center project.

In Naperville, Oak Brook-based developer Franklin Partners in August began razing the former Alcatel-Lucent office building at 1960 Lucent Lane, taking that 516,000-square-foot building out of the market. JLL's data will reflect that supply reduction next quarter, according to a spokesman for the brokerage.

JLL's tally of total suburban office inventory now stands at 96 million square feet, the lowest mark since the end of 2010.

Some office landlords also continue to experience less pain than others. Newer office properties and those that have seen substantial upgrades in recent years are outperforming the rest of the market as companies seek out workspace that will encourage employees to show up rather than work remotely.

Net absorption, which measures the change in the amount of leased and occupied space compared with prior period, rose by more than 61,000 square feet during the third quarter among top-tier, or Class A, office buildings, JLL data shows. The same metric among Class B properties fell by roughly 5,000 square feet.

"The flight to quality is definitely the overarching trend in the market right now," Spinell said.

The biggest deals boosting absorption during the third quarter were Ace Hardware's move-in to 250,000 square feet at the former McDonald's headquarters campus in Oak Brook and AIT Worldwide Logistics' relocation to 2 Pierce Place in Itasca from a nearby industrial building it owns.

The third quarter also brought a sale of a suburban office building, a rare deal amid rampant distress and higher interest rates keeping many investors on the sidelines.

A venture of Chicago investor Gene Staples last month paid $29 million for the 11-story International Tower office building near O'Hare International Airport, according to Cook County property records. That price showed the loss of value for the 302,089-square-foot property, which last changed hands in 2014, when Chicago-based investor Golub bought it for more than $40 million.

Helping close the sale last month: An entity affiliated with Sandy, Utah-based Bridge Investment Group — which had provided a loan to Golub in 2019 and took control of the property last year — provided a new mortgage to the Staples venture. That move, or so-called seller financing, has been a common offer for office properties over the past year to help eliminate the hurdle of buyers hunting for a new loan.

By **Danny Ecker**

Danny Ecker is a reporter covering commercial real estate for Crain's Chicago Business, with a focus on offices, hotels and megaprojects shaping the local property sector. He joined Crain's in 2010 and previously covered the business of sports, as well as the city's convention and tourism sector.

News, Commercial Real Estate, Real Estate

Source URL: *https://www.chicagobusiness.com/commercial-real-estate/suburban-chicago-office-vacancy-hits-record-high*

VILLAGE OF SCHAUMBURG

DESCRIPTION[1]

The Village President (the "President") and the Board constitute the governing body of the Village. The President is elected for a four-year term and serves as the Chief Executive Officer of the Village. The President presides over Board meetings and executes official documents. The President appoints Advisory Committees, Boards and Commissions with the consent of the Board. The Village Manager and Village Attorney are appointed by the President and the Board. The Board consists of six members elected at large for staggered four-year terms. The Village Manager is the Chief Administrative Officer of the Village and is responsible for the management of all Village operations under the direction of the President and the Board. The Village Manager is appointed by the President and Board and serves at the Board's pleasure. The Village Manager appoints and supervises the directors of the Village's eleven departments, including the Director of Finance who also serves as the Village Treasurer.

The Village has a population of 73,970 as of the 2018 American Community Survey ("ACS") estimate. The Village's population has essentially been stable when compared to a population of 74,227 according to the 2010 U.S. Census Bureau and a population of 75,386 according to the 2000 U.S. Census Bureau. The Village is located in the northwest suburban area of the Chicago metropolitan area. It is a leading economic center in the metropolitan area. The Village is second among all Illinois municipalities in retail sales volume outside of Chicago. Its equalized assessed valuation ("EAV") for real property tax purposes is the third largest of any Illinois municipality.

Illinois Route 53 (I-290) bounds the Village to the east, and the Jane Addams (formerly the Northwest Tollway) (I-90) runs along its northern edge and Illinois Route 390 (formerly the Elgin O'Hare Expressway) to the south. Together, these arteries provide ready access to O'Hare International Airport, nine miles to the east; downtown Chicago, twenty-six miles to the southeast and to the entire metropolitan region surrounding Chicago.

Much of the substantial commercial and industrial development has focused upon the I-290/I-90 interchange in the Village's northeast corner. This area includes the 2.7 million square-foot Woodfield Mall, one of the world's largest fully enclosed malls at the time of its opening in 1971. Woodfield was expanded in 1994, and various additional large shopping malls and large stores have been constructed near Woodfield Mall. Additional commercial and industrial activity is located on the Village's west side at Schaumburg Road and Barrington Road.

Overall, the Village's commercial development, including sixty-nine shopping centers, ten industrial parks, fifteen major office centers and corporate headquarters, and its housing stock, have produced a community with $3,832,697,491 in Cook County EAV for property tax purposes. This valuation is substantially below the actual market value of taxable property.

The Village is a home-rule unit under the 1970 Illinois Constitution. As such, it has no tax rate or debt limits, nor is it required to conduct a referendum to authorize the incurrence of debt or the imposition or increase of property taxes.

[1] VILLAGE OF SCHAUMBURG, ILLINOIS GENERAL OBLIGATION BONDS, SERIES 2020B (IL) Final Official Statement Dated October 26, 2020.

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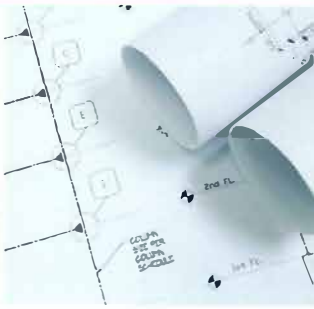

"Peter and his team were great to work with throughout the process of refunding Village of Bellwood's debt and their energy, enthusiasm and technical expertise provided a lot of leadership. Their budget strategies were on point and paved the way for us to seek and obtain a four notch credit rating upgrade from S&P."

Phoebe S. Selden
Senior Vice President,
Acacia Financial Group

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800 Enterprise Drive, Suite 204
Oak Brook, IL 60523
p630.601.1020

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

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

WHEREAS, the corporate authorities have received a request from IndusPAD-BRAVEHEART III to support and consent to the filing of an application for a Class 7B Tax Incentive for the properties located at 953 American Lane, in Schaumburg, Illinois, part of Permanent Parcel No. 07-14-200-085-1006 and 07-14-200-085-1007, and 955 American Lane, in Schaumburg, Illinois, part of Permanent Parcel No. 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004 (the "Property") with a legal description of:

PARCEL 1 (953 AMERICAN LANE):

UNITS 4, 5 AND 6 IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

PARCEL 2 (955 AMERICAN LANE):

UNITS 1, 2, 3A, AND 3B IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

WHEREAS, the owner, IndusPAD-BRAVEHEART III, intends to use the property for office purposes; and

WHEREAS, IndusPAD-BRAVEHEART III is seeking special circumstances to establish that the property was abandoned for purposes of the Class 7B where there was no purchase for value but the buildings and other structures have been vacant and unused for greater than 12 continuous months prior to the application; and

WHEREAS, the Village of Schaumburg has found that special circumstances exist, which will continue to thwart any viable redevelopment and occupation of the abandoned Property, including but not limited to: (i) without the Cook County property tax incentives, the Village of Schaumburg is at a

competitive disadvantage with the neighboring counties of Lake and DuPage in attracting development; (ii) the Property is currently vacant and that the extent and duration of the vacancy will persists and have an adverse influence on the area if the Property is not immediately redeveloped; (iii) the lack of an adequate comprehensive plan or community planning to address the significant office vacancies that exist post-pandemic; (iv) the buildings are obsolete and contain characteristics that are no longer suitable from their original use due to age and other factors; (v) the property is in a state of deterioration and in need of substantial rehabilitation; (vi) the utilities are insufficient, faulty or poorly maintained that it impairs site use or development failing and require significant investment to attract and retain economic activity; and (vii) the erosion of the tax base of the Village and other taxing districts by the loss of commercial enterprises and employment opportunities; and

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

WHEREAS, the Village is willing to assist IndusPAD-BRAVEHEART III in receiving the Class 7B Tax Incentive for the Subject Property, provided the Village receives certain assurances from IndusPAD-BRAVEHEART III relating thereto, given that the continued operation of IndusPAD-BRAVEHEART III's business in the Village should be beneficial to the economic vitality of the Village, as more specifically set forth in the Development Agreement attached hereto as Exhibit A and made part hereof (the "Development Agreement"); and

WHEREAS, IndusPAD-BRAVEHEART III will have a minimum of five hundred (500) permanent employees by December 31, 2028 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7B Incentive; and

WHEREAS, IndusPAD-BRAVEHEART III will invest a minimum of one and a half million dollars ($1,500,000.00) in additional capital improvements to the Facility by December 31, 2027; and

WHEREAS, IndusPAD-BRAVEHEART III will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the Class 7A Tax Incentive; and

WHEREAS, IndusPAD-BRAVEHEART III, on an annual basis, provide the Village with the number of employees at the Facility, along with documentation from the Cook County Assessor and the Company that depicts the land value and all line item improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Addition's market value) assigned to the Subject Property and the Facility by the Cook County Assessor;

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

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

SECTION ONE: The Village of Schaumburg hereby supports and consents to the filing of an application for a Class 7B classification for the Property.

SECTION TWO: The Village of Schaumburg finds that conditions of the Class 7B Tax Incentive as laid out in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3) are present, and that it is necessary for development to occur on the property that the property be classified as 7B, and that it supports and consents to a 7B on the property.

SECTION THREE: The Village of Schaumburg finds that special circumstances justify finding that the property is deemed "abandoned" for purpose of the Class 7B.

SECTION FOUR: The Village of Schaumburg finds that the Incentive is necessary for the commercial enterprise for its operation at the current location, and that without such designation, the enterprise would not be economically viable causing the property to be in imminent risk of remaining vacant and unused.

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

SECTION SIX: That, in the event the Company does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 7B Tax Incentive for the Subject Property.

SECTION SEVEN: That, in the event the IndusPAD-BRAVEHEART III does not comply with the terms of the Development Agreement, the Village may require that IndusPAD-BRAVEHEART III pay to the Village the difference between what the Company would have paid in real estate taxes, had the Class 7B Tax Incentive not been granted, and what IndusPAD-BRAVEHEART III actually paid in real estate taxes with the Class 7B Tax Incentive, as provided for in the Development Agreement.

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

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

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____

Village President

ATTEST:

_____

Village Clerk

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND INDUSPAD-BRAVEHEART III
FOR THE APPROVAL OF A COOK COUNTY CLASS 7B REAL ESTATE TAX
CLASSIFICATION FOR 953 AND 955 AMERICAN LANE, SCHAUMBURG, ILLINOIS**

(attached)

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2026, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and INDUSPAD-BRAVEHEART III, an Illinois limited liability corporation (the "Applicant").

RECITALS

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

B. IndusPAD-BRAVEHEART III is an Illinois limited liability corporation, and the owner of the following-described properties:

PARCEL 1 (953 AMERICAN LANE):

UNITS 4, 5 AND 6 IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM

OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2 (955 AMERICAN LANE):

UNITS 1, 2, 3A, AND 3B IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT “B” TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Tax Index Number(s): 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004, 07-14-200-085-1006 and 07-14-200-085-1007

Common Address: 953 and 955 American Lane, Schaumburg, Illinois 60194;
(the "Subject Property").

C. IndusPAD-BRAVEHEART III is the owner of the Subject Property and intends to renovate the vacant buildings and lease the space to attract new tenants, including The Beverage Incubators, Smith Financial and/or TechDen, and Broadino.

D. IndusPAD-BRAVEHEART III is currently seeking a real estate tax incentive under Class 7B of the Cook County Real Property Assessment Classification Ordinance (the "Incentive") and seeking the Village's assistance in obtaining the approval of the Class 7B Incentive.

E. The Village is willing to assist IndusPAD-BRAVEHEART III in obtaining the approval of the Class 7B Incentive, provided the Village receives certain assurances from IndusPAD-BRAVEHEART III relating thereto, given that the continued operation of businesses located within 953 and 955 American Lane should be beneficial to the economic vitality of the Village.

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

Section 1. The Village shall approve the Class 7B Incentive for the Subject Property and the Facility.

Section 2. IndusPAD-BRAVEHEART III will commence renovation on both the 177,892 square foot building at 955 American Lane and on the 109,486 square foot building at 953 American Lane by June 1, 2026. They will complete renovations by June 1, 2027. They will occupy the buildings and operations will begin by December 31, 2027. IndusPAD-BRAVEHEART III will bring in a minimum of 500 permanent employees to occupy a minimum of 165,000 square feet by December 31, 2028, at the the Subject Property (the "Facility"); and is to be maintained for the term of the 7B Incentive.

Section 3. IndusPAD-BRAVEHEART III will invest a minimum of one and a half million and no/100 dollars ($1,500,000.00) in additional capital improvements to the Facility by December 31, 2027.

Section 4. IndusPAD-BRAVEHEART III will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the 7A Incentive.

Section 5. IndusPAD-BRAVEHEART III shall, on a bi-annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and IndusPAD-BRAVEHEART III that depicts the land value and all line-item Improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Improvements market value) assigned to the Subject Property and the Facility by the Cook County Assessor. IndusPAD-BRAVEHEART III will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 7B Tax Incentive.

Section 6. 7B Incentive Termination Provision**:** If IndusPAD-BRAVEHEART III does not comply with the requirements set forth in Sections 2 and 3, and/or does not comply with Sections 4 and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 7B Incentive for the Subject Property; and

B. The 7B Incentive will be terminated if IndusPAD-BRAVEHEART III ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 7B designation under any of the following circumstances:
   - Failure to file the required triennial affidavit prior to the filing deadline;
   - Failure to maintain the property in substantial compliance with all applicable local building, safety, and health codes and requirements;
   - Failure to comply with the Class 7B requirements of substantial occupancy.

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

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

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

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

VILLAGE OF SCHAUMBURG	**INDUSPAD-BRAVEHEART III**
By: _____	By: _____
Tom Dailly, Village President	IndusPAD-BRAVEHEART III
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Cook County Class 7A Request for TM Real Estate Holdings LLC
01/27/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7A Application from TM Real Estate Holdings LLC (the "Applicant") for the reoccupation of the 11,906 square foot restaurant building at 1901 McConnor Parkway (the "Subject Property"). An entity related to the Applicant purchased the Subject Property in 2020 with plans to open a Blue Martini Lounge but the deal fell through due to Covid and other factors. The Applicant is seeking a Class 7A tax incentive, in which the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level.

The Subject Property was last occupied by the RAM restaurant in 2018, so it meets the real estate taxes criteria. The applicant has an agreement with First Hospitality to open an Italian restaurant concept called Avellino. First Hospitality has a large portfolio with over 30 bars and restaurants and 70 hotels. With the incentive, they anticipate investing over $1,000,000 to open in fall 2026.

The Schaumburg Business Development Commission reviewed this at the January 12th meeting and recommended approval of the Class 7A request. If approved, staff will work with the Applicant and make the Class 7A contingent upon a Development Agreement outlining TM Real Estate Holdings LLC investment of $1,000,000, employing 40 employees on the Subject Property, and establishing their local community support.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7A tax incentive for TM Real Estate Holdings LLC at 1901 McConnor Parkway.

ATTACHMENTS:
- 1901 McConnor Memo Class 7A for FLAGG 1_19_26.pdf
- 1901 McConnor Memo Class 7A Application December 2025.pdf
- Resolution 1901 McConnor Parkway TM Real Estate Holdings Avellino (1).pdf
- RDA 1901 McConnor Parkway TM Real Estate Holdings LLC Avellino.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

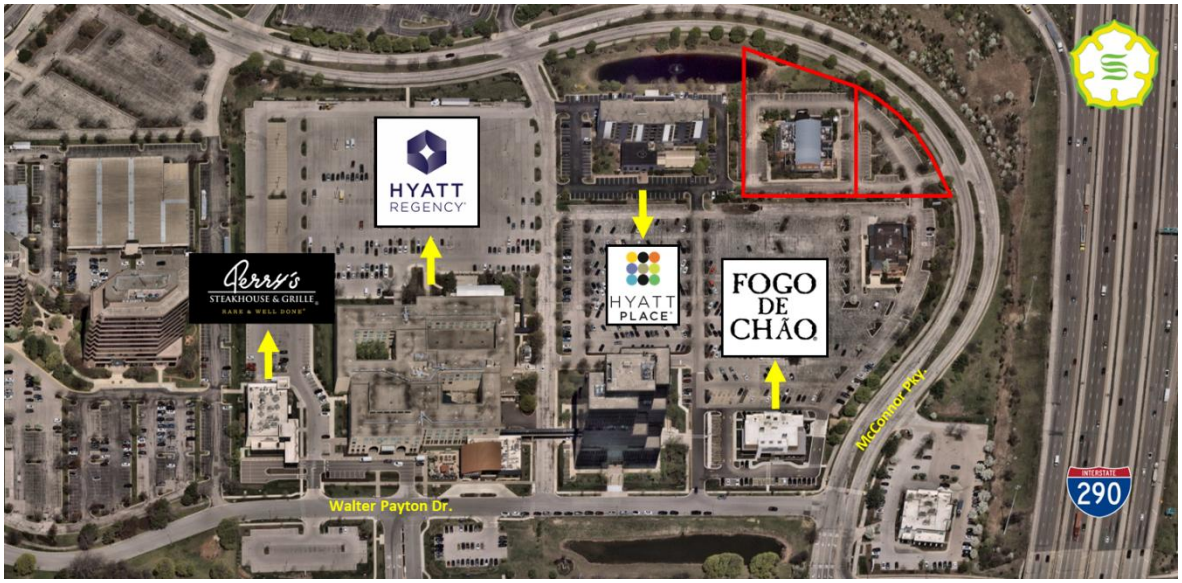
FROM: Matt Frank, Director of Economic Development

RE: TM Real Estate Holdings LLC 1901 McConnor, Class 7A Request

DATE: January 19, 2026

Introduction

Please find the Cook County Class 7A Application from TM Real Estate Holdings LLC (the "Applicant") for the reoccupation of the 11,906 square foot restaurant building at 1901 McConnor Parkway (the "Subject Property"). An entity related to the Applicant purchased the Subject Property in 2020 with plans to open a Blue Martini Lounge but the deal fell through due to Covid and other factors. The location of the Subject Property is shown below:



The Applicant is seeking a Class 7A tax incentive, in which the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the Subject Property was billed $144,614.83 total in property taxes in the 2024 tax year. Cook County allows the Class 7A incentive for commercial projects with total development costs, exclusive of land, that do not exceed $2,000,000.

Discussion

Cook County has 5 eligibility factors that must be met to qualify for the project, including the area to be designated as blighted, real estate taxes to be stagnant for at least six years, the project to be

viable and timely, the project to be feasible only with the incentive, and the project to increase tax revenue and employment.

The Applicant has submitted a study by Gruen Gruen + Associates that states the property is in need of redevelopment and is supported by the following findings:

- The property is vacant and has ceased operations for its intended use. The neighboring former restaurant property also remains substantially vacant, and the only user attracted to re-occupy the former Sweet Tomato building is the United States Post Office. These two properties are contributing to a blighted issue.
- The property is competitively and physically obsolete.
- The property is dilapidated.
- The property is deteriorated.
- The property has a deleterious layout.

The Subject Property was last occupied by the RAM restaurant in 2018, so it meets the real estate taxes criteria. The applicant has been meeting with various restaurant groups for the reoccupation of the Subject Property. The applicant has an agreement with First Hospitality to open an Italian restaurant concept called Avellino. First Hospitality has a large portfolio with over 30 bars and restaurants and 70 hotels. With the incentive, they anticipate investing over $1,000,000 to open in fall 2026.

According to the revised policy adopted by the Village Board, applications seeking the Cook County Class 7A tax incentive will be reviewed on a case-by-case basis. These individual cases are decided based upon the applicant's ability to demonstrate employment and business growth, capital improvements, community involvement, and their overall need for 12 years of reduced tax assessments.

Employment and Business Growth

The Applicant is proposing to open Avellino in the Subject Property. Avellino will be a sophisticated and upscale concept offering unique martinis, craft cocktails, delicious food and nightly live entertainment estimated to generate $5,000,000 in gross sales annually. The application estimates that there will be 40 employees with an annual payroll of $1,150,000. These 40 employees are expected to meet the minimum wage requirements for Cook County.

Capital Improvements

The Applicant is proposing to spend over $1,000,000 to make various improvements to the Subject Property. The Applicant has started the demo work. They are working with Aria Group Architecture + Design on the renovation plans which are anticipated to be done this summer.

Civic Involvement

The Village of Schaumburg's policy requires ongoing community involvement and financial support. For civic involvement, the Applicant has agreed to support some of the following agencies including but not limited to the Schaumburg Business Association, Schaumburg Township Library District, Al Larson Prairie Center for the Arts, Schaumburg Park District, Harper College, School District 54, School District 211, the Golden Corridor Advanced Manufacturing Partnership and the Japanese Chamber of Commerce.

Below is a breakdown of how the proposed improvements will impact the existing Property taxes:

	Current Valuation	Valuation With 7A and Improvements	Valuation Without 7A	Valuation if Vacant
Fair Market Value (FMV)	$2,035,276	$2,875,000	$2,875,000	$1,831,748
Assessment Value	25%	10%	25%	10%
Assessed Value (AV)	$508,819	$287,500	$718,750	$183,175
State Equalizer	3.0355	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$1,544,520	$872,706	$2,181,766	$556,027
Tax Rate	9.585675%	9.585675%	9.585675%	9.585675%
Tax Amount	$148,053	$83,655	$209,137	$51,638

*Investment and discount rate only calculated in the Revised Valuation. FMV is generated from purchase price plus additional investment into building at a 75% discount rate. Current and Vacant valuations are calculated from the market values of PINs 07-12-402-012-0000 and 08-07-301-011-0000.

Over the life of the incentive, the applicant is expected to pay over $1.1 million in property taxes and save approximately $1.4 million based on the 2024 State Equalizer of 3.0355 and 2024 Local Tax Rate of 9.585675%:

	Tax Assessment Level	Tax Amount	Total Tax Amount
Years 1-10	10%	$83,655	$836,548
Year 11	15%	$125,482	$125,482

Year 12	20%	$167,310	$167,310
Total Taxes w/ 7A			$1,129,340

The Schaumburg Business Development Commission reviewed this at the January 12th meeting and recommended approval of the Class 7A request. If approved, staff will work with the Applicant and make the Class 7A contingent upon a Development Agreement outlining TM Real Estate Holdings LLC investment of $1,000,000, employing 40 employees on the Subject Property, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7A tax incentive for TM Real Estate Holdings LLC.

SARNOFF PROPERTY TAX

December 29, 2025

Matt Frank
Director of Economic Development
Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193-1899

Re: Class 7a Incentive Resolution Request
TM Real Estate Holdings LLC
1901 McConnor Pkwy.
Schaumburg, Illinois 60173
PINs: 07-12-402-012-0000 and 08-07-301-011-0000

Dear Matt:

TM Real Estate Holdings LLC ("Applicant") is requesting a Resolution supporting and consenting to a Class 7a Incentive on the above-referenced property based on occupation of an abandoned property that has been vacant for greater than 12 continuous months without a purchase for value and with special circumstances and substantial rehabilitation. The Applicant plans to take ownership of the property and rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge.

Avellino will be a sophisticated and upscale concept offering unique martinis, craft cocktails, delicious food and nightly live entertainment. Avellino is a new concept for a restaurant and bar, however, the ownership behind Avellino have a long history of owning and operating restaurants throughout the Chicagoland area. The Applicant plans to bring this exciting new concept to the Village of Schaumburg.

Avellino plans to start and operate at the subject property with approximately 40 employees (20 to 30 full-time and 10 to 20 part-time), all of which will likely be new hires. Avellino will look to hire all qualified Village of Schaumburg residents for future hires and believes the total annual payroll will be approximately $1,150,000. Avellino will also provide benefits to its employees: Health, dental, paid time off and more. In addition, the Applicant expects that Avellino will generate approximately $5,000,000 in gross sales annually.

The Village of Schaumburg can also expect that Avellino's employees will invest commercially back into the community by visiting local establishments such as gas stations, grocery stores and more. Additionally, Avellino will attract business and various customers to the Village in the course of its operations. Avellino also plans to be a good corporate neighbor and work with local charities to host events and happy hours as well as provide some extra benefit to these charities.

The subject property consists of an approximately 102,504 square foot site with an approximately 11,906 square foot building that has been 100% vacant and unused since September, 2018. Note that an entity related to the Applicant purchased the subject property in 2020 and planned to rehabilitate the same for another restaurant's use, but the deal fell through due to covid and other factors. After years of searching for a new tenant, the Applicant is pleased to finally have found what it believes will be a great fit for the subject property and the Village of Schaumburg.

Therefore, the Applicant plans to complete substantial rehabilitation to make the subject property ready for Avellino's use. The Applicant has allotted approximately $1,000,000 to $1,200,000 to immediately rehabilitate the subject property, which will create construction jobs. These improvements will be to update the landscaping, repair the parking lot, upgrade the facade, add new signage, repair the roof, replace HVAC units, repair exterior concrete, repair the water tanks, repair the electrical, repair windows, tuckpoint, gut and rebuild the kitchen, gut and rebuild the bathrooms as well as to complete other general maintenance.

Please note, however, that these construction costs could significantly vary for a variety of reasons depending cosmetic improvements and market variances. Further inspections of the subject property may require additional improvements. The Applicant plans to start the rehabilitation as soon as possible with occupancy to be in summer 2026.

The Applicant believes that the proposed rehabilitation and occupancy of the subject property will result in a major increase in employment, property taxes and sales tax at this site. However, the above is dependent on securing the Class 7a Incentive on the subject property. As the above indicates, there are various benefits the Village of Schaumburg will receive should the Applicant be granted the Class 7a Incentive. The Applicant is excited to move forward with the rehabilitation and occupation of the subject property and to be a strong community member for many years to come.

Therefore, please review this letter and the attached materials, and place the Applicant on the agenda for the January 12, 2026 Village of Schaumburg Business Development Commission meeting, where it will present its request for the Village to pass a Resolution supporting and consenting to a Class 7a Incentive on the subject property based on occupation of an abandoned property that has been vacant for greater than 12 continuous months without a purchase for value and with special circumstances and substantial rehabilitation.

In support of the above, enclosed please find a Class 7a Eligibility Application along with all required information and documentation available to date. Should you have any questions or concerns, or require additional information, please do not hesitate to contact us at (312) 782-8310.

Very truly yours,
SARNOFF PROPERTY TAX

Zachary A. Kafitz
James B. Sarnoff

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7A ELIGIBILITY APPLICATION

CONTROL NUMBER: To be provided

Carefully review the Class 7a Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: TM Real Estate Holdings LLC

Company: _____ Telephone: (708) 268-4050

Address: 1901 McConnor Pkwy.

City: Schaumburg State: IL Zip Code: 60173

Email Address: _____

Contact Person (if different than the Applicant)

Name: Michael Manzo

Company: See above Telephone: (_____)_____

Address: _____

City: _____ State: _____ Zip Code: _____

Email Address: _____

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 1901 McConnor Pkwy.

Permanent Real Estate Index Number: 07-12-402-012-0000 and 08-07-301-011-0000

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Schaumburg State: IL Zip Code: 60173

Township: Schaumburg Existing Class: 5-17 and 1-00

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage See attached

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? See attached

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: See attached Part-time: See attached

How many new permanent full-time jobs will be created by this proposed development? See attached

How many new permanent part-time jobs will be created by this proposed development? See attached

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

[ ] New Construction (Read and Complete Section A below)

[x] Substantial Rehabilitation (Read and complete Section A below)

[ ] Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

[x] Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): See attached

Estimated date of construction completion: See attached

Total redevelopment cost, excluding land: $ See attached

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

   [ ] YES [ ] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   _____

   _____

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

   Estimated date of reoccupation: _____
   Date of Purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

SECTION 1 - Property Purchase (less than 12 months vacant)

How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period* (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

(a) Sale Contract
(b) Closing Statement
(c) Recorded Deed
(d) Assignment of Beneficial Interest
(e) Real Estate Transfer Declaration

SECTION 2 – No Purchase (more than 12 months vacant)

How long has the subject property been unused?

[x] 12 or greater continuous months *(Eligible for Special Circumstance)*

[ ] Less than 12 continuous months *(Not Eligible for Special Circumstance)*

When and by whom was the subject property last occupied prior to the filing of this application?

See attached

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also, include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: Summer 2026

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7a Application and that it finds Class 7a necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate the area is "in need of commercial development", are satisfied.

Finalizing the Incentive Process

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website *(www.cookcountyassessor.com)* to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 7A designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Signature

12/12/25
Date

MICHAEL MANZO
Print Name

owner
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7a Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 4/1/2022

AFFIDAVIT

I Michael Manzo, if called to testify would attest to the following facts:

1. That I am a Trustee of the Michael Manzo and Robert Trust Revocable Trust, the entity that owns the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) ("Subject Property").

2. That the prior occupant of the Subject Property was RAM Restaurant & Brewery.

3. That as of September 22, 2018, RAM Restaurant & Brewery completely vacated the Subject Property.

4. That since September 22, 2018, the Subject Property and has been 100% vacant and unused.

Further Affiant Sayeth Not

Michael Manzo

Date: 11/20/25

Subscribed and sworn before me
This 20th day of November, 2025

Olivia Brownfield

Signature of Notary Public

Official Seal
OLIVIA BROWNFIELD
Notary Public, State of Illinois
Commission No. 856458
My Commission Expires June 30, 2027

Legal Description, Site and Building Square Footage

The total land area of the subject parcel located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) is approximately 102,504 square feet, and the total building area is approximately 11,906 square feet.

Attached please find a legal description of the subject property:

REAL ESTATE AND TAX SERVICE
OFFICE OF COOK COUNTY CLERK KAREN A. YARBROUGH
118 N. Clark Street, Room 434, Chicago, Illinois 60602

TEL 312.603.5645 FAX 312.603.4707 WEB cookcountyclerk.com

I CERTIFY THAT, ACCORDING TO THE RECORDS HELD BY THE COOK COUNTY CLERK'S OFFICE, THE TAX PARCEL WHICH IS KNOWN BY THE PERMANENT REAL ESTATE INDEX NUMBER (PIN) OF:

07-12-402-012-0000

CORRESPONDS TO THE FOLLOWING LEGAL DESCRIPTION:

THAT PART OF LOT 2, LYING IN SCHAUMBURG TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD - 76 SUBDIVISION OF PART OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CLERK'S OFFICE COOK COUNTY, ILLINOIS JANUARY 1831

COOK COUNTY CLERK / DATE 2-27-20

REAL ESTATE AND TAX SERVICE
OFFICE OF COOK COUNTY CLERK KAREN A. YARBROUGH
118 N. Clark Street, Room 434, Chicago, Illinois 60602

TEL 312.603.5645 FAX 312.603.4707 WEB cookcountyclerk.com

I CERTIFY THAT, ACCORDING TO THE RECORDS HELD BY THE COOK COUNTY CLERK'S OFFICE, THE TAX PARCEL WHICH IS KNOWN BY THE PERMANENT REAL ESTATE INDEX NUMBER (PIN) OF:

08-07-301-011-0000

CORRESPONDS TO THE FOLLOWING LEGAL DESCRIPTION:

THAT PART OF LOT 2, LYING IN ELK GROVE TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLIAGE GREEN WOODFIELD - 76 SUBDIVISION OF PART OF SECTION 7 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LC, 2-27-20

COOK COUNTY CLERK / *DATE*

Description of the Nature of the Project, the Intended Use of the Subject Property and Information Regarding the Applicant and User

TM Real Estate Holdings LLC ("Applicant") plans to take ownership of the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) and rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge.

Avellino will be a sophisticated and upscale concept offering unique martinis, craft cocktails, delicious food and nightly live entertainment. Avellino is a new concept for a restaurant and bar, however, the ownership behind Avellino have a long history of owning and operating restaurants throughout the Chicagoland area. The Applicant plans to bring this exciting new concept to the Village of Schaumburg.

Avellino plans to start and operate at the subject property with approximately 40 employees (20 to 30 full-time and 10 to 20 part-time), all of which will likely be new hires. Avellino will look to hire all qualified Village of Schaumburg residents for future hires and believes the total annual payroll will be approximately $1,150,000. Avellino will also provide benefits to its employees: Health, dental, paid time off and more. In addition, the Applicant expects that Avellino will generate approximately $5,000,000 in gross sales annually.

The Village of Schaumburg can also expect that Avellino's employees will invest commercially back into the community by visiting local establishments such as gas stations, grocery stores and more. Additionally, Avellino will attract business and various customers to the Village in the course of its operations. Avellino also plans to be a good corporate neighbor and work with local charities to host events and happy hours as well as provide some extra benefit to these charities.

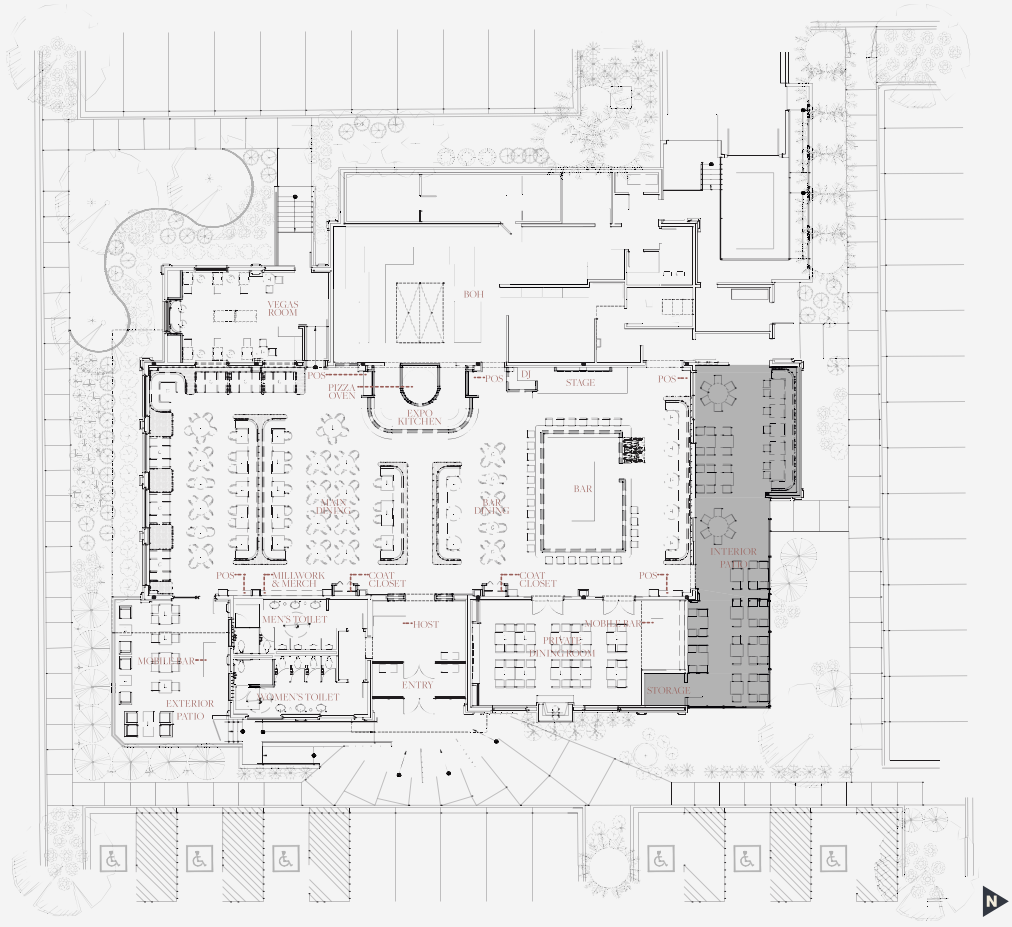
The subject property consists of an approximately 102,504 square foot site with an approximately 11,906 square foot building that has been 100% vacant and unused since September, 2018. Note that an entity related to the Applicant purchased the subject property in 2020 and planned to rehabilitate the same for another restaurant's use, but the deal fell through due to covid and other factors. After years of searching for a new tenant, the Applicant is pleased to finally have found what it believes will be a great fit for the subject property and the Village of Schaumburg.

Therefore, the Applicant plans to complete substantial rehabilitation to make the subject property ready for Avellino's use. The Applicant has allotted approximately $1,000,000 to $1,200,000 to immediately rehabilitate the subject property, which will create construction jobs. These improvements will be to update the landscaping, repair the parking lot, upgrade the facade, add new signage, repair the roof, replace HVAC units, repair exterior concrete, repair the water tanks, repair the electrical, repair windows, tuckpoint, gut and rebuild the kitchen, gut and rebuild the bathrooms as well as to complete other general maintenance.

Please note, however, that these construction costs could significantly vary for a variety of reasons depending cosmetic improvements and market variances. Further inspections of the subject property may require additional improvements. The Applicant plans to start the rehabilitation as soon as possible with occupancy to be in summer 2026.

The Applicant believes that the proposed rehabilitation and occupancy of the subject property will result in a major increase in employment, property taxes and sales tax at this site. However, the above is dependent on securing the Class 7a Incentive on the subject property. As the above indicates, there are various benefits the Village of Schaumburg will receive should the Applicant be granted the Class 7a Incentive. The Applicant is excited to move forward with the rehabilitation and occupation of the subject property and to be a strong community member for many years to come.

Floor Plan
Option 1



SEAT COUNTS

INTERIOR	**242** (314)
Main Dining	**129**
Expo Counter	--
Bar	**29**
Bar Dining	**32**
PDR	**40**
Interior Patio	72
Vegas Room	**12**
EXTERIOR	**20**
Patio	**20**
GRAND TOTAL	**262** (334)

* INTERIOR PATIO SEATING REMOVED FROM SCOPE, GREYED OUT NUMBER REFLECTS SEATING INCLUDING INTERIOR PATIO

Factor 1: Designation of Area

As part of the Class 7 Incentive, the subject property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) must be located in an area designated in need of redevelopment. Attached please find a copy of the Village of Schaumburg Resolution finding the property in need of redevelopment.

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

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

I, RENEE M. ROMANOWSKI, Deputy Village Clerk of the Village of Schaumburg, Cook County and DuPage County, Illinois, DO HEREBY CERTIFY that the attached and foregoing is a true and correct copy of:

RESOLUTION NO. R-20-018

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-12-402-012-0000 AND 08-07-301-011-0000 AS A BLIGHTED AREA

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

WITNESS my hand and the corporate seal of the Village of Schaumburg, Illinois this 26th day of March, 2020.

Renee M. Romanowski, Deputy Village Clerk
Village of Schaumburg

RESOLUTION NO. R-20 - 018

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-12-402-012-0000 AND 08-07-301-011-0000 AS A BLIGHTED AREA

WHEREAS, the Village of Schaumburg, Cook County, Illinois (the "Village") is a home rule unit of government pursuant to the Illinois Constitution of 1970, and as such may exercise any power and perform any function pertaining to its government affairs; and

WHEREAS, the corporate authorities of the Village of Schaumburg has evaluated whether the parcels delineated by Property Index Numbers 07-12-402-012-0000 and 08-07-301-011-0000 in Schaumburg, Cook County, Illinois, and further described on Exhibit A, a copy of which is attached hereto and made part hereof (the "Area"), constitute a blighted area as defined by the criteria set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act").

WHEREAS, in order to find that an area qualified as a blighted area under the TIF Act five of the following thirteen factors listed must be present: (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Presence of structures below minimum code standards; (5) Illegal use of individual structures; (6) Excessive vacancies; (7) Lack of ventilation, light, or sanitary facilities; (8) Inadequate utilities; (9) Excessive land coverage and overcrowding of structures and community facilities; (10) Deleterious land-use or layout; (11) Environmental clean-up; (12) Lack of community planning; (13) Stagnant or declining EAV whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village of Schaumburg has reviewed a March 2020 study analysis from the consulting firm Gruen Gruen & Associates prepared specifically for above referenced PINs in determining whether all or a portion of this area qualifies as a blighted area as set forth in the definitions of the Tax Increment Allocation Redevelopment Act.

WHEREAS, the Gruen Gruen & Associates analysis concluded that said area meets five of the eligibility factors: (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Excessive vacancies and (5) Deleterious layout.

WHEREAS, the Village finds the property within the Area is dilapidated; obsolete and contains characteristics of deficiencies which limit the property's use and marketability; deleterious layout and isolation of the site; find that the property within the Area is currently 100% vacant, and that the extent and duration of the vacancy will persist and have an adverse influence on the Area if the property is not immediately redeveloped; and find that the property is in a state of deterioration and that the property within the Area is in need of substantial rehabilitation.

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

RESOLUTION NO. R-20 - 018

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-12-402-012-0000 AND 08-07-301-011-0000 AS A BLIGHTED AREA

SECTION ONE: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made part hereof, as if fully set forth in their entirety.

SECTION TWO: The Village of Schaumburg hereby finds and agrees that the said area has been appropriately declared as a blighted area by a qualified independent consultant and meets five of the thirteen eligibility factors.

SECTION THREE: All property in the blighted area is expected to substantially benefit by redevelopment improvements.

SECTION FOUR: The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

SECTION FIVE: That the area is therefore in need of redevelopment.

SECTION SIX: That unless corrected, the blighted conditions outlined in the report will persist and continue to delay any future economic development within the Area.

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

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

AYES: (6) Kozak, Connelly, Sullivan, Dunham, Madej, Bieschke
NAYS: (0) None
ABSENT: (0) None

ADOPTED this 24th day of March, 2020.

Tom Dailly
Village President

ATTEST:

Marilyn J. Karr
Village Clerk

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE NEEDED REDEVELOPMENT OF THE PROPERTY LOCATED AT 1901 MCCONNOR PARKWAY, SCHAUMBURG, ILLINOIS

To

SARNOFFF AND BACCASH PROPERTY TAX LAW

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

March 2020

C1547

Gruen Gruen + Associates

WHETHER BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE NEEDED REDEVELOPMENT OF THE PROPERTY LOCATED AT 1901 MCCONNOR PARKWAY, SCHAUMBURG, ILLINOIS

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MARCH 2020

C1547

APPLYING KNOWLEDGE

CREATING RESULTS

ADDING VALUE

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MEMORANDUM

Date:	March 11, 2020
To:	Zachary A. Kafitz, Esq., Partner, Sarnoff and Baccash Property Tax Law
From:	Gruen Gruen + Associates
Subject:	**C1457: Whether Blighting Conditions Exist and The Need for a Class 7(A) Incentive to Bridge a Feasibility Gap for the Redevelopment of the Property Located at 1901 McConnor Parkway, Schaumburg, Illinois**

INTRODUCTION

Gruen Gruen + Associates ("GG+A") has been asked to evaluate whether blight conditions apply such that the property located at 1901 McConnor Parkway in Schaumburg, Illinois (PIN: 07-12-402-0000; and 08-07-301-011-000 Cook County) is in need of redevelopment. According to the Cook County Assessor's Office, and CBRE, the property consists of approximately 2.5 acres of land and an over 20 year-old vacant restaurant / brewery building containing approximately 12,000 square feet of space. The seller's broker indicated the size is larger than the formats of typical contemporary restaurants considering entering or expanding in the Woodfield Mall market area.

To complete the evaluation, GG+A inspected the property and environs, obtained information from the CBRE broker marketing the property and from the contract purchaser of the property as well as property and equalized assessed valuation data from the Cook County Assessor's Office.

In addition, GG+A was asked to evaluate whether a Cook County Class 7(a) tax incentive is needed to facilitate the feasible redevelopment of the property into a modern restaurant use. To do this GG+A simulated the real estate investment results of the redevelopment, operation, and eventual sale of the property with- and without- the Class 7(a) tax incentive.

The conclusion that the property is subject to blight and in need of redevelopment is supported by the following findings:

- The property is vacant and has ceased operations for its intended use and the adjoining former restaurant property remains substantially vacant and the only user attracted to re-occupy the former Sweet Tomato is the United States Post Office;
- The property is competitively and physically obsolete;
- The property is dilapidated;

- The property is deteriorated; and
- The property has a deleterious layout and is subject to a lack of community planning.

In addition, the results of the real estate economic analysis indicate that but for the provision of the Class 7(a) tax incentive, it would not be financially feasible for the private sector to redevelop and operate the property as a contemporary restaurant facility. In the absence of the Class 7(a) tax incentive, the potential investment returns from the redevelopment, operation, and hypothetical eventual sale of the property would be too low relative to the associated risks to justify the investment of capital and entrepreneurial resources to undertake the redevelopment/reuse and operation of a restaurant facility.

BLIGHT CONDITION FINDINGS

The first eligibility factor that applies is "Excessive Vacancies". The property has become wholly unoccupied and vacated by the former RAM Restaurant and Brewery since 2018. The seller's broker has indicated restaurants have considered the location but decided against it because it is an inferior location not on the preferred Golf Road corridor or a prominent outlot fronting Woodfield Mall; too large for most contemporary formats; and the high property tax level. According to the broker, the adjoining former restaurant property Sweet Tomato vacated in approximately 2016 and no other restaurant has had interest in the location and over 3,900 square feet of space in the 7,300-square-foot building remains vacant. A United States Post Office has occupied approximately 3,200 square feet of the building which is not a desirable use that makes it more difficult to attract other restaurants and entertainment venues. The vacant, closed former RAM property creates an adverse influence on adjoining property and a negative image and reduced services for visitors to the Hyatt Hotel in the vicinity of the property. If the current transaction does not move forward, excessive vacancies will likely persist.

A second eligibility factor is "Obsolescence". The state of obsolescence can be concluded based on the age of the property at 25 to 30 years of age and the need for major capital and interior repairs including according to the broker the need to replace the original roof, heating and air-conditioning systems and original kitchen facilities and equipment. The building was designed for a specialized format and use which will need to be transformed into a contemporary space. As described below, the property is economically obsolete in that it cannot be feasibly updated and reoccupied given the relationship between redevelopment costs and returns with the current tax levels. The property falling into disuse and closing, due to in part to high costs of operations and intense food and bar service competition from newer facilities and concepts; the decline in assessed valuation; and the need for major capital and interior repairs confirm the physical, market, and economic obsolescence of the property.

A third eligibility factor that applies is "Dilapidation".
The property's roof is original and according to the broker will need replacement. The dilapidated exterior facade of the building needs repairs and replacement of the missing façade elements. According to an inspection report for the contract purchaser, four of seven exterior AC-Heat Pump rooftop units are in marginal condition; Carrier units are approximately 20 years old for these four units. A few rooftop units are damaged with exposed components. The rooftop heating unit servicing south end of building does not engage and the gutters require replacement. In addition, the building includes leaking insulated glass on four windows in the dining area.

In addition, two water tanks are in marginal condition and not operating and are 10 years and 13 years old. The water service pipes/supply drain are corroded and leaking. Some of the conditions described may also be municipal code violations, another factor indicating the property is in need of redevelopment. The inspection report indicates that heating and air conditioning, water and roofing systems will require major repairs or replacement.

A fourth eligibility factor that applies is "Deterioration". The surface improvements such as the parking lots and roadways adjoining the building have uneven pavement and cracks, potholes, loose paving materials, etc. The loading dock and refuse facilities are deteriorated and require repairs. According to an inspection report for the contract purchaser, among other things roof linking straps have shifted and need repair; snow anchors on the roof are detached and loose; the gutters need to be cleaned and are in marginal condition; the siding needs repainting; windows need caulking; and the trim/soffit/fascia/flashing are in marginal condition and require repairs and paining. On the northside of the roof, an exterior outlet cover is missing and exposed wires are present due to loose light fixtures.

Two additional related eligibility factors, **deleterious land use and layout and lack of community planning apply.** The siting of the property makes it relatively isolated, poorly positioned, and not well connected and integrated to other uses and activities. It has poor ingress and egress to the Golf Road corridor and core Woodfield Mall and essentially acts as a freestanding venue surrounded by parking lots and a frontage road along a highway. This lack of being incorporated into an integrated coherent development pattern reflects the absence of community planning to meet the contemporary preferences of users and modern development standards.

In addition to the findings above outlined above that demonstrate blight conditions pertain to the property making it in need of redevelopment, the real estate economic analysis of the redevelopment plan for the property demonstrates but for the grant of a Class 7(a) tax incentive, the property would not be subject to feasible redevelopment and reuse.

THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP TO RENOVATE THE PROPERTY LOCATED AT 1901 MCCONNOR PARKWAY, SCHAUMBURG, ILLINOIS

To evaluate the need for a Class 7(a) tax incentive, GG+A compared the returns on investment with- and without- the incentive based on the estimated cash flows produced from the build-out, operation, and eventual sale of the property from the viewpoint of the owner-investor. One simulation assumes that a Class 7(a) incentive is provided to facilitate the feasible redevelopment of the property. The second simulation holds all other variables the same but reflects the assumption that the Class 7(a) is not provided. The real estate economic analysis is used as the basis to determine whether there is a "reasonable expectation that the development ... is viable and likely to go forward on a reasonably timely basis if granted Class 7(a) designation and therefore result in the economic enhancement" of the site.

Estimated Development Costs

Table 1 summarizes estimated development costs based on information provided by the potential purchaser and redeveloper and operator of the property.

TABLE 1: Estimated Acquisition and Development Costs

	Estimated Cost $ Per Square Foot[1]	Estimated Cost $ Total
Property Acquisition	134.39	1,600,000
Construction Costs	142.79	1,700,000
Total	**277.17**	**3,300,000**

[1] Per square foot of gross building space. The property contains 11,906 square feet of gross building space.

Sources: Gruen Gruen + Associates.

Property acquisition is estimated at $1,600,000 or $134 per square foot of building space. Construction costs to repair and renovate the building are estimated at $1,700,000 or approximately $143 per square foot of building space. Total capital costs are estimated at $3,300,000 or about $277 per square foot.

Market and Operating Parameters

Table 2 summarizes the estimated revenues and expenses associated with the operation of the improved restaurant space.

TABLE 2: Annual Net Operating Income With- and Without- Class 7(a) Incentive

	With 7(a) Incentive		Without 7(a) Incentive	
	$ Per Square Foot	$ Total	$ Per Square Foot	$ Total
Gross Rent Income	40.00	476,240.00	40.00	476,240.00
Non-Tax Operating Expense[1]	(4.20)	(50,000.00)	(4.20)	(50,000.00)
Property Tax Expense	(6.90)	(82,183.00)	(17.26)	(205,456.00)
Total Operating Expense	(11.10)	(132,183.00)	(21.46)	(255,456.00)
Net Operating Income	**28.90**	**344,057.00**	**18.54**	**220,784.00**

[1] Property insurance, maintenance, utilities, etc.

Source: Gruen Gruen + Associates

Based on information provided by the applicant, we estimate that the proposed restaurant use can feasibly pay annual gross rent or "occupancy expenses" equal to $40 per square foot or approximately $476,000 annually. This represents approximately 8.7 percent of annual sales the restaurant is anticipated to generate. This is a somewhat higher than the ideal level of rent as a function of sales of six to eight percent of gross sales.

Non-tax operating expenses are estimated at approximately $50,000 or $4.20 per square foot. Property tax expenses with- and without- a Class 7(a) incentive are estimated at approximately $82,000 and $205,000, respectively. This reflects the current tax rate applicable to the property (10.3 percent), the 2018 Cook County equalization multiplier of 2.9109, and an estimated property value of $230 per square foot or $2,738,000[1] following renovation and re-occupancy.

[1] The market value assumption of $230 per square foot represents the net income capitalized at approximately eight percent (8%).

Investment and Financing Parameters

The applicant has indicated that private equity investment will provide the capital and permanent funding for property acquisition and construction. The results of the financial analysis described below therefore do not assume the use of property-level debt financing or "leverage."

Based on discussions with the applicant and the real estate representative of the existing property owner, we estimate the fully leased property could be sold at an eight percent (8%) capitalization rate.

FORECAST PROJECT CASH FLOW AND INTERNAL RATE OF RETURN ON EQUITY INVESTMENT

Based upon the income, expense and capital cost estimates described above, Table 3 summarizes the property cash flow over 13 years and the Internal Rate of Return (IRR) on equity investment over that period with- and without- a Class 7(a) tax incentive.

TABLE 3: Total Cash Flow and IRR With- and Without- Class 7(a) Tax Incentive

	Without 7(a) Incentive				With 7(a) Incentive			
	Initial Equity Investment	Net Cash Flow	Proceeds from Property Sale[1]	Total Cash Flow	Initial Equity Investment	Net Cash Flow	Proceeds from Property Sale[1]	Total Cash Flow
Year 1	($3,300,000)	$220,784		($3,079,216)	($3,300,000)	$344,057		($2,955,943)
Year 2		$220,784		$220,784		$344,057		$344,057
Year 3		$220,784		$220,784		$344,057		$344,057
Year 4		$220,784		$220,784		$344,057		$344,057
Year 5		$220,784		$220,784		$344,057		$344,057
Year 6		$220,784		$220,784		$344,057		$344,057
Year 7		$220,784		$220,784		$344,057		$344,057
Year 8		$220,784		$220,784		$344,057		$344,057
Year 9		$220,784		$220,784		$344,057		$344,057
Year 10		$220,784		$220,784		$344,057		$344,057
Year 11		$268,408		$268,408		$350,590		$350,590
Year 12		$268,408		$268,408		$309,499		$309,499
Year 13		$268,408	$3,355,095	$3,623,503		$268,408	$3,355,095	$3,623,503
Total	**($3,300,000)**	**$3,013,059**	**$3,355,095**	**$3,068,154**	**($3,300,000)**	**$4,369,071**	**$3,355,095**	**$4,424,166**
Internal Rate of Return (IRR)				**7.9%**				**12.0%**

[1] Sale price based on an 8% capitalization rate applied to net income in Year 13.

Source: Gruen Gruen + Associates

In Year 1 as summarized above, an equity investment of $3.3 million will be made to acquire and renovate the existing 11,900-square-foot building. Without a 7(a) incentive, the total cash flow

over 13 years is estimated to total approximately $3,068,000. This provides an internal rate of return (IRR) on initial investment of 7.9 percent.

If a Class 7(a) incentive is granted for the initial 12-year period, net cash flow will total $4,424,000, or approximately $1.4 million greater than if no incentive is provided. The IRR on initial investment is 12.0 percent over the 13-year period if the Class 7(a) incentive is granted.

Equity investment in the proposed reuse of the obsolete and deteriorated building would not be financially feasible without the Class 7(a) tax incentive. The projections of cash flow from the lease of the real estate would not provide a sufficient rate of return to attract and support private equity investment. The provision of the Class 7(a) tax incentive, however, can be expected to bridge the feasibility gap. The rate of return, however, is certainly not extraordinary and would not provide windfall to the investor-developer.

Real Estate Tax Analysis

From 2018 to 2024 the real estate taxes and assessments have remained stagnant/declined on the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000). Attached please find the Cook County Treasurer's Office webpage screenshots showing the taxes on the subject property from 2018 thru 2024. In addition, attached please find the Cook County Board of Review webpage screenshots showing the assessments on the property from 2018 thru 2024.

As seen in the attached, the assessments/taxes from 2018 thru 2024 for PINs: 07-12-402-012-0000 and 08-07-301-011-0000 were as follows:

1. 2018: $541,141/$150,731
2. 2019: $352,644/$93,507
3. 2020: $391,767/$115,539
4. 2021: $345,626/$103,557
5. 2022: $436,246/$117,405
6. 2023: $436,246/$121,066
7. 2024: $500,498/$144,614

The above/attached show the assessments and taxes on the subject property have declined overall from 2018 to 2024 and have been relatively stagnant for years. In addition, we expect the assessments to remain at this value for years without any significant improvements made to the subject property, which would continue the stagnation. Additionally, without the significant improvements and investment made into the property allowing for the tenant to occupy and a Class 7 Incentive on the same, the property will likely continue to sit vacant.

TM Real Estate Holdings LLC ("Applicant") plans to take ownership of the subject property and plans to rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge. Should the Applicant be able to secure the Class 7 Incentive, it believes it will be able to significantly rehabilitate and successfully operate the subject property.

The Applicant has allotted approximately $1,000,000 to $1,200,000 to complete the significant rehabilitation, which will create construction jobs. Please note that the construction costs could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to finalize this number.

As the subject property has suffered from vacancy and is in need of significant improvements, the assessments and taxes have been low and stagnant for years. The significant rehabilitation and occupation of the subject property will increase the assessments and taxes over the life of the Class 7 Incentive and beyond.

Viability and Timeliness

TM Real Estate Holdings LLC ("Applicant") plans to take ownership of the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) and rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge.

Development Plan

The subject property consists of an approximately 102,504 square foot site with an approximately 11,906 square foot building that has been 100% vacant and unused since September, 2018. Note that an entity related to the Applicant purchased the subject property in 2020 and planned to rehabilitate the same for another restaurant's use, but the deal fell through due to covid and other factors. After years of searching for a new tenant, the Applicant is pleased to finally have found what it believes will be a great fit for the subject property and the Village of Schaumburg.

Therefore, the Applicant plans to complete substantial rehabilitation to make the subject property ready for Avellino's use. The Applicant has allotted approximately $1,000,000 to $1,200,000 to immediately rehabilitate the subject property, which will create construction jobs. These improvements will be to update the landscaping, repair the parking lot, upgrade the facade, add new signage, repair the roof, replace HVAC units, repair exterior concrete, repair the water tanks, repair the electrical, repair windows, tuckpoint, gut and rebuild the kitchen, gut and rebuild the bathrooms as well as to complete other general maintenance.

Please note, however, that these construction costs could significantly vary for a variety of reasons depending cosmetic improvements and market variances. Further inspections of the subject property may require additional improvements. The Applicant plans to start the rehabilitation as soon as possible with occupancy to be in summer 2026. Attached please find a preliminary design and site plan for the property. We have also provided color photographs of the current vacancy. We also note that at this time the Applicant has not secured any Building Permits to complete the proposed improvements, however, it plans to work with the Village of Schaumburg to secure these as soon as possible.

Economic Feasibility

Avellino will be a sophisticated and upscale concept offering unique martinis, craft cocktails, delicious food and nightly live entertainment. Avellino is a new concept for a restaurant and bar, however, the ownership behind Avellino have a long history of owning and operating restaurants throughout the Chicagoland area. The Applicant plans to bring this exciting new concept to the Village of Schaumburg.

Avellino plans to start and operate at the subject property with approximately 40 employees (20 to 30 full-time and 10 to 20 part-time), all of which will likely be new hires. Avellino will look to hire all qualified Village of Schaumburg residents for future hires and believes the total annual payroll will be approximately $1,150,000. Avellino will also provide benefits to its employees: Health, dental, paid time off and more. In addition, the Applicant expects that Avellino will generate approximately $5,000,000 in gross sales annually.

The Village of Schaumburg can also expect that Avellino's employees will invest commercially back into the community by visiting local establishments such as gas stations, grocery stores and more. Additionally, Avellino will attract business and various customers to the Village in the course of its operations. Avellino also plans to be a good corporate neighbor and work with local charities to host events and happy hours as well as provide some extra benefit to these charities.

Additionally, the comparatively high taxes in Cook County are a competitive disadvantage for any owner of real estate in the same. The Applicant believes that the Class 7 Incentive will allow it to not only help it absorb some of the significant rehabilitation costs, but allow it to successfully operate the subject property and stay competitive with nearby DuPage, Kane, McHenry and Lake Counties where the taxes are far lower as well as with other facilities located in Cook County that already have Incentives.

Financing

The Applicant plans to spend approximately $1,000,000 to $1,200,000 to improve the same. The Applicant will be funding rehabilitation through equity (roughly 20-25%) and financing (75%-80%).

Owners, Developers, Prime Tenants and other Interested Parties

As noted above, the Applicant plans to have Avellino occupy the property. Attached hereto please find a copy of the Articles of Organization and Cook County Disclosure of Ownership Interest Statement.

Development Schedule

As noted above, the Applicant plans to start the rehabilitation as soon as possible with occupancy to be in summer 2026.

CONCLUSION

Therefore, based on the above information and documentation, there is a reasonable expectation that the Applicant will purchase, rehabilitate, have timely occupancy and be able to successfully operate at the subject property if granted the Class 7 Incentive, which will result in the economic enhancement of the same after it was vacant.

The Applicant is eager to rehabilitate the subject property and have Avellino begin its operations within the Village of Schaumburg, however, but for the Class 7 Incentive the Applicant does not believe it will be able to successfully operate the subject property.

Assistance and Necessity

TM Real Estate Holdings LLC ("Applicant") plans to take ownership of the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) and rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge.

The subject property consists of an approximately 102,504 square foot site with an approximately 11,906 square foot building that has been 100% vacant and unused since September, 2018. Note that an entity related to the Applicant purchased the subject property in 2020 and planned to rehabilitate the same for another restaurant's use, but the deal fell through due to covid and other factors. After years of searching for a new tenant, the Applicant is pleased to finally have found what it believes will be a great fit for the subject property and the Village of Schaumburg.

Therefore, the Applicant plans to complete substantial rehabilitation to make the subject property ready for Avellino's use. The Applicant has allotted approximately $1,000,000 to $1,200,000 to immediately rehabilitate the subject property, which will create construction jobs. These improvements will be to update the landscaping, repair the parking lot, upgrade the facade, add new signage, repair the roof, replace HVAC units, repair exterior concrete, repair the water tanks, repair the electrical, repair windows, tuckpoint, gut and rebuild the kitchen, gut and rebuild the bathrooms as well as to complete other general maintenance.

Please note, however, that these construction costs could significantly vary for a variety of reasons depending cosmetic improvements and market variances. Further inspections of the subject property may require additional improvements. The Applicant plans to start the rehabilitation as soon as possible with occupancy to be in summer 2026. Attached please find a preliminary design and site plan for the property. We have also provided color photographs of the current vacancy. We also note that at this time the Applicant has not secured any Building Permits to complete the proposed improvements, however, it plans to work with the Village of Schaumburg to secure these as soon as possible.

Avellino will be a sophisticated and upscale concept offering unique martinis, craft cocktails, delicious food and nightly live entertainment. Avellino is a new concept for a restaurant and bar, however, the ownership behind Avellino have a long history of owning and operating restaurants throughout the Chicagoland area. The Applicant plans to bring this exciting new concept to the Village of Schaumburg.

Avellino plans to start and operate at the subject property with approximately 40 employees (20 to 30 full-time and 10 to 20 part-time), all of which will likely be new hires. Avellino will look to hire all qualified Village of Schaumburg residents for future hires and believes the total annual payroll will be approximately $1,150,000. Avellino will also provide benefits to its employees: Health, dental, paid time off and more. In addition, the Applicant expects that Avellino will generate approximately $5,000,000 in gross sales annually.

The Village of Schaumburg can also expect that Avellino's employees will invest commercially back into the community by visiting local establishments such as gas stations, grocery stores and more. Additionally, Avellino will attract business and various customers to the Village in the course of its operations. Avellino also plans to be a good corporate neighbor and work with local charities to host events and happy hours as well as provide some extra benefit to these charities.

We also note that there have been few investors interested in purchasing and spending the significant investment to rehabilitate the subject property as well as take on the tax burden of a fully taxed property. Additionally, the comparatively high taxes in Cook County are a competitive disadvantage for any owner of real estate in the same. The Applicant believes that the Class 7 Incentive will allow it to not only help it absorb some of the significant rehabilitation costs, but allow it to successfully operate the subject property and stay competitive with nearby DuPage, Kane, McHenry and Lake Counties where the taxes are far lower as well as with other facilities located in Cook County that already have Incentives.

The Applicant is eager to rehabilitate the subject property and have Avellino begin its operations within the Village of Schaumburg, however, but for the Class 7 Incentive the Applicant does not believe it will be able to successfully operate the subject property.

Increased Tax Revenue and Employment

TM Real Estate Holdings LLC ("Applicant") plans to take ownership of the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) and rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge.

The proposed rehabilitation and occupancy of the subject property will result in a major increase in employment, property taxes and sales tax at this site.

The assessment on the subject property was on vacancy relief or reduced for years at the Cook County Assessor's Office, and as a result, the taxes on the same have been significantly lower than if the property was fully occupied. Therefore, the rehabilitation and occupation of the site will result in increases in tax revenue. Attached please find a schedule that shows the impact of what the taxes will be with a Class 7 Incentive as well as the lower taxes on this property if it remains vacant and without any improvements. By looking at this breakdown, one can see that the overall taxes for this property with a Class 7 Incentive along with the investment to be added will be greater than the taxes for this property if it were to remain vacant and unimproved.

In addition, the approximately $1,000,000 to $1,200,000 that the Applicant plans to spend on rehabilitating the subject property will likely increase the value of the subject property, and therefore, the property taxes. The proposed improvements will also create construction jobs.

Additionally, this project will create a significant increase in employment at the subject property. Specifically, Avellino plans to start and operate at the subject property with approximately 40 employees (20 to 30 full-time and 10 to 20 part-time), all of which will likely be new hires. Avellino will look to hire all qualified Village of Schaumburg residents for future hires and believes the total annual payroll will be approximately $1,150,000. Avellino will also provide benefits to its employees: Health, dental, paid time off and more. In addition, the Applicant expects that Avellino will generate approximately $5,000,000 in gross sales annually.

The Village of Schaumburg can also expect that Avellino's employees will invest commercially back into the community by visiting local establishments such as gas stations, grocery stores and more. Additionally, Avellino will attract business and various customers to the Village in the course of its operations. Avellino also plans to be a good corporate neighbor and work with local charities to host events and happy hours as well as provide some extra benefit to these charities.

As discussed above, there will be an increase in employment, property taxes and sales tax should the Applicant move forward with this project. Specifically, employment at the subject property will increase from 0 to approximately 60 employees and sales tax will increase from what is currently being generated, which is zero. In addition, real estate taxes will increase as shown in the attached. Therefore, by granting the Class 7 Incentive and the Applicant moving forward with its project, the Village of Schaumburg will see a significant benefit.

1901 McConnor Pkwy., Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000)

Year	Estimated Market Value	Estimated Tax Rate	Estimated Multiplier	Estimated Tax With The Class 7a Incentive	Estimated Taxes/ Square Foot With The Class 7a Incentive	Estimated Taxes With 100% Vacancy Relief	Estimated Taxes/ Square Foot With 100% Vacancy Relief	Estimated Building Square Feet
2026	$3,419,480	9.585%	3.0355	**$99,491**	$8.36	**$96,993**	$8.15	11,906
2027	$3,419,480	9.585%	3.0355	**$99,491**	$8.36	**$96,993**	$8.15	11,906
2028*	$4,103,376	9.585%	3.0355	**$119,389**	$10.03	**$116,392**	$9.78	11,906
2029	$4,103,376	9.585%	3.0355	**$119,389**	$10.03	**$116,392**	$9.78	11,906
2030	$4,103,376	9.585%	3.0355	**$119,389**	$10.03	**$116,392**	$9.78	11,906
2031*	$4,924,051	9.585%	3.0355	**$143,267**	$12.03	**$139,670**	$11.73	11,906
2032	$4,924,051	9.585%	3.0355	**$143,267**	$12.03	**$139,670**	$11.73	11,906
2033	$4,924,051	9.585%	3.0355	**$143,267**	$12.03	**$139,670**	$11.73	11,906
2034*	$5,908,861	9.585%	3.0355	**$171,920**	$14.44	**$167,604**	$14.08	11,906
2035	$5,908,861	9.585%	3.0355	**$171,920**	$14.44	**$167,604**	$14.08	11,906
2036	$5,908,861	9.585%	3.0355	**$257,880**	$21.66	**$167,604**	$14.08	11,906
				15% Assessment in year 11				
2037*	$7,090,634	9.585%	3.0355	**$412,608**	$34.66	**$201,125**	$16.89	11,906
				20% Assessment in year 12				
Totals				**$2,001,275**		**$1,666,107**		

***Denotes Reassessment Year.**

Assumptions: **1. 2024 tax rate and 2024 multiplier for th**

2. Market value based on the 2024 Cook County Assessor's Office assessed value with approximately $1,200,000 of improvements and increasing 20% per reassessment year.

3. Taxes based on 100% vacancy are based on the 2024 Cook County Assessor's Office assessed value with 80% of the building assessed value removed, and increasing 20% per reassessment year.

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7A CLASSIFICATION FOR 1901 MCCONNOR PARKWAY, SCHAUMBURG, IL (TM REAL ESTATE HOLDINGS LLC)

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

WHEREAS, the corporate authorities have received a request from TM Real Estate Holdings LLC to support and consent to the filing of an application for a Class 7A Tax Incentive for the property located at 1901 McConnor Parkway, in Schaumburg, Illinois, part of Permanent Parcel No. 07-12-402-12-0000 AND 08-07-301-011-0000 (the "Property") with a legal description of:

PARCEL 1:

THAT PART OF LOT 2, LYING IN SCHAUMBURG TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD – 76 SUBDIVISION OF PART OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 2, LYING IN ELK GROVE TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD – 76 SUBDIVISION OF PART OF SECTION 7 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHEREAS, the primary tenant, an entity related to TM Real Estate Holdings LLC, intends to use the property for commercial purposes; and

WHEREAS, the Village of Schaumburg has determined that the conditions of Subsections (a)(1) - (a)(5) of Section 74-65 of the Incentive Ordinance are present; and

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

WHEREAS, the Village is willing to assist TM Real Estate Holdings LLC in receiving the Class 7A Tax Incentive for the Subject Property, provided the Village receives certain assurances from TM Real Estate Holdings LLC relating thereto, given that the continued operation of TM Real Estate Holdings LLC's business in the Village should be beneficial to the economic vitality of the Village, as more specifically set forth in the Development Agreement attached hereto as Exhibit A and made part hereof (the "Development Agreement"); and

WHEREAS, TM Real Estate Holdings LLC will have a minimum of forty (40) permanent employees by December 31, 2026 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7A Incentive; and

WHEREAS, TM Real Estate Holdings LLC will invest a minimum of one million dollars ($1,000,000.00) in additional capital improvements to the Facility by December 31, 2026; and

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7A CLASSIFICATION FOR 1901 MCCONNOR PARKWAY, SCHAUMBURG, IL (TM REAL ESTATE HOLDINGS LLC)

WHEREAS, TM Real Estate Holdings LLC will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the Class 7A Tax Incentive; and

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

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

SECTION ONE: The Village of Schaumburg hereby supports and consents to the filing of an application for a Class 7A classification for the Property.

SECTION TWO: The Village of Schaumburg finds that conditions of the Class 7A Tax Incentive as laid out in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3) are present, and that it is necessary for development to occur on the property that the property be classified as 7A, and that it supports and consents to a 7A on the property.

SECTION THREE: The Village of Schaumburg finds that the Incentive is necessary for the commercial enterprise for its operation at the current location, and that without such designation, the enterprise would not be economically viable causing the property to be in imminent risk of remaining vacant and unused.

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

SECTION FIVE: That, in the event the Company does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 7A Tax Incentive for the Subject Property.

SECTION SIX: That, in the event the TM Real Estate Holdings LLC does not comply with the terms of the Development Agreement, the Village may require that TM Real Estate Holdings LLC pay to the Village the difference between what the Company would have paid in real estate taxes, had the Class 7A Tax Incentive not been granted, and what TM Real Estate Holdings LLC actually paid in real estate taxes with the Class 7A Tax Incentive, as provided for in the Development Agreement.

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

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7A CLASSIFICATION FOR 1901 MCCONNOR PARKWAY, SCHAUMBURG, IL (TM REAL ESTATE HOLDINGS LLC)

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____

Village President

ATTEST:

_____

Village Clerk

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND TM REAL ESTATE HOLDINGS LLC
FOR THE APPROVAL OF A COOK COUNTY CLASS 7A REAL ESTATE TAX
CLASSIFICATION FOR 1901 MCCONNOR PARKWAY, SCHAUMBURG, ILLINOIS**

(attached)

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2026, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and TM REAL ESTATE HOLDINGS LLC, an Illinois limited liability corporation (the "Applicant").

RECITALS

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

B. TM Real Estate Holdings LLC is an Illinois limited liability corporation, and the tenant of the following-described property:

PARCEL 1:

THAT PART OF LOT 2, LYING IN SCHAUMBURG TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD – 76 SUBDIVISION OF PART OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 2, LYING IN ELK GROVE TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD – 76 SUBDIVISION OF PART OF SECTION 7 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Number(s): 07-12-402-12-0000 and 08-07-301-011-0000

Common Address: 1901 McConnor Parkway, Schaumburg, Illinois, 60173;
(the "Subject Property").

C. TM Real Estate Holdings LLC is the occupant of the Subject Property and intends to substantially renovate and occupy the vacant property to operate a full-service restaurant, bar and lounge.

D. TM Real Estate Holdings LLC is currently seeking a real estate tax incentive under Class 7A of the Cook County Real Property Assessment Classification Ordinance (the

"Incentive") and seeking the Village's assistance in obtaining the approval of the Class 7A Incentive.

E. The Village is willing to assist TM Real Estate Holdings LLC in obtaining the approval of the Class 7A Incentive, provided the Village receives certain assurances from TM Real Estate Holdings LLC relating thereto, given that the continued operation of businesses located within 1901 McConnor Parkway should be beneficial to the economic vitality of the Village.

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

Section 1. The Village shall approve the Class 7A Incentive for the Subject Property and the Facility.

Section 2. TM Real Estate Holdings LLC will commence construction on the 11,906 square-foot building by June 1, 2026. They will complete construction on this building by December 31, 2026. They will occupy the building and operations will begin by December 31, 2026. TM Real Estate Holdings LLC will hire a minimum of 40 full-time and part-time employees by December 31, 2026, at the Subject Property (the "Facility"); and is to be maintained for the term of the 7A Incentive.

Section 3. TM Real Estate Holdings LLC will invest a minimum of one million and no/100 dollars ($1,000,000.00) in additional capital improvements to the Facility by December 31, 2026.

Section 4. TM Real Estate Holdings LLC will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the 7A Incentive.

Section 5. TM Real Estate Holdings LLC shall, on a bi-annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and TM Real Estate Holdings LLC that depicts the land value and all line-item Improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Improvements market value) assigned to the Subject Property and the Facility by the Cook County Assessor. TM Real Estate Holdings LLC will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 7A Tax Incentive.

Section 6. 7A Incentive Termination Provision**:** If TM Real Estate Holdings LLC does not comply with the requirements set forth in Sections 2 and 3, and/or does not comply with Sections 4 and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 7A Incentive for the Subject Property; and

B. The 7A Incentive will be terminated if TM Real Estate Holdings LLC ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 7A designation under any of the following circumstances:

- Failure to file the required annual affidavit prior to the filing deadline;
- Failure to maintain the property in substantial compliance with all applicable local building, safety, and health codes and requirements;
- Failure to comply with the Class 7A requirements of substantial occupancy.

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

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

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

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

VILLAGE OF SCHAUMBURG	**TM REAL ESTATE HOLDINGS LLC**
By: _____	By: _____
Tom Dailly, Village President	TM REAL ESTATE HOLDINGS LLC
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve Additional Expenditures for the 90 North Parking Garage - Construction with W.A. Randolph, Inc.
01/27/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

On June 25, 2024, the Village Board approved a construction budget of $31,155,606 which included a contract award to W.A. Randolph, Inc. to construct the 90 North Entertainment District Parking Garage for a cost of $29,643,550. The 90 North Entertainment District Parking Garage received a conditional certificate of occupancy on December 31, 2025. W.A. Randolph is coordinating with the Renaissance for use of the parking garage during peak shows while it finalizes work. W.A. Randolph anticipates completing the ped bridge and other minor items in the next 30 days. The TIF expenses are split over two fiscal years for the construction of the 90 North Entertainment District Parking Garage.

As construction of the parking garage has progressed, additional items have been required. The following change order is requested:

- Change Order 10 = $147,965.50

This change order was needed to address the utility and retaining wall work associated with the relocations and connections not originally anticipated. This change order resulted in a new total contract of $30,423,172.18.

The Village has budgeted funds for the 90 North Entertainment District Parking Garage project in the 90 North TIF fund. There is a contingency budget that will help offset these requested change orders.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommend the Village Board approve additional expenditures for the 90 North Parking Garage – Construction with W. A. Randolph, Inc. of Gurnee, IL, in the amount of $147,965.50.

ATTACHMENTS:

- Randolph Change Order Memo for FLAGG 1_19_26.pdf
- Change Order 10.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: Recommendation to Approve Additional Expenditures for the 90 North Parking Garage – Construction with W.A. Randolph, Inc.

DATE: January 19, 2026

Introduction

On June 25, 2024, the Village Board approved a construction budget of $31,155,606 which included a contract award to W.A. Randolph, Inc. to construct the 90 North Entertainment District Parking Garage for a cost of $29,643,550. The 90 North Entertainment District Parking Garage received a conditional certificate of occupancy on December 31, 2025. W.A. Randolph is coordinating with the Renaissance for use of the parking garage during peak shows while it finalizes work. W.A. Randolph anticipates completing the ped bridge and other minor items in the next 30 days.

The TIF expenses are split over two fiscal years for the construction of the 90 North Entertainment District Parking Garage.

In March 2025 the Village Board approved the following change orders:

- Change Order 1 = $277,014.81
- Change Order 2 = -($455,073.50)
- Change Order 3 = $0 (additional time request)
- Change Order 4 = -($14,283.00)
- Change Order 5 = $233,086.13
- Change Order 6 = $516,120.00
- Change Order 7 = $23,032.00
- Change Order 8 = $51,760.24

These were associated with:

- Building and site changes which occurred from municipal comments from bid till permit issuance
- Removal of sales tax from the contract
- Additional elevator items
- Additional site, retaining wall, and water main costs not anticipated due to unforeseen underground public utility work found during construction.
- Final design of Parking Control and gate system
- Painting of the garage needed to minimize maintenance issues
- Weather delays

These adjustments and change orders resulted in a new total contract sum of $30,275,206.68.

Discussion

The Village of Schaumburg has paid $27,279,735.47 with monthly billings to W.A. Randolph to date for construction of the parking garage:

- Application No. 1 for $608,893.00
- Application No. 2 for $1,013,703.00
- Application No. 3 for $771,649.00
- Application No. 4 for $2,178,087.00
- Application No. 5 for $3,437,992.00
- Application No. 6 for $2,843,946.66
- Application No. 7 for $3,493,702.00
- Application No. 8 for $1,921,886.78
- Application No. 9 for $1,930,066.14
- Application No. 10 for $1,671,309.18
- Application No. 11 for $2,549,165.64
- Application No. 12 for $1,058,812.29
- Application No. 13 for $1,505,078.76
- Application No. 14 for $1,511,626.67
- Application No. 15 for $783,815.99

As construction of the parking garage has progressed, additional items have been required. The following change order is requested:

- Change Order 9 = $0 (VOIDED)
- Change Order 10 = $147,965.50

This change order was needed to address the utility and retaining wall work associated with the relocations and connections not originally anticipated. This change order resulted in a new total contract of $30,423,172.18.

In addition to the W.A. Randolph contract, the Village of Schaumburg has spent $2,351,710.55 on additional consultants and vendors for the construction of the 90 North Entertainment District Parking Garage:

- $388,149.23 to ComEd for utility relocation
- $374,698.02 to NORR Inc. for design, bidding/permitting, and construction administration
- $303,569.66 to Nicor for utility relocation
- $291,450.95 to Pulse Technology for electronic sign
- $251,739.54 to Scientel Solutions for security camera installation
- $374,459.30 to Christopher B. Burke Engineering for design and construction
- $104.408.25 to ECS Midwest for soils and materials testing
- $182,783.91 to Seyfarth Shaw for legal fees associated with the closing of Andretti's
- $29,452.50 to Parvin-Clauss for signage work
- $29,871.69 to Haeger Engineering for survey and plat work
- $5,640.00 to MWRD for sewer service agreement
- $15,487.50 to The Lakota Group for design of future pad sites

We are working with Kensington, W.A. Randolph to close out the construction. There are a few outstanding items such as wayfinding signage, landscaping, and infrastructure repairs that will need to be addressed in the spring. We anticipate spending $3,290,924.74 to complete the project:

- $3,143,436.71 to W.A. Randolph
- $106,115.53 to Scientel Solutions for security camera installation
- $29,452.50 to Parvin-Clauss for signage work
- $11,920.00 to Hylan for fiber installation

In total, it is estimated that the construction of the 90 North Entertainment District Parking Garage and pad sites to be $32,774,882.73.

The Village agreed to provide Kensington with a Development and Project Management Fee of $3,100,000 for their services. Development Fee #1 is for $600,000 and Development Fee #2 is for $2,500,000. Development Fee #1 is for assistance with the Andretti Indoor Karting & Games development and is to be paid for in two installments:

- $300,000 upon conveyance of the Anchor Pad to Anchor
- $300,000 upon the opening to the public for business by the Anchor

Development Fee #2 is for the Parking Garage and Phase 1 Eligible Costs Work and is paid as follows:

- $375,000 shall be paid at the time the Village conveys the Anchor Pad to the Anchor
- After more than 15% of the eligible cost of work has been incurred, the remainder of the Development Fee #2 shall be paid by the Village to KDG at 4.5% of the amount of eligible costs

The final amount of Development Fee #2 shall be reconciled and settled after completion of Phase 1 by applying the cost savings or the cost overruns. If the eligible costs at the completion of Phase 1 are less than the budget, then KDG's Development Fee #2 shall be increased by 20% of the cost savings. If the eligible costs are greater than the budget, then the Village assistance shall increase 50% of the cost overrun and KDG shall pay 50% of the cost overrun either by reducing the unpaid Development Fee #2 by 50% or payment to the Village.

The Village has budgeted funds for the 90 North Entertainment District Parking Garage project in the 90 North TIF fund. There is a contingency budget that will help offset these requested change orders.

Recommendation

The Village Manager recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve additional expenditures for the 90 North Parking Garage – Construction with W.A. Randolph, Inc. of Gurnee, IL, in the amount of $147,965.50.

CHANGE ORDER NO. OCO010

TITLE: Civil Revision 15 **Date: 02-Jun-2025**

PROJECT NO: 23-045

PROJECT:
Kensington Parking Deck - Schaumburg IL
90 N Entertainment District Schaumburg, IL

TO CONTRACTOR:
Wm. A. Randolph, Inc.
820 Lakeside Dr.
Gurnee IL 60031

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR00009	OCO - Civil Revision 15; landscaping, 24" water main, fencing, curb and sidewalk, card readers, aluminum fence posts.	$147,965.50

The original Contract Sum was	**$29,643,550.00**
The net change by previously authorized Change Orders	**$667,061.73**
The Contract Sum prior to this Change Order was	**$30,310,611.73**
The Contract Sum will be increased by this Change Order in the amount of	**$147,965.50**
The New Contract Sum Including This Change Order	**$30,458,577.23**
The Contract Time Will Not Be Changed	
The date of Substantial Completion as of the date of this Change Order	

NORR Architects	Wm. A. Randolph, Inc.	Kensington Development Partners
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
325 N. LaSalle Street, Suite 500 500 Chicago IL 60654	820 Lakeside Dr. Gurnee IL 60031	700 Commerce Dr. 130 Oak Brook IL 60523
ADDRESS	**ADDRESS**	**ADDRESS**
Wally Funk	Jerry Mihovilovich	Daniel Rea
(Typed Name)	*(Typed Name)*	*(Typed Name)*
BY *(Signature)*	**BY** *(Signature)*	**BY** *(Signature)*
DATE	**DATE**	**DATE**

RANDOLPH
CHICAGO - NEW YORK - ATLANTA
BUILDERS - CONTRACTORS - CONSTRUCTION MANAGERS

820 Lakeside Dr. #3
Gurnee, IL 60031

Phone: 847-856-0123
Fax: 847-856-0696

PCI Approval Sheet - COR00009

Customer Name: Village of Schaumburg

Customer Address: 700 Commerce Dr.
Oak Brook, IL 60523

PCI Type: COR - Change Order Request

Description: OCO - Civil Revision 15; landscaping, 24" water main, fencing, curb and sidewalk, card readers, aluminum fence posts.

Scope Description:

Date:

Project Code: 23-045

Project Name: Kensington Parking Deck - Schaumburg IL

Current Status: Pending not Proceeding

Impact Days:

Cost Code	*Category*	*Description*	*Amount*	*Vendor Name*
02-200	S	Site Development	$ 65,088.50	To Be Determined / Update Upon Award
02-200	S	Site Development	$ 13,655.00	To Be Determined / Update Upon Award
02-915	S	Site Fencing	$ 19,845.00	To Be Determined / Update Upon Award
02-900	S	Landscaping	$ 9,639.00	To Be Determined / Update Upon Award
02-530	S	Site Concrete Curb & Gutter	$ 25,830.00	To Be Determined / Update Upon Award
02-510	S	Asphalt Paving	$ 8,560.00	To Be Determined / Update Upon Award
98-020	O	Overhead	$ 5,348.00	
		PCI Total:	**$ 147,965.50**	

APPROVAL:

Village of Schaumburg

By: _____

Date: _____

Wm. A. Randolph, Inc.

By: _____

Date: _____

CHANGE ORDER WORK REQUEST

Company: William A. Randolph, Inc
Address: 820 Lakeside Dr. Gurnee IL

Attention: Jerry Mihovilovich
Phone: 847-856-0123 etx. 128
Mobile: 847-529-8775
Email: Jerry.Mihovilovich@warandolph.co

Project Name: Schamburg Entertainment Center
Project Location: Schamburg, IL

J. PEASE EXCAVATING, INC.

5435 Bull Valley Road. Suite 330

Phone: 815-385-8000

Project #: 24-183
Change Order Request #: **CO-15A (Rev. 24" WM 4-29-25 plans)-Breakout**
C.O. Submitted Date: Tuesday, May 27, 2025

Item #	Item Desctiption	Quantity	Units	Unit Price	C.O. Price
2.01	**Remove Existing PC Vault (18'+ Deep)**	**1**	**EA**	**$15,130.50**	**$15,130.50**
2.02	Hard to Handle Concrete removal	1	LD	$422.50	$422.50
2.03	Equipment (3 Pieces)	12	HR	$122.00	$1,464.00
2.04	Labor (7 man Crew)	12	HR	$1,043.00	$12,516.00
2.05	Potholing	0.33	Day	$2,184.00	$728.00
2.10	**24"x24" Cut in Tee Connection (18'+ Deep)**	**1**	**EA**	**$29,925.00**	**$29,925.00**
2.11	24" Solid Sleeve	2	EA	$3,705.50	$7,411.00
2.12	24" DI Tee	1	EA	$7,806.00	$7,806.00
2.13	Equipment (3 Pieces)	12	HR	$122.00	$1,464.00
2.14	Labor (7 man Crew)	12	HR	$1,043.00	$12,516.00
2.15	Potholing	0.33	Day	$2,184.00	$728.00
2.20	**24" Butterfly Valve in 72" dia. Vault (18'+ Deep)**	**1**	**EA**	**$28,612.50**	**$28,612.50**
2.21	24" Butterfly Valve	1	EA	$12,648.50	$12,648.50
2.22	60" dia vault w/ frame and lid	1	EA	$5,916.00	$5,916.00
2.23	Equipment (3 Pieces)	8	HR	$122.00	$976.00
2.24	Labor (7 man Crew)	8	HR	$1,043.00	$8,344.00
2.25	Potholing	0.33	Day	$2,184.00	$728.00
2.30	**Addition Trench Box Shoring**	**1**	**LS**	**$3,024.00**	**$3,024.00**
2.31	Trench Box Rental	3	EA	$1,008.00	$3,024.00
2.32					
2.35	Connect to existing 24" Water main	1	EA	-$7,003.50	-$7,003.50
2.36	36" PVC SDR25 C900 Casing	-8	LF	$575.00	-$4,600.00
		TOTAL CHANGE ORDER REQUEST:			**$65,088.50**

Payment

1A - The contractor/customer shall pay to J. Pease Excavating, Inc. all monies coming due this scope of work within 15 days of the date of any invoice mailed or delivered to the contractor/owner by J. Pease Excavating, Inc. at the address of the contractor/customer set forth in the party's contract or at the registered office of the contractor/customer. The failure of the contractor/customer to do so shall be material breach of both this scope of work, and the underlying agreement within the contract. A service charge of 1.5 percent per month, which is an annual percentage of 18 percent, may be charged on all past due accounts.

2A - I have read the above proposal and understand its full content. The above prices, specifications and conditions are satisfactory and are hereby acceptant. You are authorized to do the work as specified.

Company: _____

Print Name: _____

Signature: _____
Authorized Signature

Date: _____

J. Pease Excavating, Inc.

Jeff Roen



Authorized Signature

Tuesday, May 27, 2025

CHANGE ORDER WORK REQUEST

Company: William A. Randolph, Inc
Address: 820 Lakeside Dr. Gurnee IL

Attention: Jerry Mihovilovich
Phone: 847-856-0123 etx. 128
Mobile: 847-529-8775
Email: Jerry.Mihovilovich@warandolph.co

Project Name: Schamburg Entertainment Center
Project Location: Schamburg, IL

Project #: 24-183
Change Order Request #: **CO-12 (ComEd / Nicor Conflict)**
C.O. Submitted Date: Friday, May 2, 2025

J. PEASE EXCAVATING, INC.

5435 Bull Valley Road. Suite 330
McHenry, IL 60050
Phone: 815-385-8000

Item #	Item Desctiption	Quantity	Units	Unit Price	C.O. Price
2.01	Re-Mobilization (3/20/25 & 5/5/25)	2	EA	$2,500.00	$5,000.00
2.02	Hand digging, Plan modification due to conflicts with newly installed ComEd and Nicor gas. Time is from extra work on April 11,14, 15.				
2.03	Foreman	9	HRS	$152.00	$1,368.00
2.04	Cat 335 Excavator w/Operator	6	HRS	$319.00	$1,914.00
2.05	Cat 953 Loader w/Operator	6	HRS	$297.00	$1,782.00
2.06	Laborer(s) (3 each)	27	HRS	$133.00	$3,591.00
2.07					
		TOTAL CHANGE ORDER REQUEST:			**$13,655.00**

Payment

1A - The contractor/customer shall pay to J. Pease Excavating, Inc. all monies coming due this scope of work within 15 days of the date of any invoice mailed or delivered to the contractor/owner by J. Pease Excavating, Inc. at the address of the contractor/customer set forth in the party's contract or at the registered office of the contractor/customer. The failure of the contractor/customer to do so shall be material breach of both this scope of work, and the underlying agreement within the contract. A service charge of 1.5 percent per month, which is an annual percentage of 18 percent, may be charged on all past due accounts.

2A - I have read the above proposal and understand its full content. The above prices, specifications and conditions are satisfactory and are hereby acceptant. You are authorized to do the work as specified.

Company: _____

Print Name: _____

Signature: _____
Authorized Signature

Date: _____

J. Pease Excavating, Inc.

Jeff Roen

Authorized Signature

Friday, May 2, 2025

ACTION FENCE CONTRACTORS, INC.

945 TOWER ROAD
MUNDELEIN, ILLINOIS 60060-3811

Phone (847) 949-6690
Fax (847) 949-6499
www.actionfence.com

Date April 16, 2025

PROPOSAL

Name: WM. A. Randolph
820 Lakeside Drive Suite 3
Gurnee IL 60031
Attn: Jerry Mihovilovich

Ship to: Schaumburg Parking Garage

We propose, subject to acceptance, to furnish and install:

Ornamental Fence Along Block Retaining Wall

162' 4' tall prefinished ornamental fence base plated to the top of the concrete wall

Style: Majestic 3-rail
Grade: Montage Plus Commercial
Finish: E-coat powder coated black
Manuf: Ameristar

Posts: 2 1/2" square-spaced 6' o.c. max
Rails: 1 7/16" x 1 1/2" x 1 7/16"-3 per section
Pickets: 3/4" square-spaced 4" apart

$19,845.00

RECOMMENDED BY: Don Ziegler

PURCHASER:

ACCEPTED: ACTION FENCE CONTRACTORS, INC.

BY _____
DATE

BY _____ this _____ day of _____, 20 _____

Make Remittances Payable to Action Fence Contractors, Inc.

This contract is subject to terms, covenants, and conditions on the reverse side hereof, and is not binding upon Action Fence Contractors, until accepted.

Classic Landscape Ltd.

3N471 Powis Road - West Chicago, IL 60185

Phone#: 630-513-1313 Fax#:630-513-9444

www.classiclandscapeltd.com

Estimate

Date
3/21/2025
Proposal #
46168

William A. Randolph Inc.
820 Lakeside Drive
Suite 3
Gurnee, IL 60031

P.O. No.		Project		
		Kensington Parking Deck Schaumburg		
Amount	Size	Description	Unit Price	Total
		Restore ROW Along Meacham Rd, Repair Trench Work and Re-Plant Trees		
		4/15/25 Re-Plant Parkway Trees & Grading		
8	Hrs	One Foreman/Operator For 8 Hours	135.00	1,080.00
32	Hrs	Four Labors For 8 Hours	75.00	2,400.00
		4/16/25 Install Seed & Erosion Control Blanket		
4	Hrs	One Foreman/Operator For 4 Hours	135.00	540.00
8	Hrs	Two Labors For 4 Hours	75.00	600.00
800	SY	Erosion Control Blanket	1.15	920.00
40	Lbs	Lawn Seed Mix	4.10	164.00
		Notes		
		*No Watering Included		
		*No Warranty On Re-Planted Trees		

We hereby propose to furnish labor materials in accordance with the above prices and specifications WITH FULL PAYMENT TO BE MADE AT COMPLETION OF JOB. Interest charges of 1.5% per month from date of completion of the unpaid balance will be added after thirty days. Classic Landscape will furnish and install all materials and labor in a workmanship like manner according to standard practices. Any alterations or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, weather, accidents or delays beyond our control. Sod, Trees, Shrubs and Evergreens will be guaranteed for one growing season provided such materials are installed by Classic Landscape paid for by said owner and or their agents and are given proper care and maintenance by said owner. No guarantee on damages done by salt or other acts of negligence.

Total **$5,704.00**

*ACCEPTANCE OF PROPOSAL. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. It is understood and agreed that I (we) will pay Classic Landscape, in enforcing any of the provisions of this proposal and incuurred in any action brought by Classic Landscape against me (us), and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought on or under this proposal. No retention to be held on job without written consent of Classic Landscape, LTD. *OFFER MAY BE VOIDED IF NOT SIGNED AND RETURNED WITHIN 30 DAYS.*

Customer's Signature _____... Contractor's Signature _____...

Classic Landscape Ltd.

3N471 Powis Road - West Chicago, IL 60185

Phone#: 630-513-1313 Fax#:630-513-9444

www.classiclandscapeltd.com

Estimate

Date
4/11/2025
Proposal #
46489

William A. Randolph Inc.
820 Lakeside Drive
Suite 3
Gurnee, IL 60031

P.O. No.		Project		
		Kensington Parking Deck Schaumburg		
Amount	Size	Description	Unit Price	Total
1		Per Village Request Upgrade Add 14 Gauge Trace Wire Irrigation Wire Size Upcharge	1,400.00	1,400.00
			Total	**$1,400.00**

We hereby propose to furnish labor materials in accordance with the above prices and specifications WITH FULL PAYMENT TO BE MADE AT COMPLETION OF JOB. Interest charges of 1.5% per month from date of completion of the unpaid balance will be added after thirty days. Classic Landscape will furnish and install all materials and labor in a workmanship like manner according to standard practices. Any alterations or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, weather, accidents or delays beyond our control. Sod, Trees, Shrubs and Evergreens will be guaranteed for one growing season provided such materials are installed by Classic Landscape paid for by said owner and or their agents and are given proper care and maintenance by said owner. No guarantee on damages done by salt or other acts of negligence.

*ACCEPTANCE OF PROPOSAL. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. It is understood and agreed that I (we) will pay Classic Landscape, in enforcing any of the provisions of this proposal and incuurred in any action brought by Classic Landscape against me (us), and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought on or under this proposal. No retention to be held on job without written consent of Classic Landscape, LTD. *OFFER MAY BE VOIDED IF NOT SIGNED AND RETURNED WITHIN 30 DAYS.*

Customer's Signature _____... Contractor's Signature _____...

Classic Landscape Ltd.

3N471 Powis Road - West Chicago, IL 60185

Phone#: 630-513-1313 Fax#:630-513-9444

www.classiclandscapeltd.com

Estimate

Date
4/17/2025
Proposal #
46546

William A. Randolph Inc.
820 Lakeside Drive
Suite 3
Gurnee, IL 60031

P.O. No.		Project		
		Kensington Parking Deck Schaumburg		
Amount	Size	Description	Unit Price	Total
26		Sleeve Its	97.50	2,535.00

We hereby propose to furnish labor materials in accordance with the above prices and specifications WITH FULL PAYMENT TO BE MADE AT COMPLETION OF JOB. Interest charges of 1.5% per month from date of completion of the unpaid balance will be added after thirty days. Classic Landscape will furnish and install all materials and labor in a workmanship like manner according to standard practices. Any alterations or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, weather, accidents or delays beyond our control. Sod, Trees, Shrubs and Evergreens will be guaranteed for one growing season provided such materials are installed by Classic Landscape paid for by said owner and or their agents and are given proper care and maintenance by said owner. No guarantee on damages done by salt or other acts of negligence.

Total **$2,535.00**

*ACCEPTANCE OF PROPOSAL. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. It is understood and agreed that I (we) will pay Classic Landscape, in enforcing any of the provisions of this proposal and incuurred in any action brought by Classic Landscape against me (us), and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding brought on or under this proposal. No retention to be held on job without written consent of Classic Landscape, LTD. *OFFER MAY BE VOIDED IF NOT SIGNED AND RETURNED WITHIN 30 DAYS.*

Customer's Signature _____... Contractor's Signature _____...

TK CONCRETE, INC.

21 W. Commercial Ave.
Addison, IL., 60101
◆
Phone (630) 279-1111
(630) 279-1161

CHANGE ORDER
BETWEEN SUB-CONTRACTOR AND CONTRACTOR

Contractor:

W.A. RANDOLPH INC.
820 Lakeside Drive
Gurnee, Il., 60031
Attn: Jerry M.

Schaumburg Parking Garage
1551 N. Thoreau Dr.
Schaumburg, IL.
C/O #2

DATE: May 8, 2025

Description: ADDITIONAL WORK PER REVISION #15
ADDITIONAL WORK per VILLAGE REQUEST

- INSTALLATION ONLY incl. LABOR & MATERIAL
-
- REV: 15 - Concrete Side Curbs @ Handicapped Areas - 260 Lineal Feet* $6,500.00
- .
- B6-12 Curbs Added @ East Road Required By the Village. This Work will have to Be Raised off existing Sidewalks – 270 Lineal Feet* $9,180.00

TOTAL PRICE **$ 15,680.00**

ACCEPTED: _____

TK CONCRETE, INC.

21 W. Commercial Ave.
Addison, IL., 60101
◆
Phone (630) 279-1111
(630) 279-1161

CHANGE ORDER
BETWEEN SUB-CONTRACTOR AND CONTRACTOR

Contractor:

W.A. RANDOLPH INC.
820 Lakeside Drive
Gurnee, Il., 60031
Attn: John R. / Jerry M.

Schaumburg Parking Garage
1551 N. Thoreau Dr.
Schaumburg, IL.
C/O #4

DATE: May 28, 2025

Description: ADDITIONAL WORK PER REQUEST

- ADDITIONAL SIDEWALKS @ S.E. CORNER of HOTEL
-
- Frame and Pour 5" p.c.c Standard Sidewalks Damaged During Construction - 810 Sq. Feet
- This Area Will Be Saw Cut to Match Existing

TOTAL PRICE **$ 8,100.00**

ACCEPTED: _____

TK CONCRETE, INC.

21 W. Commercial Ave.
Addison, IL., 60101
◆
Phone (630) 279-1111
(630) 279-1161

CHANGE ORDER
BETWEEN SUB-CONTRACTOR AND CONTRACTOR

Contractor:

W.A. RANDOLPH INC.
820 Lakeside Drive
Gurnee, Il., 60031
Attn: Jerry M.

Schaumburg Parking Garage
1551 N. Thoreau Dr.
Schaumburg, IL.
C/O #3

DATE: May 15, 2025

Description: ADDITIONAL WORK PER JOHN'S REQUEST

- MAIN ENTRANCE OFF MEACHEM ROAD
-
- Install 12" p.c.c Pavement in Lieu of Asphalt approx.: - 125 Square Feet $1,750.00
- Install 1 ADA Tile per Damaged Concrete @ Same Area $ 300.00

TOTAL PRICE **$ 2,050.00**

ACCEPTED: _____



Highland Glass

8020 Kennedy Ave
Highland, IN 46322

Estimate

Date	Estimate #
3/26/2025	3234

Name / Address
William A Randolph 820 Lakeside Drive Unit 3 Gurnee, IL 60031

Description	Qty	Cost	Total
Schaumburg Parking Garage Supply 40 pieces of 2 x 4 1/2" square stock bronze aluminum 48" pieces 1/8" thick Delivery included	40	100.00	4,000.00T

Subtotal	$4,000.00
Sales Tax (7.0%)	$280.00
Total	$4,280.00

Phone #
219-923-4328

E-mail
HighlandGlass@sbcglobal.net

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Accept the Schematic Design of the New Police Station and Direct the Village Manager to Authorize Williams Architects to Proceed with Design Development
01/27/26
Village Board

Presenter:

Lead Department: President and Board

Account(s):	Budget:	Expense Request:
6809010-7401 (25018-10-140)	$100,000,000	N/A

Executive Summary:

The Village Board approved a design contract with Williams Architects for the new Police Station to be located at 1000 E. Woodfield Road in March 2024. From May to October 2024 police staff, facilities staff, Williams Architects and Camosy Construction met every two weeks to develop floor plans and elevations based on the space needs analysis completed in July 2022 as part of the schematic design phase. Meetings then paused to allow for significant review by Police Staff and to allow for more focus on the Village Hall Final design and bidding. In October 2025 these meetings started back up to finalize the schematic design and refresh the budget projections.

Several major changes happened between the original space needs analysis and these most recent meetings, most notably the expansion of the real-time information center (RTIC), the creation of the Quality of Life Division in its current form, mechanical and building support area growth, and have all village-owned police vehicles enclosed in a garage. Initial site surveys revealed that 1000 E. Woodfield Road lacked a basement structure, necessitating the relocation of storage/mechanical functions above ground.

The original space study called for 109,508 gross building area with only 40 cars in the garage, with circulation space and wall thickness based on a calculated percentage value. The proposed floor plans show 146,350 gross building area. When reviewing the floor plans as proposed, it is obvious the significant growth from the study value is predominantly in the garage (61.8%), building support (15.3%), general circulation (16.3%), and locker room area (5.6%), totaling 99.0% of growth proposed.

The expanded garage increases parking from 40 stalls to 66 stalls but also accounts for bulk building storage and mechanical not available in a basement, future antenna equipment placement, and slightly wider stalls to allow for daily equipment loading and unloading by officers. The building support areas include mechanical spaces, delivery areas, and added equipment disposal storage areas. The locker room growth was mainly due to the inclusion of dedicated lockers for each auxiliary officer.

The overall design of the building exterior began with a similar concept to Village Hall's modern prairie style but was requested to take one step further into the modern style. The goal is to keep a more traditional appearance of a municipal building, while massaging its appearance to blend with the

surrounding commercial buildings neighboring 1000 E. Woodfield Road. Similar details of stone, brick, and wood grain panels are used like Village Hall for the exterior. The more modern concepts reduce the large overhangs around the entire building and focus them on entry points, add more curtain wall glass on the west side toward the lake, and limit the brick banding details to the main front corner of the building.

The site plan allows plenty of parking for the public at the main entrance and community room along Woodfield Road, with dedicated parking for the training center. The building itself is set back from the parking lot with recessed landscaping areas between to provide additional stormwater control and extra security from vehicles impacting the face of the building. The west end of the building has parking for a dedicated arrestee release, well separated from the public entrance. The northwest quadrant of the site allows for secure staff parking that accounts for a full shift change of traffic. Indoor parking is situated on the north end of the site and building and is accessible through the secure parking gates. The east has limited access as it faces the pond and is intended to be more private.

Currently the site plan shows a proposed location for an antenna tower at the northwest corner of the garage. This antenna is included in the budget, however the requirements of the antenna are still being vetted. Further discussion and decision on this tower is expected by the end of design development.

With the overall budget goal for Village Hall and Police totaling $150 million, and the Village Hall projecting just under $50 million all in, this leaves $100 million for the Police Station to be completed.

The estimated construction budget includes a healthy design contingency of $5 million that will cover any changes required during the design development and construction document phases. This design contingency will reduce as the project develops further and the list of unknowns become more known. This is the same process that was followed for the new Village Hall budgeting process.

With the building sub-total cost being well under the $100 million budget, and the total projected budget being under the $100 million limit, staff recommend acceptance of the schematic design and budget for the new Police Station, and requests permission to proceed to design development. 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 recommend the Committee of the Whole recommend the Village Board accept the Schematic Design of the New Police Headquarters and Authorization to Proceed with Design Development.

ATTACHMENTS:

- Presentation





VILLAGE OF SCHAUMBURG

New Police Station

Schematic Design Approval

20 January 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: **145,011 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

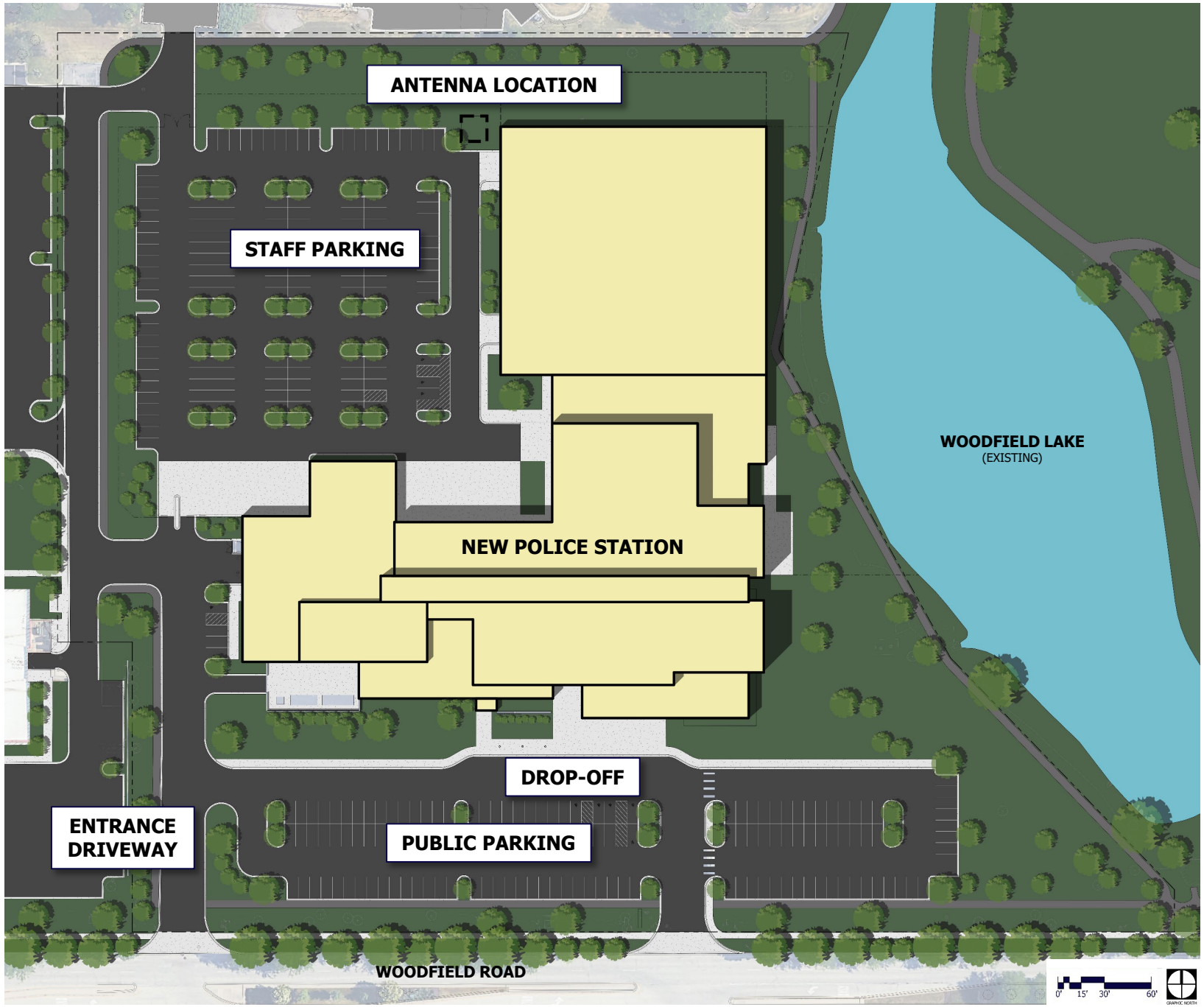


Police Station

Site Plan

DESIGN GOALS:

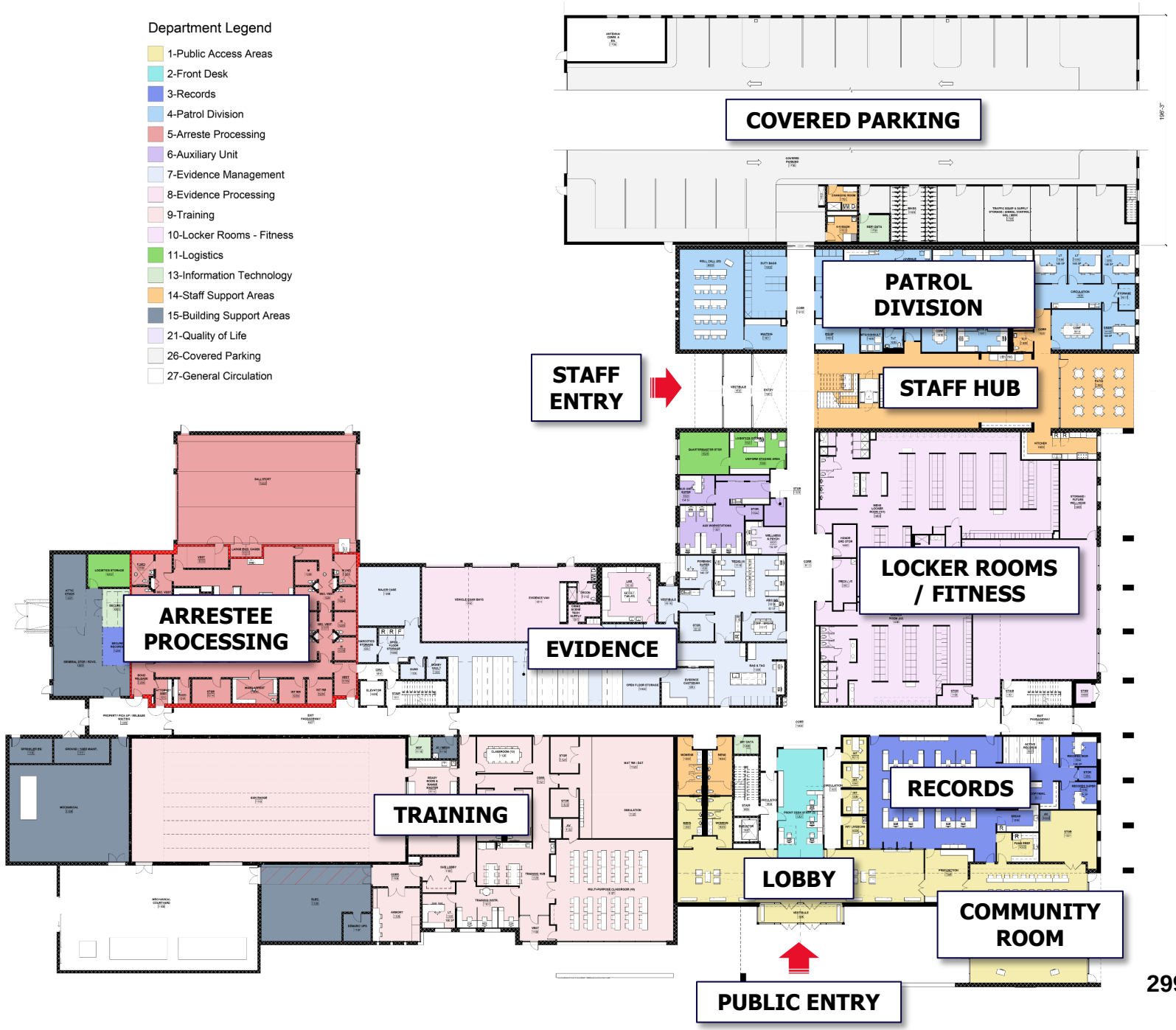
- Separate Main Entry from Training Entry
- Provide Ample Parking for Public, Training, and Employee Vehicles
- Separate Arrestee Release from Public Entry
- Provide Secure Parking for Employees to Enhance Security
- Provide Location for Possible Antenna Placement - TBD



Police Station

Ground Floor Plan

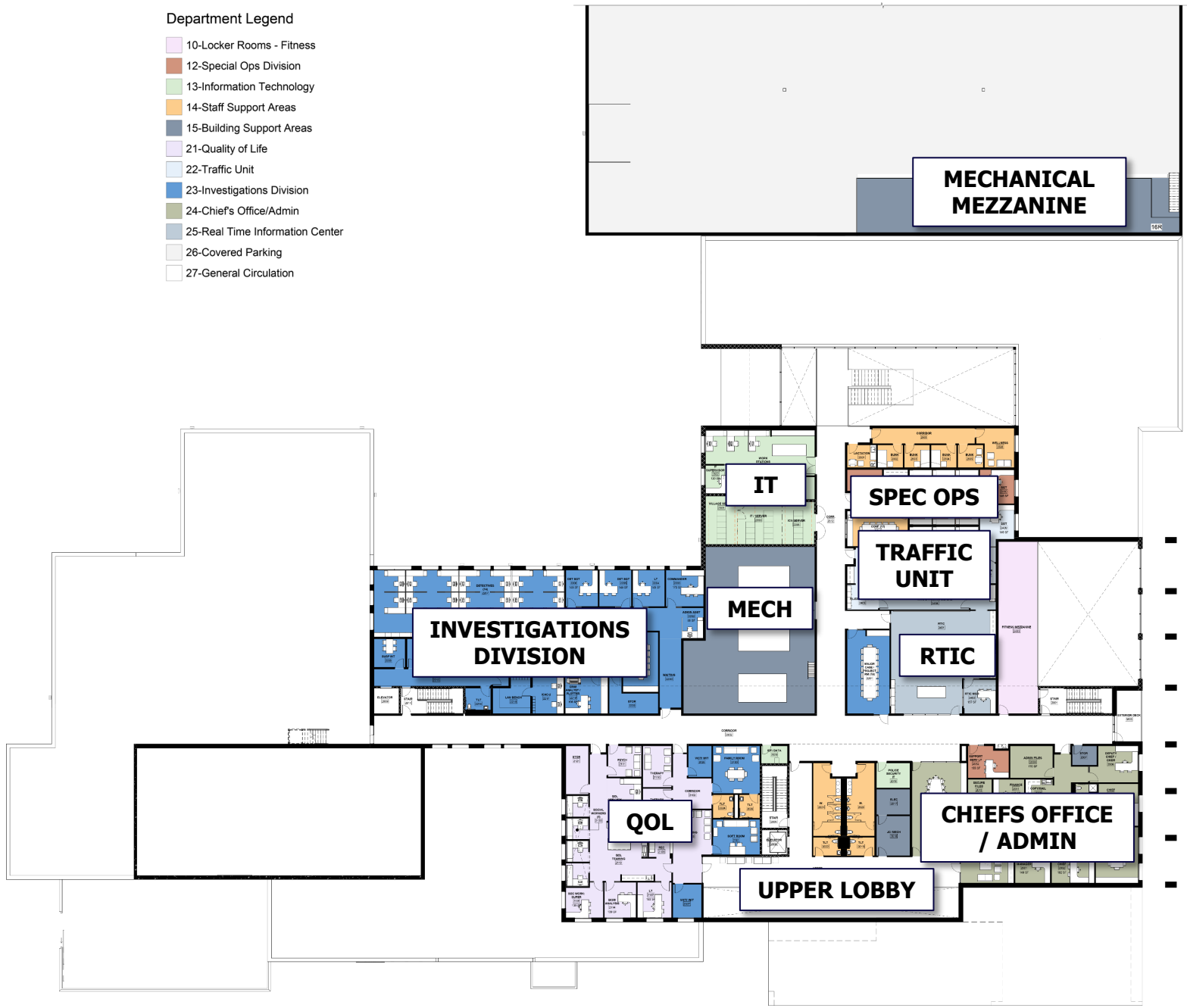
- Clear Separation Between Public and Secure Areas of Building
- Spatial Adjacencies based on how SPD Functions on a Daily Basis
- Park All Village Owned Vehicles in Covered Parking
- Secure Employee Entrance
- Simple Building Circulation
- Room for Growth in Each Division



Police Station

Upper Floor Plan

- Administration and Quality of Life Directly Off 2nd Floor Lobby
- Clear Separation Between Public and Secure Areas of Building



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

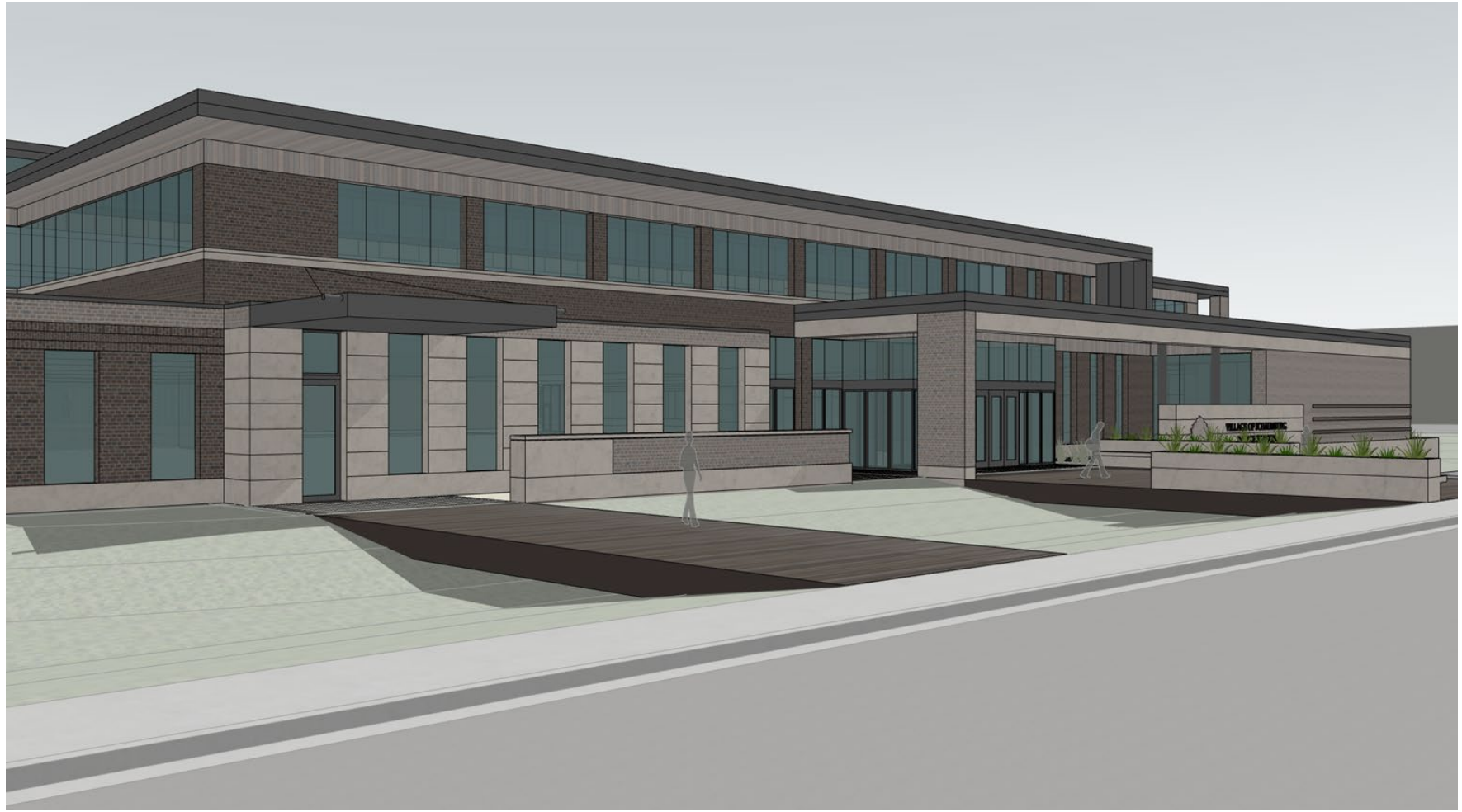
- Entry Plaza with Covered Entry
- Built-in Planters and Benches in Entry Plaza
- Sign Wall Behind Flag Poles



Exterior Views

View From Southwest

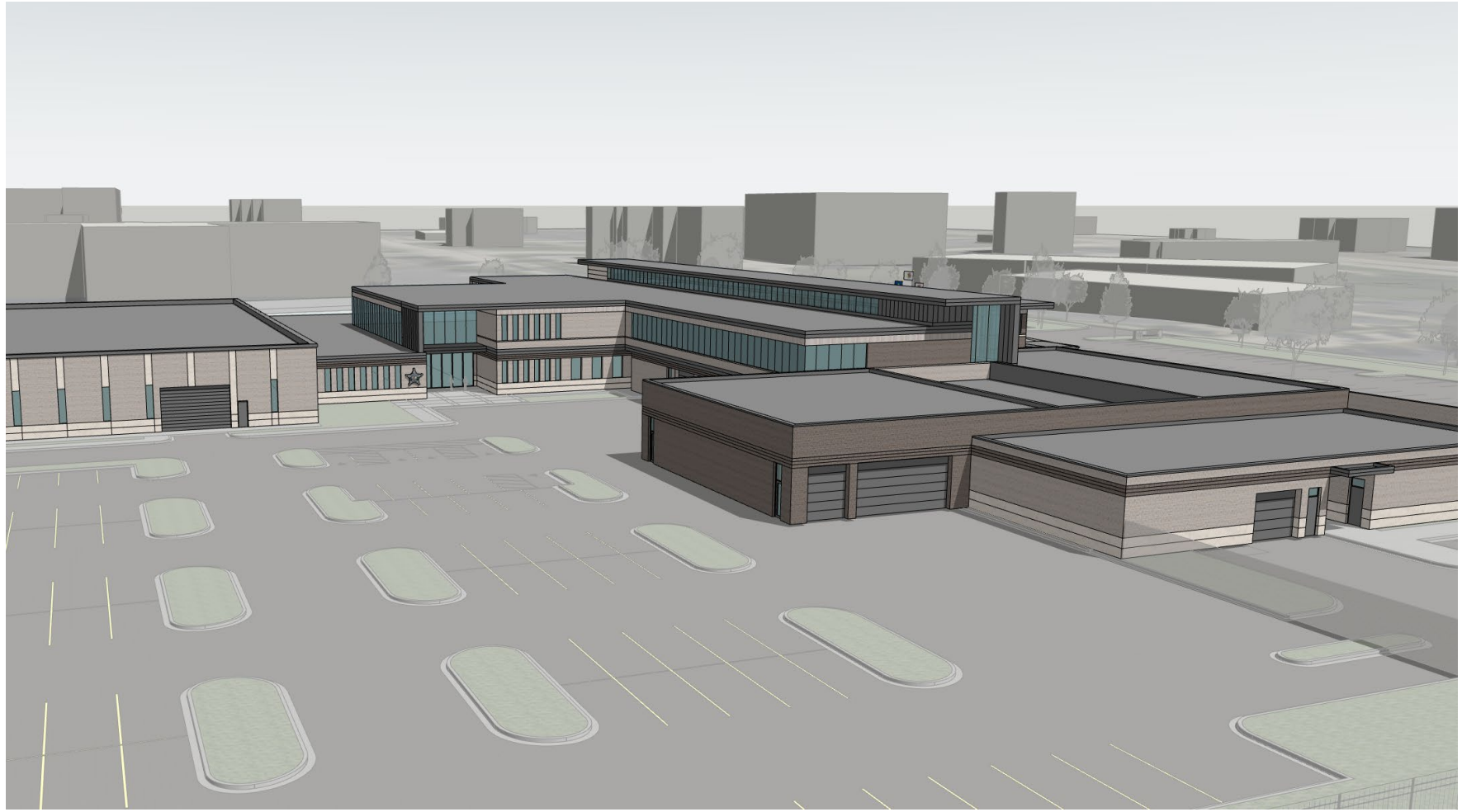
- Training Entry Separate from Main Entry Plaza
- Connection from Community Room to Main Plaza



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



Schematic Budget

Building Construction Cost Estimate	$ 80,994,664
Soft Costs (Architects, Furniture, Surveying, Appliances, Fitness Equipment, etc.)	$ 10,847,725
Building Sub-Total Cost	**$ 91,842,389**
Other Costs	$ 7,917,562
Total Projected Budget	**$ 99,759,951**



Schedule

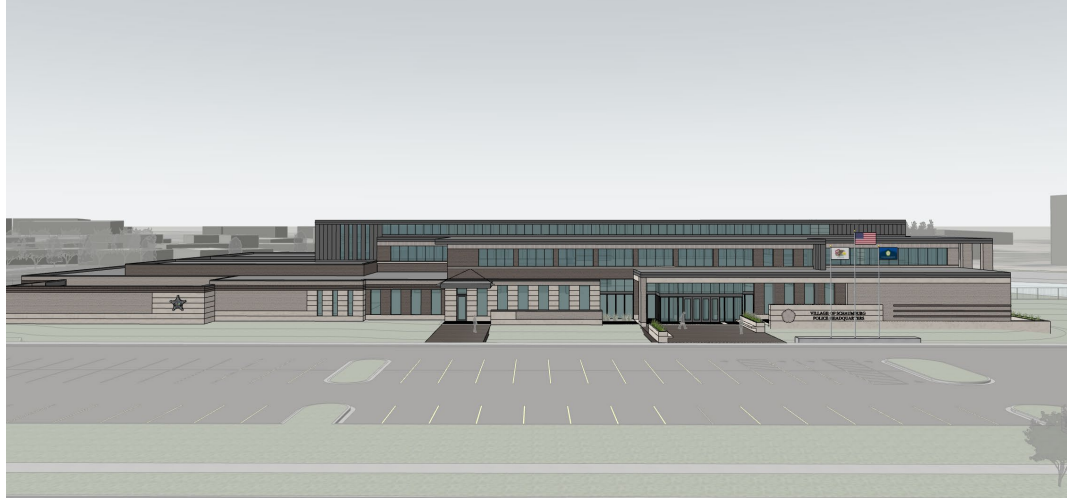
- **January 2026:** Schematic Design Approval
- **June 2026:** Village Board Design Development Approval
- **July 2026 –** ZBA Review / Recommendation
- **January 2027:** Begin Demolition of 1000 Woodfield Road
- **March 2027:** Guaranteed Maximum Price (GMP) Approval
- **May 2027:** Begin Construction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

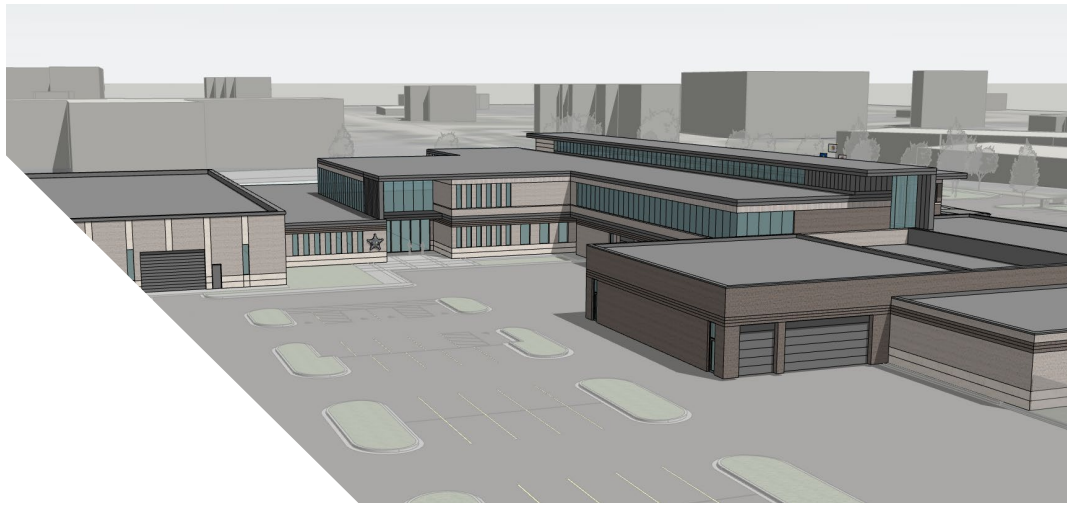


VILLAGE OF SCHAUMBURG

Thank You!

Comments / Questions





WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve an Amendment to Chapters 112 and 113 of the Schaumburg Municipal Code to Modify the Establishments that are Eligible to Serve Alcohol in Food Courts
01/27/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

The village has been approached about allowing the sale of alcohol at HMart, an international grocer located at 420 E. Golf Road. The establishment will have a "food court" with multiple outlets serving food for consumption on the premise, or for take-out. The establishment is interested in allowing the sale of beer and wine at the food court area. At present, only Woodfield Mall has a food court license because of the restrictions in the village code - it must be located in the B-5 zoning district and within a building having no less than 1 million square feet. The proposed code amendment will allow a "food court" (outside of Woodfield Mall) to have a liquor license for on-site sale/consumption. The license could be issued to the store or a third party. The licensee would not be required to serve food, but other food stands in the immediate area would. Further, customers would be required to consume the alcohol in the food court/dining area and would not be able to carry it throughout the store. For the HMart location the liquor licensee will be HMart. The alcoholic beverages served under the license will be obtained from a cooler o counter and the purchase processed by a cashier. The cashier will open the beverage for the customer. HMart will also have an employee in the food court area to monitor the consumption and ensure alcohol is not taken from the food court area.

Recommended Action:

ATTACHMENTS:

- Memo_to_COW_Committee_01-20-2025.pdf
- Schaumburg_-_Ordinance_re__Food_Court_Location_and_Liquor_License_-_1.2026_2077639.1_.pdf

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

Memorandum

Date: January 12, 2026
From: Mayor Tom Dailly
To: Committee of the Whole
Re: Change to Food Court Ordinance and Liquor License

There has been a request from H Mart to open a "food court" (see attached) within their new establishment on east Golf Road. Our existing Food Court ordinance (No 18-087) limits Food Courts to being in a B5 District with a minimum 1,000,000 sq feet of space. The ordinance is attached for reference.

I am requesting this ordinance be changed under Section 113.41, Item A, from "(f) is located in B-5 Planned Regional Center zoning district and within a building having no less than one million (1,000,000) square feet of building area;" to read "(f) is located within an area having no less than 10,000 square feet of building area;".

In addition, in order for this to be effective, I am asking that the existing Class F1-S Liquor License be changed from "A Class F1-S license shall authorize the retail sale of self-service pouring of beer, wine, and cider and self-served beer, wine, and cider products when served with food in a licensed restaurant." to read "A Class F1-S license shall authorize the retail sale of self-service pouring of beer, wine, and cider and self-served beer, wine, and cider products when served in conjunction with a licensed food court.".

This change will allow H Mart and other similar grocery stores to pursue this new concept within their properties.

Tom Dailly

Tom Dailly, Mayor

Village of Schaumburg

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 11, CHAPTER 112, SECTION 112.14 AND TITLE 11, CHAPTER 113, SECTION 113.41 OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO THE LOCATION OF AND SERVICE OF ALCOHOLIC LIQUOR AT FOOD COURTS

ADOPTED: JANUARY 27, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JANUARY 28, 2026

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 11, CHAPTER 112, SECTION 112.14 AND TITLE 11, CHAPTER 113, SECTION 113.41 OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO THE LOCATION OF AND SERVICE OF ALCOHOLIC LIQUOR AT FOOD COURTS

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village desires to make certain changes to the Village Code in order to allow for an expanded location for food court uses and the service of alcoholic liquor at said food courts; and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that amending the Village Code is in the best interest of the Village;

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

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: Title 11, Chapter 112, SECTION 112.14 of the Schaumburg Village Code is hereby amended to read in its entirety as follows (additions to existing text marked with underlined text; deletions to existing text marked using ~~strikethrough~~):

§ 112.14 LICENSE CLASSIFICATIONS.

Such licenses are hereby divided into classes as follows:

[...]

(F-S) Class F1-S License: A class F1-S license shall authorize either the retail sale of self-service pouring of beer, wine and cider, and staff-served beer, wine and cider products when served with food in a licensed restaurant, or the retail sale of self-service pouring of beer, wine and cider and self-served beer, wine and cider products when served in conjunction with a licensed food court.

A class F1-S license shall be subject to the following regulations:

(1) A BASSET certified individual shall be present at all hours of operation.

(2) It shall be unlawful for the licensee, its agents, and employees to permit any patron under twenty-one (21) years of age access to or use of the taps for self-service beer, wine and cider for consumption.

(3) It shall be unlawful for the licensee, its agents, and employees to permit any intoxicated patron access to or use of the taps for self-serve or self-pour beer or wine for consumption.

(4) The licensee, its agents, and employee that is BASSET certified shall verify identification and provide a patron that is twenty-one (21) year of age or over a clear plastic or glass container that would hold no more than sixteen (16) ounces or beer or cider, or nine (9) ounces of wine for use with the self-service pouring taps. The container shall have an emblem representing the licensee brand that is dissimilar than other containers in the food court. The total number of sixteen (16) ounce beer or cider containers, or nine (9) ounce wine containers shall be limited to no more than one (1) per patron.

(5) The licensee, its agents, and employee that is BASSET certified shall issue an RFID card to the age-verified patron that allows the self-pouring of beer, wine and cider with no more than a thirty-two (32) ounce limit for beer and cider, and twelve (12) ounce limit for wine per person.

(6) At all times the amount of beer or wine to be delivered to the tap will be limited and can be controlled by the BASSET certified staff member.

(7) The fee for such license shall be as set forth in the fee schedule in section 41.01 of this Code.

[...]

SECTION THREE: Title 11, Chapter 113, SECTION 113.41 of the Schaumburg Village Code is hereby amended to read in its entirety as follows (additions to existing text marked with underlined text; deletions to existing text marked using ~~strikethrough~~):

§ 113.41 - LICENSE REQUIREMENTS AND CONDITIONS.

A food court license shall only be issued if the following conditions are met:

(A) Be fully enclosed by some or all of the following: solid walls; planters no less than thirty inches (30") in height and no less than two feet (2') in width; or other non-permeable barriers approved by the village and its necessary departments; and

(B) Be designed and constructed with enclosure and access controls to ensure that:

(1) No customer of a business that is adjacent and accessible to a food court may enter except through that food court's access control points; and

(2) No such customer may exit such food court except through that food court's approved access control points.

(C) Provide entry and exit points of customer access, clearly posted with signage at each access point prohibiting customers' entry or exit with any alcoholic beverage, and monitored by video surveillance at all times that the food court is open for business;

(D) Have seating capacity, whether with stools, chairs, benches, couches or other furniture, not to exceed one thousand (1,000), which may be increased upon written request to the village manager and supporting documentation for the need;

(E) Be staffed with security from the license holder of the food court;

(F) ~~Is located in the B-5 Planned Regional Center zoning district and within a building having no less than one million (1,000,000) square feet of building area~~ Is located within an area having no less than ten thousand square feet (10,000 ft^2) of building area; and

(G) A license fee as listed in title 3 chapter 41 be paid.

SECTION FOUR: That this Ordinance shall be in full force and effect, after passage, approval and publication as required by law.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Adopt an Ordinance Regarding the Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries.
01/27/26
Village Board

Presenter: Fabio Puccini, Fire Chief
Lead Department: Fire Department

Executive Summary:

Due to recent national events involving parking garages, electric vehicles, and lithium-ion battery fires, an evaluation of the Village's current codes was completed. The increased use of plastic in modern vehicles has resulted in faster flame spread within the vehicle, and easier ignition and more rapid spread to neighboring vehicles. Although battery powered electric vehicles have not been shown in tests to yield larger fires than traditional internal combustion engine vehicles of similar size and design, battery fires have different burn characteristics that present challenges for fire response. Operational best practices are still being determined for response to electric vehicle fires when batteries are involved.

Prior to 2021, national building and fire codes did not require sprinkler protection in open parking garages. The 2021 *International Fire Code* was the first code that required sprinkler protection in open parking garages; however, the village amended that section to remove requirements for sprinkler protection in open parking garages based on information available at that time. Based on current research and data, the current proposal would be to remove the previous amendment and align with national codes.

Additionally, the codes do not provide any restriction regarding the placement of electric vehicle charging stations within parking garages. The codes do not provide any regulations for the manufacturing, storage, or disposal of lithium-ion batteries. Lastly, the codes also do not provide any regulations for the use of powered micromobility devices (i.e. e-bikes or e-scooters). The following recommended changes to the Village's fire code will reduce the risk of fires involving these types of buildings and equipment and align the Village with national standards.

Parking Garage Sprinkler System Installation

- Sprinkler systems will be required in all newly constructed open parking garages.
- Sprinkler systems will be required in existing parking garages when electric vehicle charging stations are installed within the garage, except on the top outdoor level (i.e. roof).

Electric Vehicle Charging Station Locations

- When possible, electric vehicle charging stations shall be installed outside of parking garages.
- When necessary, electric vehicle charging stations installed in parking garages must be installed on the ground level around the perimeter of the garage, on the roof, or where approved by the fire chief.
- Level 3 (DC Fast) electric vehicle charging stations will be prohibited inside parking garages.

- Electric vehicle charging stations installed in parking garages must be separated from exits and critical equipment, such as sprinkler rooms, generator rooms, and fire alarm controls.
- Review of the location of electric vehicle charging stations will be conducted during the electric permit submittal process. No new permits will be required.

Lithium-Ion and Lithium Metal Battery Manufacturing, Storage, and Disposal

- Facilities that manufacture, store, or dispose of large quantities of lithium-ion or lithium metal batteries must be evaluated by an engineer to determine proper safeguards.
- Containers used for the collection of used lithium-ion or lithium metal batteries will be limited to certain materials, limited in size, and will be required to be separated from other containers. The containers must also be separated from exits.

Powered Micromobility Devices

- The adopted fire code requirements will not apply to devices for personal use.
- Repair, maintenance, and charging of devices for commercial use is prohibited in residential occupancies.
- The devices and chargers utilized shall be listed with a third-party testing agency.
- The location of charging areas shall be restricted to areas that have sufficient power, do not contain storage of other materials, are not within exits, and allow for separation of devices or batteries.
- Buildings that provide charging for large quantities of devices must be evaluated by an engineer to determine proper safeguards.

In order to provide protection of electronic vehicle charging stations and lithium-ion batteries, Fire Staff is recommending an update to Village of Schaumburg Ordinance Title 15, Chapter 3, Section 157 with Regard to the Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries. Please see attached document showing requested changes.

Recommended Action:

The Village Manager recommends that the Public Safety Committee recommend to the Village Board to amend Ordinance Title 15, Chapter 3, Section 157, With Regard to the Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries.

ATTACHMENTS:

- UPDATED CHAPTER_157____FIRE_CODE.docx
- Ordinance_amending_the_Code_re_EV_Charging_Stations_and_Lithium-ion_batteries_2075759.1___002_ (2).docx
- Regulation of Electronic Vehicle Charging Stations and Lithium-Ion.pptx

CHAPTER 157: FIRE CODE

Section

§ 157.01 ADOPTION.

The 2021 International Fire Code, including Appendices D, E, F, G, and N has been adopted and codified pursuant to § 153.02 of this Code. Should any differences between a provision of chapter 157 and any other provision of this code be found, the more restrictive provision, as determined by the fire chief, shall prevail.

(Ord. 07-187, passed 12-11-2007; Am. Ord. 10-025, passed 4-13-2010; Am. Ord. 14-040, passed 4-8-2014; Am. Ord. 18-011, passed 1-23-2018; Am. Ord. 22-084, passed 10-25-2022)

§ 157.02 LOCAL AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE.

The 2021 International Fire Code is hereby amended and changed as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Village of Schaumburg, hereinafter referred to as "this code."

109.3 Recordkeeping. A record of periodic inspections, tests, servicing and other operations and maintenance shall be maintained on the premises or other approved location for not less than 3 years, or a different period of time where specified in this code or referenced standards. Records shall be made available for inspection by the fire code official, and a copy of the records shall be provided to the fire code official upon request. All inspection and maintenance reports shall be submitted via the IROL system (Inspection Reports Online). Any company or agent performing inspections and/or maintenance to fire protection systems shall be required to register with IROL.

Section 111 Means of Appeal is hereby repealed in its entirety and replaced with the Appeal Process provisions contained in Section 153.03.1 of the Village Code.

112.3 Violation, penalties is hereby repealed in its entirety and replaced with the provisions contained in Section 157.99 Fines and Penalties.

Section 202, Definitions, shall be read to include the following:

BONFIRE. A large, open air fire, utilized for a planned ceremonial or recreational event purposes.

FIRE PIT, PERMANENT. A custom designed structure, either above and below grade, or wholly below grade, made of stone, masonry, metal or other similar noncombustible material.

FIRE PIT, PORTABLE. A prefabricated portable self-contained burning device having legs, a bottom container, screen, and a lid.

FIRE PIT TABLE. A fuel-fired table that has a small put at the center of a tabletop. Fire pit tables usually have a base and top design.

OUTDOOR FIREPLACE. Similar to an indoor fireplace consisting of a noncombustible base, firebox, chimney and screen; to burn wood, propane and similar gases.

POWERED MICROMOBILITY DEVICES. Motorized bicycles, motorized scooters and other personal mobility devices powered by a lithium-ion or lithium metal battery. The term does not include motor vehicles that are required to be registered with the Department of Motor Vehicles for the state or jurisdiction.

PROHIBITED FIRE. The open burning of paper, garbage, refuse, waste, leaves, clippings, wood or other offensive materials.

307.1. General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with Section 307.

Exceptions:

1) Fires set by a public official in performance of an official duty or recreational purposes, subject to a permit being issued as specified in Section 307.2.

2) Outdoor fireplaces constructed in accordance with the International Building Code.

307.2. Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.5 prior to kindling a fire for recognized cultivation and management of trees (silvicultural), horticultural burns, range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

307.2.1. Additional authorization. Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

307.3 Extinguishment authority. When open burning creates or adds to a hazardous situation, creates a nuisance by the emission of smoke or gasses, or a required permit for open burning has not been obtained, the fire code official or village employee is authorized to order the extinguishment of the open burning operation.

307.4 Location. The location for open burning and recreational fires shall not be less than 50 feet (15,240 mm) from any structure or combustible. In addition, conditions which could cause a fire to spread within 50 feet (15,240 mm) of a structure shall be eliminated prior to ignition.

Exception:

Fires in approved containers in accordance with this section.

307.4.2 Permanent fire pits. Each fire put shall be dug into the ground in a manner that will prevent the burn materials from falling out of the fire pit. The above grade portion of the fire pit shall be constructed of stone, masonry, metal, or other similar noncombustible materials. The bottom of the fire pit shall be below grade and shall be comprised of gravel, stone, or dirt. The total open area of the fire pit shall be no more than thirty-six inches (36") in diameter and no more than twenty-four (24") in depth. The fire pit shall be surrounded by a noncombustible barrier that is at least six inches (6") above the coals or ash within the fire pit. A ring of sand, dirt, or other noncombustible material at least thirty-six (36") wide shall be provided around the fire pit to provide separation for combustibles, including plant materials.

Exception: For permanent fire pits that burn only propane, natural gas or other similar approved gases, the total open area and depth of the pit shall be measured for the burning area, not the entire unit.

307.4.4. Clearance: A minimum clearance of fifteen feet (15') from all structures and combustibles, and fifteen feet (15') from a property line shall be maintained for permanent and portable fire pits. Structures and combustibles include, but are not limited to, homes, buildings, garages, sheds, playhouses, wood decks, trellises and other items that are combustible.

Exception: For permanent fire pits that burn only propane, natural gas or other similar approved gases, the total open area and depth of the pit shall be measured for the burning area, not the entire unit.

307.5 Attendance. Open burning, bonfires, and the use fire pits or outdoor fireplaces shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906

with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

307.6 Approved fuel. Fuel used in bonfires, outdoor fireplaces, or fire pits shall be limited to unpainted, untreated, clean, seasoned dry wood or manufactured fire logs. Propane, natural gas, or other similar approved gases may also be used.

307.7. Hours and duration. Open burning, bonfires, and the use of fire pits or outdoor fireplaces are prohibited between the hours of two o'clock (2:00) A.M. and six o'clock (6:00) A.M. All fires must be extinguished in such a manner that all air to the fire is cut off or the burning material is wet down with water or other fire extinguishing material as listed in Section 307.6, until it is cool to the touch. In addition, the recreational fire shall not burn for more than a total of six (6) hours in any twenty-four (24) hour period of time.

307.8. Inspections. Inspections may be conducted, relative to recreational fires or the equipment used to contain them by the village's fire, police and/or community development department at such times as deemed necessary by the Village, to ensure compliance with this section.

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within ten feet (3,048 mm) of combustible construction.

Exceptions:

1. Group R Occupancies.
2. Cooking devices protected by commercial cooking hoods in accordance with Section 607.

Section 322 – Electric Vehicle Charging Stations

322.1 General. When electric vehicle charging stations are installed or replaced within parking garages, they shall comply with Section 322, NFPA 70, and Chapter 154 of the Village of Schaumburg Code of Ordinances.

322.2 Location. Where external parking spaces are provided, electric vehicle charging stations shall be installed externally to the parking garage.

322.2.1 Level 3 charging stations. Level 3 (DC Fast) charging stations shall not be installed within parking garages.

322.2.2 Distance from combustible materials. Electric vehicle charging stations shall be located 50 feet from combustible storage, fuel tanks, fuel dispensers, and transformers.

322.2.3 Distance from buildings. Electric vehicle charging stations located externally of a building shall be located a minimum of 10 feet from buildings and structures.

322.2.4 Internal. Electric vehicle charging stations located internally of a parking garage shall comply with Section 322.2.4.

322.2.4.1 Location. Electric vehicle charging stations shall only be permitted in the following locations:

1. On the ground level, around the exterior, open perimeter of the garage.

2. On the top outdoor level of the garage.

3. Where approved by the fire chief when sufficient safeguards are provided.

322.2.4.2 Distance from exits and equipment. Electric vehicle charging stations shall be located a minimum of 10 feet from exits, fire pump and sprinkler rooms, generator rooms, transformers, and fire alarm control equipment.

322.3 De-energization of charging stations. Electric vehicle charging stations shall automatically deenergize upon activation of the fire alarm or sprinkler system.

Section 323 – Lithium-Ion and Lithium Metal Batteries

General 323.1 General. The manufacturing, storage, recycling, and disposal of lithium-ion and lithium metal batteries shall comply with Section 323.

Exceptions:

1. Batteries packed with or installed in the equipment, devices, or vehicles they are designed to power.

2. Batteries in original retail packaging that are rated at not more than 1,000 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries, and the aggregate quantities do not exceed 20 kilowatt-hours for lithium-ion batteries and 500 grams of lithium metal for lithium metal batteries.

3. Temporary storage of batteries during the vehicle manufacturing or repair process.

4. Batteries designated for personal use by its owner.

323.2 Permits. An operational permit shall be required for the manufacturing, storage, recycling, or disposal of lithium-ion and lithium metal batteries where required by this section except where storage complies with Section 323.3.

323.2.1 Hazard Mitigation Analysis (HMA). A hazardous mitigation analysis shall be prepared to evaluate the hazards associated with the battery manufacturing, storage, recycling, or disposal facility or operation. The HMA shall be submitted to the fire code official for approval prior to the issuance of a permit.

323.2.2 Fire protection requirements. The HMA shall identify fire and explosion protection requirements.

323.3 Collection of batteries. The collection of used or damaged batteries within a building shall comply with the following;

1, Containers shall be open top and constructed of noncombustible materials or shall be approved for battery collection.

2. Individual collection containers shall not exceed 7.5 cubic feet in capacity.

3. The aggregate capacity of all containers at a single collection location shall not exceed 15 cubic feet.

4. Collection locations shall be separated by a minimum of 10 feet.

5. Containers shall be located a minimum of 5 feet from exits or exit access doors.

Section 324 – Powered Micromobility Device

324.1 General. Lithium-ion and lithium metal battery *powered micromobility devices* shall be operated and maintained in accordance with this section.

Exception: Storage, repair and charging of devices for personal use by its owner.

324.1.1 Prohibited locations. Repair, maintenance, or charging of *powered micromobility devices* for commercial use shall be prohibited in residential occupancies.

324.2 Battery chargers and equipment. *Powered micromobility devices* shall be charged in accordance with their listing and the manufacturer's instructions using only the original equipment manufacturer-supplied charging equipment or charging equipment in accordance with the listing and manufacturer's instructions.

322.3 Listing. *Powered micromobility devices* shall be *listed* and *labeled* in accordance with UL 2272 or UL 2849, as applicable.

322.4 Battery charging areas. *Powered micromobility devices* shall be charged in a room or area that complies with all of the following:

1. Rooms or areas that are provided with sufficient electrical receptacles to allow the charging equipment for each device to be directly connected to a receptacle. Extension cords and relocatable power taps shall not be used.

2. Storage of combustible materials or hazardous materials shall not be permitted within 10 feet of the devices or charging equipment unless a one-hour fire barrier is provided.

3. The charging operation shall not be conducted in or obstruct any means of egress.

4. Removable storage batteries shall not stacked or charged in an enclosed cabinet unless the cabinet is *listed* and *labeled* in accordance with UL 4900.

5. Batteries during charging operations, whether removed or located on the *powered micromobility device*, shall be separated by one of the following:

   A. 3 feet

   B. An *approved* fire-resistant material

6. The room or area shall be protected by an *approved* fire alarm system.

7. Indoor battery charging areas that exceed an aggregate total of 20 kilowatt-hours for lithium-ion batteries and 500 grams of lithium metal for lithium metal batteries shall comply with the following:

   A. An operational permit is required.

   B. A hazardous mitigation analysis shall be prepared to evaluate the hazards associated with the charging area. The HMA shall be submitted to the fire code official for approval.**605.5.2.1 Location.** Portable outdoor gas-fired heating appliances and fire pit tables shall be used and located in accordance with Sections 605.5.2.1.1 through 605.5.2.1.4.

605.5.2.2.1 Listing and approval. Only listed and approved portable outdoor gas-fired heating appliances or fire pit tables utilizing a fuel gas container that is integral to the appliance shall be used. Portable outdoor gas-fired heating appliances shall be listed and labeled in accordance with ANSI Z83.26/CAS 2.37. Fire pit tables shall be listed and labeled in accordance with ANSI Z21.97/CSA 2.41 (2017).

Exception: Fire pit tables that have a fuel gas line installed in accordance with the International Fuel Gas Code that are listed and labeled in accordance with ANSI Z21.97/CSA 2.41 (2017).

605.5.2.2.2 Use and maintenance. Portable outdoor gas-fired heating appliances and fire pit tables shall be used and maintained in accordance with the manufacturer's instructions.

605.5.2.2.4 Guard against contact. The heating element or combustion chamber of portable outdoor gas-fired heating appliances or fire pit tables shall be permanently guarded so as to prevent accidental contact by persons or material.

Exception: Fire pit tables that do not have guards provided by the manufacturer.

605.5.2.3 Gas containers. Fuel gas containers for portable outdoor gas-fired heating appliances and fire pit tables shall comply with Section 605.5.2.3.1 through 605.5.2.3.4.

809.1 Structures. Indoor horticultural grow structures installed and operated inside all occupancies that exceed 5 feet in height and 32 square feet in floor area shall comply with the International Building Code and this section.

809.1.1 Materials. Horticultural grow structures shall be constructed of noncombustible materials or of combustible materials that comply with the following:

1. Textiles and films complying with Test Method 2 of NFPA 701.

2. Plastic materials having a maximum heat-release rate not greater than 100 kW when tested in accordance with UL 1975, Fire Tests for Foamed Plastics Used for Decorative Purposes, or when tested in accordance with NFPA 289, using the 20 kW ignition source.

3. Exterior fire-retardant-treated wood complying with NFPA 703.

4. Light-transmitting plastics complying with Section 2606 of the International Building Code.

5. Aluminum composite material (ACM) meeting the requirements of Class A interior finish in accordance with Section 803 of the International Building Code when tested as an assembly in the maximum thickness intended for use.

901.4.7.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access. Access shall be provided via an exterior access door directly to the sprinkler system riser or fire pump room or an alternative means approved by the fire code official. The door shall be permitted to be locked provided a key is available within a key box in accordance with Section 506.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout all buildings containing group A-1 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-1 occupancies.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout all buildings containing group A-2 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-2 occupancies.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout all buildings containing group A-3 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-3 occupancies.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout all buildings containing group A-4 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-4 occupancies.

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings containing Group B occupancies.

Exception: Buildings 1,000 square feet or less housing Group B occupancies other than ambulatory care facilities.

903.2.2.1 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout the entire floor area containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.

2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

   In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor where such care is provided and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing group E occupancies.

Exception: Buildings 1,000 square feet or less housing group E occupancies.

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing group F occupancies.

Exception: Buildings 1,000 square feet or less housing group F occupancies.

903.2.6 Group I is hereby amended by deleting exceptions 2 and 3 in their entirety without replacement.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing group M occupancies.

Exception: Buildings 1,000 square feet or less housing group M occupancies.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing group S-1 occupancies.

Exception: Buildings 1,000 square feet or less housing group S-1 occupancies.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all Buildings containing group S-2 occupancies.

Exceptions:

2. *Buildings 1,000 square feet or less housing group S-2 occupancies.*

903.2.10.1 Commercial parking garages. An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet.

903.2.10.2 Mechanical-access parking garages. An *approved automatic sprinkler system* shall be provided throughout buildings used for the storage of motor vehicles in a mechanical-access parking garage. The portion of the building that contains the mechanical-access parking garage shall be protected with a specially engineered *automatic sprinkler system*.

903.2.10.3 Parking garage design. Vehicle parking areas within parking garages shall be provided with automatic sprinkler protection installed in accordance with a NFPA 13 Extra Hazard Group 1 design.

903.3.1.3.1 Waterflow alarms. Local waterflow alarms shall be provided. The local waterflow alarm shall provide an interior audible warning and an exterior audio/visual notification.

903.4.3 Floor control valves assemblies. Approved supervising indicating control valves, check valves, main drain valves, and flow switches shall be provided at the point of connection to the riser on each floor in all buildings. Control valves, check valves, main drain valves, and flow switches shall also be provided for each individual unit (commercial or business) where the units share a common water supply and have individual entrances.

Exception: The floor control valve, check valve, main drain valve, and flow switch shall not be required where sprinklers on the top level of a multistory building are supplied by piping on the floor below.

903.6.1 High-rise buildings. Buildings having floors used for human occupancy located more than 75 feet above the lowest level equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.6.2 Condominium conversions. Buildings being converted into condominiums shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2.

903.6.3 Level 3 alterations. Automatic sprinkler systems shall be provided throughout Group A, B, E, F, H, I, M and S structures that exceed 2,000 square feet where a level 3 alteration occurs as classified in the International Existing Building Code. All work requiring a permit done within any three-year period contributes to the fifty percent (50%) threshold required for a level 3 alteration.

Exceptions:

1. *Open parking garages.*

2. *If the building does not have sufficient municipal water supply available within 200 feet of the property line for design of a fire sprinkler system without the installation of a new fire pump.*

906.3.1.1 Group F and S. In Group F and S occupancies, the minimum accepted extinguisher rating for use, unless a more restrictive provision is noted elsewhere, shall be 4A:60BC (10 lb typical). Extinguisher spacing shall be based on 3,500 square feet or 75 feet maximum travel unless a more restrictive provision is noted elsewhere.

907.2.8.3 Smoke alarms. Smoke alarms shall be installed in accordance with Section 907.2.11. The smoke alarms shall be connected to an emergency electrical system and shall be annunciated by guestroom at an approved, constantly attended location. Staff monitoring the panel shall be capable of manually activating the fire alarm system.

907.5.2.1.4 Audible alarm notification devices shall be provided on the building exterior where required by the fire code official.

907.5.2.3.4 Visible alarm notification devices shall be provided on the building exterior where required by the fire code official.

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

907.6.3.2 Annunciation maps. Fire alarm annunciation maps shall be provided at all fire alarm control panels, annunciator panels, fire command center, and any other location as determined by the fire official. The annunciation maps shall provide the locations of all fire alarm initiating devices on a floor plan.

907.6.6 Monitoring. All fire alarm and suppression systems shall be monitored in accordance with this section.

Exception: Monitoring by a supervising station is not required for:

1. *Single- and multiple-station smoke alarms required by Section 907.2.11.*
2. *Smoke detectors in Group 1-3 Occupancies.*
3. *Automatic sprinkler systems in one- and two-family dwellings.*

907.6.6.4 Fire alarm and fire suppression systems. All fire alarm and fire suppression systems shall transmit fire, supervisory, and trouble signals to the village's designated remote supervising station via a wireless transmitter in accordance with NFPA 72.

907.11 Level 2 or 3 alterations. An approved fire alarm system shall be installed in accordance with Section 907 and NFPA 72 in buildings where either level 2 or level 3 alterations and/or a change of occupancy classification occurs as classified in the International Existing Building Code.

912.4.4 Concrete path and pad. Any fire department connection located behind or within landscaping or vegetation shall have a concrete path from the sidewalk or closest public way to the connection. A concrete pad of not less than 36 inches by 36 inches shall also be provided at the fire department connection.

915.1 General. Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.7. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 1103.9.

915.7 Smoking lounges. Carbon monoxide detectors shall be installed in smoking lounges that utilize charcoal or similar fuels. The detectors shall automatically activate the building's mechanical ventilation system and a local alarm. Mechanical ventilation systems shall comply with the International Mechanical Code. Carbon monoxide detectors shall be installed in accordance with their manufacturer's recommendations and be listed in accordance with UL 2075.

1008.3.2 Buildings. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.2.
5. Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge.

1008.3.3. Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Public and private washrooms with an area greater than 300 square feet.
2. Locker and dressing rooms.
3. Lunch or break rooms with an area greater than 300 square feet.
4. Conference or assembly rooms with an area greater than 300 square feet.
5. Exercise rooms with an area greater than 300 square feet.
6. Examination rooms.
7. Electrical equipment and emergency generator rooms.
8. Fire pump and sprinkler rooms.
9. Fire command centers.

1010.2.16 Elevator lobby exit access door locking system. In existing Group B occupancies, door assemblies separating the elevator lobby form the exit access shall be permitted to be electrically locked where installed and operated in accordance with all of the following:

1. The electrical locking hardware is listed in accordance with ANSI/UL 294, Standard for Access Control System Units.
2. The building is protected throughout by a fire alarm system in accordance with Section 907.
3. The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 903.
4. The elevator lobby is protected by an approved, supervised smoke detection system in accordance with Section 907.
5. Initiation of the building fire alarm system by other than manual fire alarm boxes unlocks the electrical locks on the elevator lobby door assembly.
6. Loss of power to the elevator lobby electrical lock system unlocks the electrical locks on the elevator lobby door assemblies.
7. Once unlocked, the elevator lobby door assemblies remain electrically unlocked until the building fire alarm system has been manually reset.
8. Where the elevator lobby door assemblies remain mechanically latched after being electrically unlocked, latch-releasing hardware in accordance with 1010.2 is affixed to the door leaves.

9. A two-way communication system is provided for communication between the elevator lobby and a central control point that is constantly staffed with personnel capable, trained, and authorized to provide emergency assistance.

10. The provisions of 10.10.2.13 for delayed-egress locking systems are not applied to the elevator lobby door assemblies.

1011.12 Stairway to roof. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-percent slope).

Exception: Other than where required by Section 1011.12.1 or 1011.12.3, in buildings without an occupied roof, access to the roof from the top story shall be permitted to be by a ships ladder from within an interior exit stairwell in accordance with Section 1023 of the International Building Code. A safety post shall be provided for extension above the roof level.

1011.12.3 High-rise buildings. In high-rise buildings, one stairway shall provide access to the roof through a penthouse complying with Section 1511.12 of the International Building Code.

1103.5.1 Group A-2 is hereby repealed in its entirety.

1103.11 Electric vehicle charging stations. Where new electric vehicle charging stations are installed in existing parking garages and not located on the top outdoor level of the garage, an *automatic sprinkler system* shall be installed throughout the structure in accordance with Section 903.2.10.3.

1103.9.1 Smoking lounges. Existing smoking lounges shall comply with Section 915.7.

3106.5.1 Separation from tents or structures. Cooking appliances or devices that produce sparks or grease-laden vapors or flying embers (firebrands) shall not be used within 20 feet of a tent or temporary structure.

Exceptions:

1. Designated cooking tents not occupied by the public when approved by the fire code official.

2. Tents or structures where cooking appliances are protected with an automatic fire-extinguishing system in accordance with Section 904.13.

3. Where an approved portable fire extinguisher is provided for the protection of cooking appliances when approved by the fire code official.

3903.3 Location. For other than carbon dioxide and nonhazardous extraction processes, the extraction equipment and extraction processes shall be located in a room of noncombustible construction, and the room shall not be used for any other purpose.

3903.3.1 Means of egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.

2. The door shall be provided with a self-closing or automatic closing device.

3. The door shall be equipped with panic or fire exit hardware.

3903.3.2 Staffing. For other than approved, unattended processes, the extraction process shall be continuously staffed. Staff monitoring the extraction process shall be trained in the following:

1. The extraction process.

2. The transfer of solvents, where applicable.

3. Safe operation of all equipment.

4. All emergency procedures.

3903.6.1 Storage. Liquefied petroleum gas containers not in use shall not be stored within extraction rooms.

3904.2.2.4 Change of extraction medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report, the technical report shall be revised and submitted for review and approval of the fire code official prior to the use of the equipment with the new medium or solvent.

3905.3 Protection. Automatic sprinkler protection shall be provided within hoods and ductwork conveying flammable or combustible gases or vapors in accordance with Sections 2703.10.4 and 2703.10.5, and NFPA 13.

REFERENCED STANDARDS

UL 9540—2020: Standard for Energy Storage Systems and Equipment

D107.1 One- or Two-Family Dwelling Residential Developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D106.3.

Exceptions:

1. *Developments having up to 60 dwelling units may have a single approved fire apparatus access roads when all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 of this Code.*
2. *The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development as determined by the fire code official.*

D107.2 Projects Having More Than 60 Dwelling Units. Developments of one- or two-family dwellings where the number of dwelling units exceeds 60 shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. The access roads shall meet the requirements of Section D106.3.

(Ord. 07-187, passed 12-11-2007; Am. Ord. 10-025, passed 4-13-2010; Am. Ord. 12-016, passed 2-14-2012; Am. Ord. 14-040, passed 4-8-2014; Am. Ord. 16-007, passed 1-26-2016; Am. Ord. 16-078, passed 8-23-2016; Am. Ord. 16-097, passed 10-11-2016; Am. Ord. 18-011, passed 1-23-2018; Am. Ord. 19-006, passed 1-22-2019; Am. Ord. 19-024, passed 3-26-2019; Am. Ord. 21-053, passed 4-27-2021; Am. Ord. 22-084, passed 10-25-2022)

§ 157.99 FINES AND PENALTIES.

Any person who violates any provision of this chapter or other fire regulations of the village may be fined as specified in § 10.99 (General Penalty) of this Code.

(Ord. 18-011, passed 1-23-2018)

PUBLICATION OF:

ORDINANCE NO. 26-XXX

AN ORDINANCE AMENDING TITLE 15, CHAPTER 3, SECTION 157 WITH REGARD TO THE REGULATION OF ELECTRIC VEHICLE CHARGING STATIONS AND LITHIUM-ION BATTERIES

ADOPTED: JANUARY 13, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JANUARY 14, 2026

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 15, CHAPTER 3, SECTION 157 WITH REGARD TO THE REGULATION OF ELECTRIC VEHICLE CHARGING STATIONS AND LITHIUM-ION BATTERIES

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village desires to amend its Code to regulate electronic vehicle charging stations and lithium-ion batteries; and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that granting of said amendments to the Village Code is in the best interest of the Village.

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

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: Title 15, Chapter 157, Section 2 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

§ 157.02 LOCAL AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE.

The 2021 International Fire Code is hereby amended and changed as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Village of Schaumburg, hereinafter referred to as "this code."

109.3 Recordkeeping. A record of periodic inspections, tests, servicing and other operations and maintenance shall be maintained on the premises or other approved location for not less than 3 years, or a different period of time where specified in this code or referenced standards. Records shall be made available for inspection by the fire code official, and a copy of the records shall be provided to the fire code official upon request. All inspection and maintenance reports shall be submitted via the IROL system (Inspection Reports Online). Any company or agent performing inspections and/or maintenance to fire protection systems shall be required to register with IROL.

Section 111 Means of Appeal is hereby repealed in its entirety and replaced with the Appeal Process provisions contained in Section 153.03.1 of the Village Code.

112.3 Violation, penalties is hereby repealed in its entirety and replaced with the provisions contained in Section 157.99 Fines and Penalties.

Section 202, Definitions, shall be read to include the following:

BONFIRE. A large, open air fire, utilized for a planned ceremonial or recreational event purposes.

FIRE PIT, PERMANENT. A custom designed structure, either above and below grade, or wholly below grade, made of stone, masonry, metal or other similar noncombustible material.

FIRE PIT, PORTABLE. A prefabricated portable self-contained burning device having legs, a bottom container, screen, and a lid.

FIRE PIT TABLE. A fuel-fired table that has a small put at the center of a tabletop. Fire pit tables usually have a base and top design.

OUTDOOR FIREPLACE. Similar to an indoor fireplace consisting of a noncombustible base, firebox, chimney and screen; to burn wood, propane and similar gases.

POWERED MICROMOBILITY DEVICES. Motorized bicycles, motorized scooters and other personal mobility devices powered by a lithium-ion or lithium metal battery. The term does not include motor vehicles that are required to be registered with the Department of Motor Vehicles for the state or jurisdiction.

PROHIBITED FIRE. The open burning of paper, garbage, refuse, waste, leaves, clippings, wood or other offensive materials.

307.1. General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with Section 307.

Exceptions:

1) Fires set by a public official in performance of an official duty or recreational purposes, subject to a permit being issued as specified in Section 307.2.

2) Outdoor fireplaces constructed in accordance with the International Building Code.

307.2. Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.5 prior to kindling a fire for recognized cultivation and management of trees (silvicultural), horticultural burns, range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

307.2.1. Additional authorization. Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

307.3 Extinguishment authority. When open burning creates or adds to a hazardous situation, creates a nuisance by the emission of smoke or gasses, or a required permit for open burning has not been obtained, the fire code official or village employee is authorized to order the extinguishment of the open burning operation.

307.4 Location. The location for open burning and recreational fires shall not be less than 50 feet (15,240 mm) from any structure or combustible. In addition, conditions which could cause a fire to spread within 50 feet (15,240 mm) of a structure shall be eliminated prior to ignition.

Exception:

Fires in approved containers in accordance with this section.

307.4.2 Permanent fire pits. Each fire put shall be dug into the ground in a manner that will prevent the burn materials from falling out of the fire pit. The above grade portion of the fire pit shall be constructed of stone, masonry, metal, or other similar noncombustible materials. The bottom of the fire pit shall be below grade and shall be comprised of gravel, stone, or dirt. The total open area of the fire pit shall be no more than thirty-six inches (36") in diameter and no more than twenty-four (24") in depth. The fire pit shall be surrounded by a noncombustible barrier that is at least six inches (6") above the coals or ash within the fire pit. A ring of sand, dirt, or other noncombustible material at least thirty-six (36") wide shall be provided around the fire pit to provide separation for combustibles, including plant materials.

Exception: For permanent fire pits that burn only propane, natural gas or other similar approved gases, the total open area and depth of the pit shall be measured for the burning area, not the entire unit.

307.4.4. Clearance: A minimum clearance of fifteen feet (15') from all structures and combustibles, and fifteen feet (15') from a property line shall be maintained for permanent and portable fire pits. Structures and combustibles include, but are not limited to, homes, buildings, garages, sheds, playhouses, wood decks, trellises and other items that are combustible.

Exception: For permanent fire pits that burn only propane, natural gas or other similar approved gases, the total open area and depth of the pit shall be measured for the burning area, not the entire unit.

307.5 Attendance. Open burning, bonfires, and the use fire pits or outdoor fireplaces shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

307.6 Approved fuel. Fuel used in bonfires, outdoor fireplaces, or fire pits shall be limited to unpainted, untreated, clean, seasoned dry wood or manufactured fire logs. Propane, natural gas, or other similar approved gases may also be used.

307.7. Hours and duration. Open burning, bonfires, and the use of fire pits or outdoor fireplaces are prohibited between the hours of two o'clock (2:00) A.M. and six o'clock (6:00) A.M. All fires must be extinguished in such a manner that all air to the fire is cut off or the burning material is wet down with water or other fire extinguishing material as listed in Section 307.6, until it is cool to the touch. In addition, the recreational fire shall not burn for more than a total of six (6) hours in any twenty-four (24) hour period of time.

307.8. Inspections. Inspections may be conducted, relative to recreational fires or the equipment used to contain them by the village's fire, police and/or community development department at such times as deemed necessary by the Village, to ensure compliance with this section.

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within ten feet (3,048 mm) of combustible construction.

Exceptions:

1. Group R Occupancies.
2. Cooking devices protected by commercial cooking hoods in accordance with Section 607.

Section 322 – Electric Vehicle Charging Stations

322.1 General. When electric vehicle charging stations are installed or replaced within parking garages, they shall comply with Section 322, NFPA 70, and Chapter 154 of the Village of Schaumburg Code of Ordinances.

322.2 Location. Where external parking spaces are provided, electric vehicle charging stations shall be installed externally to the parking garage.

322.2.1 Level 3 charging stations. Level 3 (DC Fast) charging stations shall not be installed within parking garages.

322.2.2 Distance from combustible materials. Electric vehicle charging stations shall be located 50 feet from combustible storage, fuel tanks, fuel dispensers, and transformers.

322.2.3 Distance from buildings. Electric vehicle charging stations located externally of a building shall be located a minimum of 10 feet from buildings and structures.

322.2.4 Internal. Electric vehicle charging stations located internally of a parking garage shall comply with Section 322.2.4.

322.2.4.1 Location. Electric vehicle charging stations shall only be permitted in the following locations:

1. On the ground level, around the exterior, open perimeter of the garage.

2. On the top outdoor level of the garage.

3. Where approved by the fire chief when sufficient safeguards are provided.

322.2.4.2 Distance from exits and equipment. Electric vehicle charging stations shall be located a minimum of 10 feet from exits, fire pump and sprinkler rooms, generator rooms, transformers, and fire alarm control equipment.

322.3 De-energization of charging stations. Electric vehicle charging stations shall automatically deenergize upon activation of the fire alarm or sprinkler system.

Section 323 – Lithium-Ion and Lithium Metal Batteries

323.1 General. The manufacturing, storage, recycling, and disposal of lithium-ion and lithium metal batteries shall comply with Section 323.

Exceptions:

1. Batteries packed with or installed in the equipment, devices, or vehicles they are designed to power.

2. Batteries in original retail packaging that are rated at not more than 1,000 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries, and the aggregate quantities do not exceed 20 kilowatt-hours for lithium-ion batteries and 500 grams of lithium metal for lithium metal batteries.

3. Temporary storage of batteries during the vehicle manufacturing or repair process.

4. Batteries designated for personal use by its owner.

323.2 Permits. An operational permit shall be required for the manufacturing, storage, recycling, or disposal of lithium-ion and lithium metal batteries where required by this section except where storage complies with Section 323.3.

323.2.1 Hazard Mitigation Analysis (HMA). A hazardous mitigation analysis shall be prepared to evaluate the hazards associated with the battery manufacturing, storage, recycling, or disposal facility or operation. The HMA shall be submitted to the fire code official for approval prior to the issuance of a permit.

323.2.2 Fire protection requirements. The HMA shall identify fire and explosion protection requirements.

323.3 Collection of batteries. The collection of used or damaged batteries within a building shall comply with the following;

1. Containers shall be open top and constructed of noncombustible materials or shall be approved for battery collection.

2. Individual collection containers shall not exceed 7.5 cubic feet in capacity.

3. The aggregate capacity of all containers at a single collection location shall not exceed 15 cubic feet.

4. Collection locations shall be separated by a minimum of 10 feet.

5. Containers shall be located a minimum of 5 feet from exits or exit access doors.

Section 324 – Powered Micromobility Device

324.1 General. Lithium-ion and lithium metal battery *powered micromobility devices* shall be operated and maintained in accordance with this section.

Exception: Storage, repair and charging of devices for personal use by its owner.

324.1.1 Prohibited locations. Repair, maintenance, or charging of *powered micromobility devices* for commercial use shall be prohibited in residential occupancies.

324.2 Battery chargers and equipment. *Powered micromobility devices* shall be charged in accordance with their listing and the manufacturer's instructions using only the original equipment manufacturer-supplied charging equipment or charging equipment in accordance with the listing and manufacturer's instructions.

322.3 Listing. *Powered micromobility devices* shall be *listed* and *labeled* in accordance with UL 2272 or UL 2849, as applicable.

322.4 Battery charging areas. *Powered micromobility devices* shall be charged in a room or area that complies with all of the following:

1. Rooms or areas that are provided with sufficient electrical receptacles to allow the charging equipment for each device to be directly connected to a receptacle. Extension cords and relocatable power taps shall not be used.

2. Storage of combustible materials or hazardous materials shall not be permitted within 10 feet of the devices or charging equipment unless a one-hour fire barrier is provided.

3. The charging operation shall not be conducted in or obstruct any means of egress.

4. Removable storage batteries shall not stacked or charged in an enclosed cabinet unless the cabinet is *listed* and *labeled* in accordance with UL 4900.

5. Batteries during charging operations, whether removed or located on the *powered micromobility device*, shall be separated by one of the following:

A. 3 feet

B. An *approved* fire-resistant material

6. The room or area shall be protected by an *approved* fire alarm system.

7. Indoor battery charging areas that exceed an aggregate total of 20 kilowatt-hours for lithium-ion batteries and 500 grams of lithium metal for lithium metal batteries shall comply with the following:

A. An operational permit is required.

B. A hazardous mitigation analysis shall be prepared to evaluate the hazards associated with the charging area. The HMA shall be submitted to the fire code official for approval.

605.5.2.1 Location. Portable outdoor gas-fired heating appliances and fire pit tables shall be used and located in accordance with Sections 605.5.2.1.1 through 605.5.2.1.4.

605.5.2.2.1 Listing and approval. Only listed and approved portable outdoor gas-fired heating appliances or fire pit tables utilizing a fuel gas container that is integral to the appliance shall be used. Portable outdoor gas-fired heating appliances shall be listed and labeled in accordance with ANSI Z83.26/CAS 2.37. Fire pit tables shall be listed and labeled in accordance with ANSI Z21.97/CSA 2.41 (2017).

Exception: Fire pit tables that have a fuel gas line installed in accordance with the International Fuel Gas Code that are listed and labeled in accordance with ANSI Z21.97/CSA 2.41 (2017).

605.5.2.2.2 Use and maintenance. Portable outdoor gas-fired heating appliances and fire pit tables shall be used and maintained in accordance with the manufacturer's instructions.

605.5.2.2.4 Guard against contact. The heating element or combustion chamber of portable outdoor gas-fired heating appliances or fire pit tables shall be permanently guarded so as to prevent accidental contact by persons or material.

Exception: Fire pit tables that do not have guards provided by the manufacturer.

605.5.2.3 Gas containers. Fuel gas containers for portable outdoor gas-fired heating appliances and fire pit tables shall comply with Section 605.5.2.3.1 through 605.5.2.3.4.

809.1 Structures. Indoor horticultural grow structures installed and operated inside all occupancies that exceed 5 feet in height and 32 square feet in floor area shall comply with the International Building Code and this section.

809.1.1 Materials. Horticultural grow structures shall be constructed of noncombustible materials or of combustible materials that comply with the following:

1. Textiles and films complying with Test Method 2 of NFPA 701.
2. Plastic materials having a maximum heat-release rate not greater than 100 kW when tested in accordance with UL 1975, Fire Tests for Foamed Plastics Used for Decorative Purposes, or when tested in accordance with NFPA 289, using the 20 kW ignition source.
3. Exterior fire-retardant-treated wood complying with NFPA 703.
4. Light-transmitting plastics complying with Section 2606 of the International Building Code.
5. Aluminum composite material (ACM) meeting the requirements of Class A interior finish in accordance with Section 803 of the International Building Code when tested as an assembly in the maximum thickness intended for use.

901.4.7.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access. Access shall be provided via an exterior access door directly to the sprinkler system riser or fire pump room or an alternative means approved by the fire code official. The door shall be permitted to be locked provided a key is available within a key box in accordance with Section 506.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout all buildings containing group A-1 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-1 occupancies.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout all buildings containing group A-2 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-2 occupancies.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout all buildings containing group A-3 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-3 occupancies.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout all buildings containing group A-4 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-4 occupancies.

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings containing Group B occupancies.

Exception: Buildings 1,000 square feet or less housing Group B occupancies other than ambulatory care facilities.

903.2.2.1 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout the entire floor area containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

   In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor where such care is provided and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing group E occupancies.

Exception: Buildings 1,000 square feet or less housing group E occupancies.

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing group F occupancies.

Exception: Buildings 1,000 square feet or less housing group F occupancies.

903.2.6 Group I is hereby amended by deleting exceptions 2 and 3 in their entirety without replacement.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing group M occupancies.

Exception: Buildings 1,000 square feet or less housing group M occupancies.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing group S-1 occupancies.

Exception: Buildings 1,000 square feet or less housing group S-1 occupancies.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all Buildings containing group S-2 occupancies.

Exceptions: Buildings 1,000 square feet or less housing group S-2 occupancies.

903.2.10.1 Commercial parking garages. An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet.

903.2.10.2 Mechanical-access parking garages. An *approved automatic sprinkler system* shall be provided throughout buildings used for the storage of motor vehicles in a mechanical-access parking garage. The portion of the building that contains the mechanical-access parking garage shall be protected with a specially engineered *automatic sprinkler system*.

903.2.10.3 Parking garage design. Vehicle parking areas within parking garages shall be provided with automatic sprinkler protection installed in accordance with a NFPA 13 Extra Hazard Group 1 design.

903.3.1.3.1 Waterflow alarms. Local waterflow alarms shall be provided. The local waterflow alarm shall provide an interior audible warning and an exterior audio/visual notification.

903.4.3 Floor control valves assemblies. Approved supervising indicating control valves, check valves, main drain valves, and flow switches shall be provided at the point of connection to the riser on each floor in all buildings. Control valves, check valves, main drain valves, and flow switches shall also be provided for each individual unit (commercial or business) where the units share a common water supply and have individual entrances.

Exception: The floor control valve, check valve, main drain valve, and flow switch shall not be required where sprinklers on the top level of a multistory building are supplied by piping on the floor below.

903.6.1 High-rise buildings. Buildings having floors used for human occupancy located more than 75 feet above the lowest level equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.6.2 Condominium conversions. Buildings being converted into condominiums shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2.

903.6.3 Level 3 alterations. Automatic sprinkler systems shall be provided throughout Group A, B, E, F, H, I, M and S structures that exceed 2,000 square feet where a level 3 alteration occurs as classified in the International Existing Building Code. All work requiring a permit done within any three-year period contributes to the fifty percent (50%) threshold required for a level 3 alteration.

Exceptions:

1. *Open parking garages.*
2. *If the building does not have sufficient municipal water supply available within 200 feet of the property line for design of a fire sprinkler system without the installation of a new fire pump.*

906.3.1.1 Group F and S. In Group F and S occupancies, the minimum accepted extinguisher rating for use, unless a more restrictive provision is noted elsewhere, shall be 4A:60BC (10 lb typical). Extinguisher spacing shall be based on 3,500 square feet or 75 feet maximum travel unless a more restrictive provision is noted elsewhere.

907.2.8.3 Smoke alarms. Smoke alarms shall be installed in accordance with Section 907.2.11. The smoke alarms shall be connected to an emergency electrical system and shall be

annunciated by guestroom at an approved, constantly attended location. Staff monitoring the panel shall be capable of manually activating the fire alarm system.

907.5.2.1.4 Audible alarm notification devices shall be provided on the building exterior where required by the fire code official.

907.5.2.3.4 Visible alarm notification devices shall be provided on the building exterior where required by the fire code official.

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

907.6.3.2 Annunciation maps. Fire alarm annunciation maps shall be provided at all fire alarm control panels, annunciator panels, fire command center, and any other location as determined by the fire official. The annunciation maps shall provide the locations of all fire alarm initiating devices on a floor plan.

907.6.6 Monitoring. All fire alarm and suppression systems shall be monitored in accordance with this section.

Exception: Monitoring by a supervising station is not required for:

1. *Single- and multiple-station smoke alarms required by Section 907.2.11.*
2. *Smoke detectors in Group 1-3 Occupancies.*
3. *Automatic sprinkler systems in one- and two-family dwellings.*

907.6.6.4 Fire alarm and fire suppression systems. All fire alarm and fire suppression systems shall transmit fire, supervisory, and trouble signals to the village's designated remote supervising station via a wireless transmitter in accordance with NFPA 72.

907.11 Level 2 or 3 alterations. An approved fire alarm system shall be installed in accordance with Section 907 and NFPA 72 in buildings where either level 2 or level 3 alterations and/or a change of occupancy classification occurs as classified in the International Existing Building Code.

912.4.4 Concrete path and pad. Any fire department connection located behind or within landscaping or vegetation shall have a concrete path from the sidewalk or closest public way to the connection. A concrete pad of not less than 36 inches by 36 inches shall also be provided at the fire department connection.

915.1 General. Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.7. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 1103.9.

915.7 Smoking lounges. Carbon monoxide detectors shall be installed in smoking lounges that utilize charcoal or similar fuels. The detectors shall automatically activate the building's mechanical ventilation system and a local alarm. Mechanical ventilation systems shall comply with the International Mechanical Code. Carbon monoxide detectors shall be installed in accordance with their manufacturer's recommendations and be listed in accordance with UL 2075.

1008.3.2 Buildings. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.2.
5. Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge.

1008.3.3. Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Public and private washrooms with an area greater than 300 square feet.
2. Locker and dressing rooms.
3. Lunch or break rooms with an area greater than 300 square feet.
4. Conference or assembly rooms with an area greater than 300 square feet.
5. Exercise rooms with an area greater than 300 square feet.
6. Examination rooms.
7. Electrical equipment and emergency generator rooms.
8. Fire pump and sprinkler rooms.
9. Fire command centers.

1010.2.16 Elevator lobby exit access door locking system. In existing Group B occupancies, door assemblies separating the elevator lobby form the exit access shall be permitted to be electrically locked where installed and operated in accordance with all of the following:

1. The electrical locking hardware is listed in accordance with ANSI/UL 294, Standard for Access Control System Units.

2. The building is protected throughout by a fire alarm system in accordance with Section 907.

3. The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 903.

4. The elevator lobby is protected by an approved, supervised smoke detection system in accordance with Section 907.

5. Initiation of the building fire alarm system by other than manual fire alarm boxes unlocks the electrical locks on the elevator lobby door assembly.

6. Loss of power to the elevator lobby electrical lock system unlocks the electrical locks on the elevator lobby door assemblies.

7. Once unlocked, the elevator lobby door assemblies remain electrically unlocked until the building fire alarm system has been manually reset.

8. Where the elevator lobby door assemblies remain mechanically latched after being electrically unlocked, latch-releasing hardware in accordance with 1010.2 is affixed to the door leaves.

9. A two-way communication system is provided for communication between the elevator lobby and a central control point that is constantly staffed with personnel capable, trained, and authorized to provide emergency assistance.

10. The provisions of 10.10.2.13 for delayed-egress locking systems are not applied to the elevator lobby door assemblies.

1011.12 Stairway to roof. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-percent slope).

Exception: Other than where required by Section 1011.12.1 or 1011.12.3, in buildings without an occupied roof, access to the roof from the top story shall be permitted to be by a ships ladder from within an interior exit stairwell in accordance with Section 1023 of the International Building Code. A safety post shall be provided for extension above the roof level.

1011.12.3 High-rise buildings. In high-rise buildings, one stairway shall provide access to the roof through a penthouse complying with Section 1511.12 of the International Building Code.

1103.5.1 Group A-2 is hereby repealed in its entirety.

1103.11 Electric vehicle charging stations. Where new electric vehicle charging stations are installed in existing parking garages and not located on the top outdoor level of the garage, an *automatic sprinkler system* shall be installed throughout the structure in accordance with Section 903.2.10.3.

1103.9.1 Smoking lounges. Existing smoking lounges shall comply with Section 915.7.

3106.5.1 Separation from tents or structures. Cooking appliances or devices that produce sparks or grease-laden vapors or flying embers (firebrands) shall not be used within 20 feet of a tent or temporary structure.

Exceptions:

1. Designated cooking tents not occupied by the public when approved by the fire code official.
2. Tents or structures where cooking appliances are protected with an automatic fire-extinguishing system in accordance with Section 904.13.
3. Where an approved portable fire extinguisher is provided for the protection of cooking appliances when approved by the fire code official.

3903.3 Location. For other than carbon dioxide and nonhazardous extraction processes, the extraction equipment and extraction processes shall be located in a room of noncombustible construction, and the room shall not be used for any other purpose.

3903.3.1 Means of egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.
2. The door shall be provided with a self-closing or automatic closing device.
3. The door shall be equipped with panic or fire exit hardware.

3903.3.2 Staffing. For other than approved, unattended processes, the extraction process shall be continuously staffed. Staff monitoring the extraction process shall be trained in the following:

1. The extraction process.
2. The transfer of solvents, where applicable.
3. Safe operation of all equipment.
4. All emergency procedures.

3903.6.1 Storage. Liquefied petroleum gas containers not in use shall not be stored within extraction rooms.

3904.2.2.4 Change of extraction medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report, the technical report shall be revised and submitted for review and approval of the fire code official prior to the use of the equipment with the new medium or solvent.

3905.3 Protection. Automatic sprinkler protection shall be provided within hoods and ductwork conveying flammable or combustible gases or vapors in accordance with Sections 2703.10.4 and 2703.10.5, and NFPA 13.

REFERENCED STANDARDS

UL 9540—2020: Standard for Energy Storage Systems and Equipment

D107.1 One- or Two-Family Dwelling Residential Developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D106.3.

Exceptions:

1. *Developments having up to 60 dwelling units may have a single approved fire apparatus access roads when all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 of this Code.*
2. *The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development as determined by the fire code official.*

D107.2 Projects Having More Than 60 Dwelling Units. Developments of one- or two-family dwellings where the number of dwelling units exceeds 60 shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. The access roads shall meet the requirements of Section D106.3.

SECTION FOUR: That this Ordinance shall be in full force and effect after passage, approval and publication as required by law.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

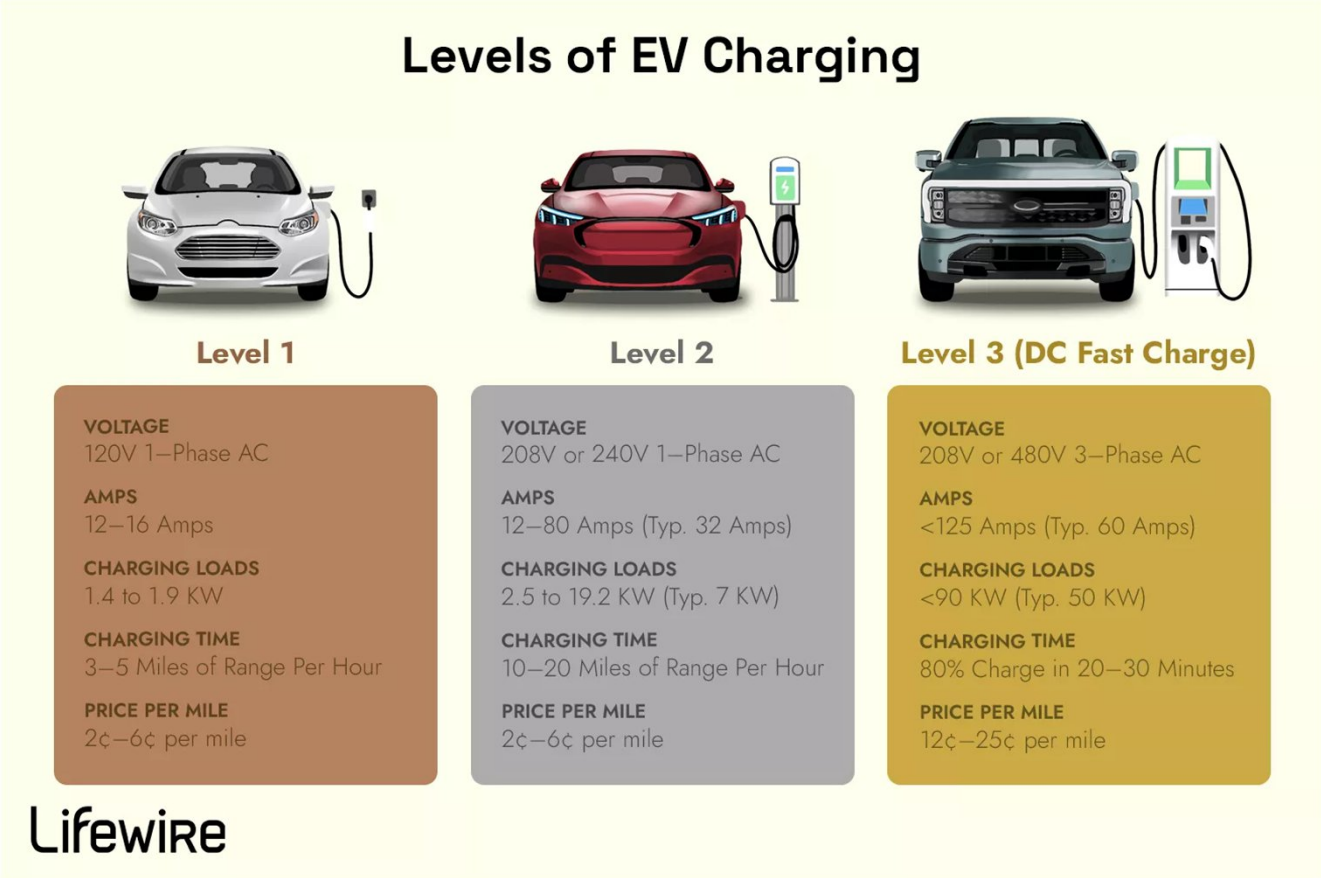
_____
Tom Dailly, Village President

ATTEST:

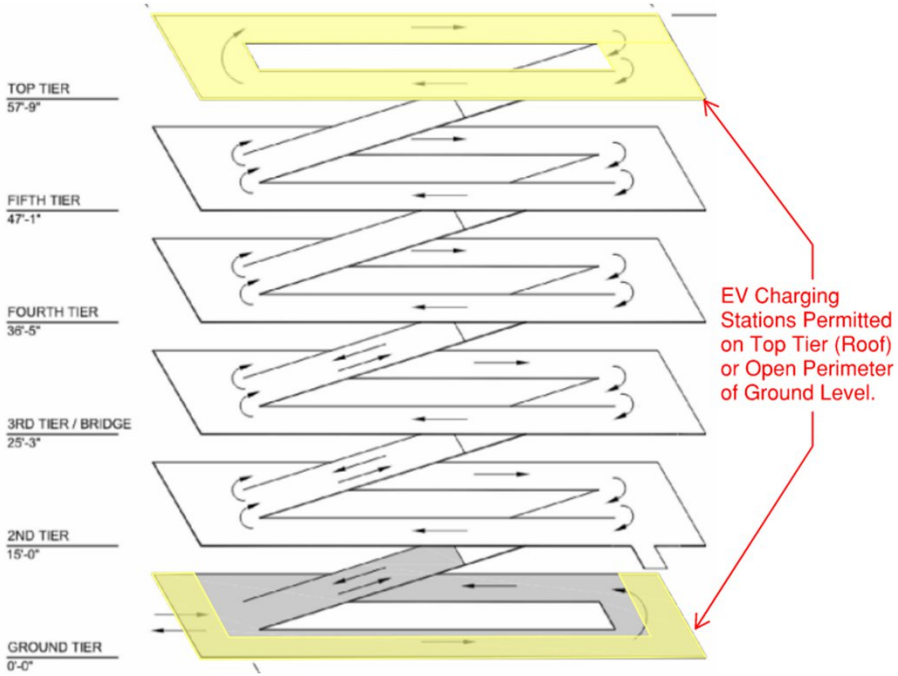
_____
Jane Lentino, Village Clerk

Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries

Different Levels of EV Charging Stations

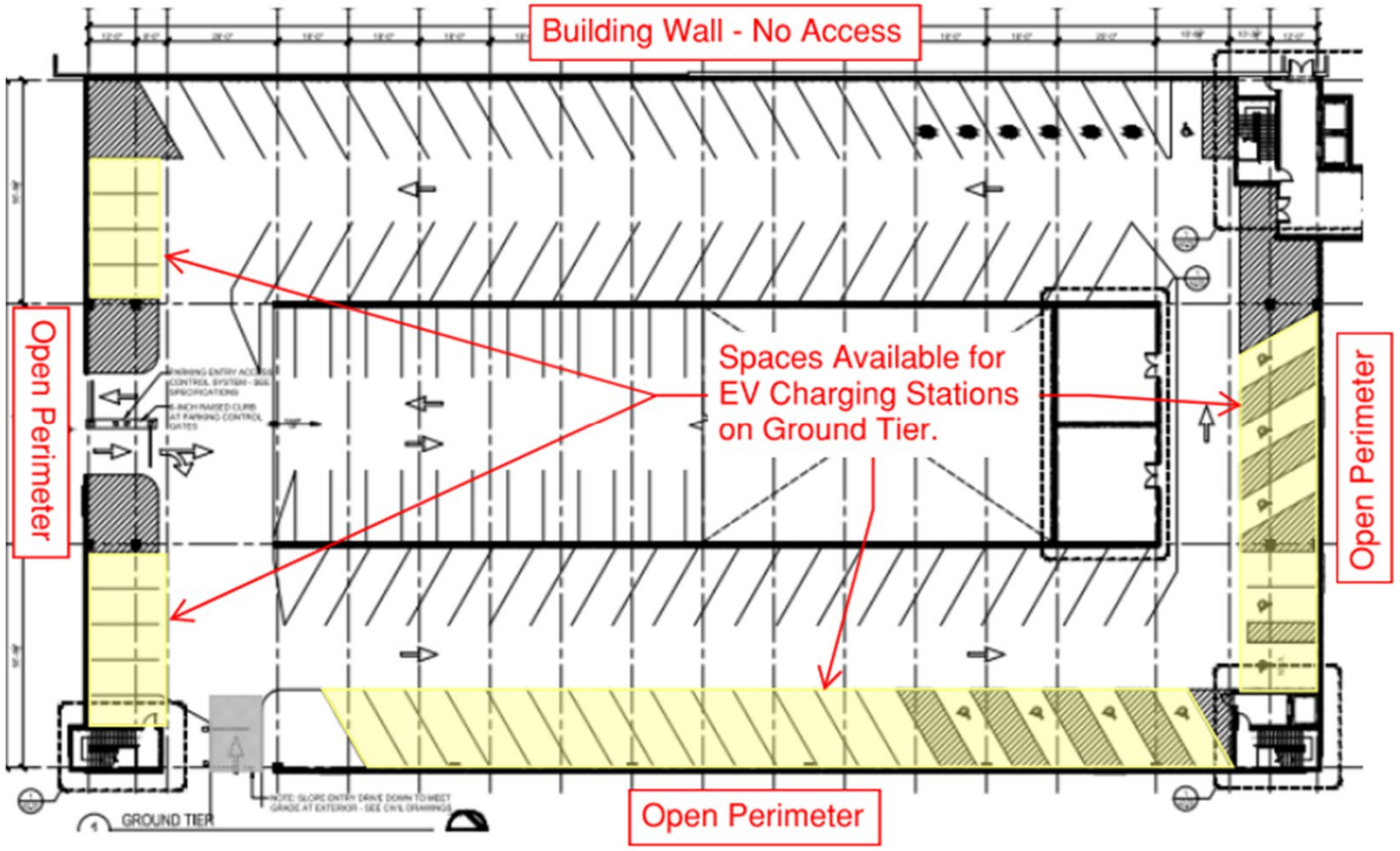


EV Charging Station Locations



- Level 3 Charging Stations prohibited in parking garages
- Level 1 and 2 Charging Station locations restricted in parking garages.
  - Top Tier (Roof)
  - Gound Level around the perimeter

Parking Garage Ground Level Permitted Locations



Lithium Battery Manufacturing, Storage, and Disposal

- Special engineering controls must be provided for facilities with over 20 kWh of lithium-ion batteries.
- Typical Energy Capacity
  - EVs: 60 – 100 kWh
  - E-Scooter: 0.5 – 0.7 kWh
  - E-Bikes: 0.4 – 0.7 kWh
  - Power Tools: < 0.4 kWh
- Exceptions for personal use, vehicle maintenance, and batteries installed in equipment.



Lithium Battery Collection

- Collection of used or damaged battery restrictions.
  - Limit type and size of collection containers
  - Limit proximity to location of other lithium battery collection containers
  - Separate collection containers from exits



Powered Micromobility Devices

- Powered Micromobility Devices include E-Bikes, E-Scooters, and similar devices.
- Restrictions are provided for commercial charging equipment and locations.
- Personal use by an owner of a device is exempt.
- Special engineering controls must be provided for facilities with over 20 kWh of lithium-ion batteries.



VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Amend the Municipal Code Pertaining to Olde Schaumburg Centre Signs
01/27/26
Village Board

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

Trustee Clar raised a concern about signs installed in the Olde Schaumburg Centre (OSC) District, particularly related to colors and illumination of the wall signs installed by a recently opened business in the Village called Blissful Bay at 16 W. Schaumburg Road.

Sign regulations for the Olde Schaumburg Centre are established to regulate the location, size, placement, and certain features of signs in the district for the purpose of maintaining the integrity and enhancing the historical character of the area. The regulations are intended to encourage compatibility between the signs and the architecture of the district, promote the preservation of the area, and be in keeping with guidelines of the OSC Design Manual. Chapter 155 of the zoning code includes provisions for signs in the Village and sections 155.200 through 155.218 includes regulations specifically for OSC signs.

This memo summarizes the existing OSC sign code allowance, a summary of all the existing wall signs in the OSC district, and a recommendation to amend the sign code regarding light source color.

Recommended Action:

Village Manager recommends that the Planning, Building, and Development committee recommend the Village Board approve an amendment to Municipal Code pertaining to light colors for Olde Schaumburg Centre signs, and refer the sign code amendment to the Zoning Board of Appeals for public hearing.

ATTACHMENTS:

- Memo
- OSC Sign Photos.pdf

MEMORANDUM

Date: December 18, 2025

To: Village Manager

From: Parth Joshi, AICP, Planning Manager

Subject: Recommendation to Amend the Municipal Code pertaining to Olde Schaumburg Centre Signs

For: Planning Building and Development Committee

Introduction

Trustee Clar raised a concern about signs installed in the Olde Schaumburg Centre (OSC) District, particularly related to colors and illumination of the wall signs installed by a recently opened business in the Village called Blissful Bay at 16 W. Schaumburg Road.

Sign regulations for the Olde Schaumburg Centre are established to regulate the location, size, placement, and certain features of signs in the district for the purpose of maintaining the integrity and enhancing the historical character of the area. The regulations are intended to encourage compatibility between the signs and the architecture of the district, promote the preservation of the area, and be in keeping with guidelines of the OSC Design Manual. Chapter 155 of the zoning code includes provisions for signs in the Village and sections 155.200 through 155.218 includes regulations specifically for OSC signs.

This memo summarizes the existing OSC sign code allowance, a summary of all the existing wall signs in the OSC district, and a recommendation to amend the sign code regarding light source color.

Discussion

The OSC sign code includes regulations including but not limited to material, lettering styles, lettering sizes, colors and illumination. Sign colors must be complementary and harmonious with the color scheme of the building which the sign identifies. Contrasting colors are appropriate as long as they do not detract from the architectural integrity of the building or the area. The use of garish, brilliant, or fluorescent colors is prohibited. In addition, wall signs are allowed to be illuminated by either gooseneck lights, ground lights that are completely concealed from view, or are individually mounted, backlit, channel letters where the source of such backlighting must be internal to each letter and must illuminate the wall to which they are attached. Internal illumination (i.e. LED mounted individual channel letters) of signs is prohibited.

Below is a night image of the Blissful Bay wall sign.



The business is located in an in-line tenant space 16 W. Schaumburg Rd, within the Schoolhouse Square shopping center located at the northwest corner of Roselle and Schaumburg Road. Per code, each business is permitted to have one (1) wall sign per street frontage. In addition, if a tenant abuts a street but possesses a main pedestrian access along the rear or side of the structure from a rear parking area, a second wall sign is permitted. Therefore, Blissful Bay received approval of two (2) sign permits (25-00289 and 25-00290) in May, 2025. The installed signs do not comply with the approved sign permit drawings for two elements: they didn't call out the decorative swoosh and the bottom letters "Scalp Therapy & Spa" to be lit. Below is a night view of the sign submitted and approved as part of the permits.



As mentioned, the OSC sign code regulates the colors of the signs and how it can be illuminated (gooseneck, backlit/halo lit, etc.). However, the lighting section doesn't specify the colors of the illumination, only that it needs to be internal to the letter. The night view appearance of the backlit illumination and the composition of the Blissful Bay sign makes it appear to be neon. Although the colored lighting complies with the code, it does not meet the intent of the OSC sign regulations.

Consistent with the intent and purpose of the OSC sign code, staff is recommending a code amendment to limit the lighting source for all wall signs to be white in color. Doing so will create a cohesive and uniform appearance of signs in the OSC district, maintain historic compatibility, reduce visual clutter, and minimize light spill and glare. Staff is not recommending to impose any

additional requirements on the color of signs as doing such would limit the ability for businesses to promote their brand.

Proposed Redline

§ 155.210 ILLUMINATION.

(A) Illumination of Signs:

(2) Wall signs may be illuminated by either gooseneck lights, ground lights that are completely concealed from view, or are individually mounted, backlit, channel letters; provided that any backlighting or light source used for illumination shall be white (Pantone 000C) in color, where the source of such backlighting shall be internal to each letter and shall illuminate the wall to which they are attached.

Summary of existing signs

To aid in the research of impact on existing businesses with the proposed code amendment, staff inspected all commercial wall signs in the OSC District to determine if they are compliant. Attached to your packets are night images of all the wall signs in the OSC district. Below is a summary of the survey.

		Notes
Total backlit signs	42	
Total internally illuminated signs (not permitted in the OSC District)	8	Chiro One (2 signs), Westside Children's Therapy (2 signs), Illinois Bone and Joint Institute (2 signs), Wells Fargo (2 signs)
Total number of approved permits for internally illuminated signs	2	Chiro One (permits 21-00784 and 21-00785 issued in error)
Total number of unauthorized (no-permit on file) internally illuminated signs	4	Westside Children's Therapy, Illinois Bone and Joint Institute
Total number of approved sign permits, but not-in-compliance	4	Blissful Bay (swoosh and tagline not in compliance), Wells Fargo (internally illuminated)
Total number of signs compliant with current code, but will require to be changed with the proposed white backlit code change	6	Blissful Bay (2 signs), Tennis 27 (2 signs), The Eye Place (2 signs)

Based on the inspection results, staff is proposing to undertake the following steps for compliance-

- **Enforcement** – permit records indicate that a sign permit does not exist for the Westside Children's Therapy and Illinois Bone and Joint Institute wall signs. Both these businesses have 2 wall signs each based on their building setup. The wall signs for Illinois Bone and Joint Institute are internally illuminated, whereas only the logo in the Westside Children's Therapy sign is internally illuminated. In addition, the decorative swoosh and the "Scalp Therapy & Spa" in the Blissful Bay are also not compliant. Lastly, the two approved wall sign permits for Wells Fargo indicated the signs would be halo lit; however, based on staff inspection, the channel letters are internally illuminated. Therefore, staff will notify these businesses to remove their existing signs or modify parts of their existing signs for compliance. The Illinois Bone and Joint Institute wall sign will require complete removal.
    - Please note, Tony's Fresh Market received sign variations to have internal illuminated LED channel letters. Westside Children's Therapy, Illinois Bone and Joint Institute, and Blissful Bay would have the option to apply for variations, but those businesses don't have the same anchor tenant characteristics as Tony's. They are situated similar to most other businesses within the OSC which meet the sign ordinance, making justification for a variation challenging and therefore, staff would not recommend approval should they pursue a variation
- **Amortization or Legal Nonconforming Status**
    - Since the current code does not include limitations on the color of light sources in the OSC district and sign permits for Blissful Bay, Tennis 27, and The Eye Place were approved, an amortization period will be required for these signs to conform. Staff worked with Village legal counsel and recommends a 2-year amortization period from the date of the adoption of an ordinance. The timing of the proposed amortization depends on the investment in the sign and the expected lifespan of the sign and/or components, while still allowing the Village to achieve the intended cohesive visual appearance. In addition, the proposed 2-year window will establish a reasonable expectation and avoid indefinite nonconformities and ensure the code change is implemented consistently and effectively.
    - The Village, at its own expense, make modifications or replace the signs to comply with the proposed code amendment immediately. Should the businesses choose this option, then the need for an amortization will no longer be required. Staff worked with Village legal counsel on this option to evaluate potential legal impacts on the Village (i.e. taking the benefit of installing colored backlit away from a business). Legal Counsel confirmed that such step would not be considered a taking since the businesses would be allowed to advertise their business.

- Alternatively, the Village could decide to allow the colored lighted signs to remain, but not allow replacement. They would become legal nonconforming and could be maintained, but not replaced.

Recommendation

Staff recommends that the Planning, Building, and Development committee recommend the Village Board approve an amendment to Municipal Code pertaining to light colors for Olde Schaumburg Centre signs, and refer the sign code amendment to the Zoning Board of Appeals for public hearing.


TENNIS 27
107


THE EYE PLACE
113


THE EYE PLACE


TIMOTHY GRANT JEWELRY
10
REPAIRS DONE
ON PREMISES


ORTHODONTICS


FURLEY & VOLK ORTHODONTICS


OBERWEIS


OBERWEIS


ILLINOIS BONE
& JOINT INSTITUTE


ILLINOIS BONE
& JOINT INSTITUTE


EYES on
SCHAUMBURG
140B


BUSHIDO
JAPANESE MARTIAL ARTS
(630) 400-6121


Umbrella TEA HOUSE
OPEN


Sweet Reserve
CAFE & BAKERY


F45


BONEFISH


TONY'S
Fresh Market


BAKERY


LIQUOR


WELLS FARGO


WELLS FARGO


WELLS FARGO


Blissful Bay
SCALP THERAPY & SPA


Blissful Bay
SCALP THERAPY & SPA


9ROUND
KICKBOXING FITNESS
OPEN


OraMax
ORAL SURGERY CENTER


KIDS FIRST
PEDIATRIC DENTISTRY


CHILDREN'S THERAPY


LUNA FLOWERS


SHAWARMA STOP
OPEN


RUNNING SHOES
OPEN


chiro one
wellness centers

DENTIST	

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Amend the Municipal Code Pertaining to Administrative Approvals, Amusement Licenses and Fee Schedule
01/27/26
Village Board

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

Schaumburg, like many other communities, allows administrative approvals of minor plan amendments to approved site plans, as long as a property will still meet code requirements upon project completion. Administrative approvals (minor amendments) allow for faster and more predictable decision-making for routine or low-impact requests and are also more business-friendly without negatively affecting community aesthetics.

Section 154.51 of the zoning code includes a list of projects which can be approved administratively by the Village Manager or designee. Staff proactively evaluate common project requests which cannot be approved administratively but that a public hearing or meeting is required. The Village last updated this code section in 2013. Staff is proposing a code amendment to modify the existing projects which can be approved administratively and add new types of projects to this section of the code.

As part of the evaluation, staff is also recommending an amendment to allow amusement licenses to be issued administratively. The Village requires all new amusement establishments to obtain a license upon approval from a standing committee and Village Board. Staff is proposing a code amendment to eliminate the need for standing committee and Village Board approval of these licenses.

Recommended Action:

Village Manager recommends that the Planning, Building, and Development committee recommend the Village Board approve an amendment to Municipal Code pertaining to Administrative Approvals, Amusement Licenses and Fee Schedule, and refer the code amendment to the Zoning Board of Appeals for public hearing.

ATTACHMENTS:

- Memo

MEMORANDUM

Date: December 19, 2025

To: Village Manager

From: Parth Joshi, Planning Manager, AICP

Subject: Recommendation to Amend the Municipal Code pertaining to Administrative Approvals, Amusement Licenses and Fee Schedule

For: Planning Building and Development Committee

Introduction

Schaumburg, like many other communities, allows administrative approvals of minor plan amendments to approved site plans, as long as a property will still meet code requirements upon project completion. Administrative approvals (minor amendments) allow for faster and more predictable decision-making for routine or low-impact requests and are also more business-friendly without negatively affecting community aesthetics.

Section 154.51 of the zoning code includes a list of projects which can be approved administratively by the Village Manager or designee. Staff proactively evaluate common project requests which cannot be approved administratively but that a public hearing or meeting is required. The Village last updated this code section in 2013. Staff is proposing a code amendment to modify the existing projects which can be approved administratively and add new types of projects to this section of the code.

As part of the evaluation, staff is also recommending an amendment to allow amusement licenses to be issued administratively. The Village requires all new amusement establishments to obtain a license upon approval from a standing committee and Village Board. Staff is proposing a code amendment to eliminate the need for standing committee and Village Board approval of these licenses.

Discussion

Administrative Amendments

Below is a summary of existing projects that can be approved administratively –

- Building additions less than 500 square feet
- Commercial patio additions less then 500 square feet
- Installation of ground-mounted utility and mechanical equipment
- Minor changes to a building facade
- Designation of parking spaces for short-term parking
- Reduction to parking requirements by 20%

Staff is proposing to modify the existing projects as follows to provide additional flexibility to businesses who wish to construct a bigger building and patio. These types of additions are often proposed to be in-line with industry standards for operational needs for a business.

- Building additions less than 750 square feet
- Commercial patio additions less than 750 square feet

In addition, staff is proposing to add the following projects to be approved administratively –

- **Site and parking lot expansions or modifications of up to 10% of the overall lot or 1 acre, whichever is less.** This will provide flexibility to accommodate minor site improvements for business operational needs, circulation improvements, or accessibility requirements without altering the intensity or character of the site. A site maintenance or land development permit is still required for construction of these types of projects to ensure compliance with all applicable codes and provisions of Village code.
- **Reduction of up to 5 feet in the required foundation landscaping along no more than 25% of the total length and width of a building façade or 100 linear feet, whichever is less, given the total greenspace of the lot is 20% or more.** Reduction in foundation landscaping is a common request for new and redevelopment projects. In 2025, the Zoning Board of Appeals (ZBA) and Village Board (VB) recommended approval of five (5) cases which included this variation to the zoning code. Exceeding overall quantity of plantings, exceeding the minimum required greenspace, addition of sidewalks for safety and pedestrian connectivity, operational needs such as outdoor patio or playground, pre-existing condition and tight sight constrains were reasons to support such variations.

Amending the code to add the proposed project type under administrative amendments will provide flexibility for small to mid-size buildings in regards to building design and site constraints while preserving the intent of the landscaping standards by maintaining the majority of required plantings along the building perimeter. The purpose of the proposed maximum linear feet is to deter large buildings from providing 25% in foundation landscaping as it could significantly impact the landscape aesthetics.

Fees

The current fee for a minor amendment is $335. The majority of the existing projects which can be approved administratively require either a building, site maintenance or land development permit, which covers the cost of staff review; therefore, an applicant does not get charged twice. However, landscape modifications to a property complying with the criteria for a minor amendment does not require a permit. The proposed reduction in foundation landscaping would fall under this category. A modified landscape plan with greenspace calculations would be required to be submitted for staff's review. Because of the general nature of a landscape review, potential

subsequent reviews and a final landscape inspection, staff is proposing to add a new fee of $1,908 to the Village's fee schedule for the review of reduction in a building's foundation landscaping. This fee is in-line with the current site plan amendment fee which typically covers reviews from all disciplines including engineering and building. A request to reduce foundation landscaping could potentially include reviews from other disciplines.

Amusement Licenses

Section 113.03 of the municipal code regulates amusement and entertainment licenses. The Village currently requires all new licenses for amusement establishments to be approved by a standing committee and Village Board. Change in ownership of an existing amusement establishment is also required to go through the same process.

Staff is proposing to streamline this process by eliminating standing committee and Village Board review for new or amended licenses to an administrative process. Staff has existing mechanisms in place to ensure that a proposed amusement establishment complies with zoning/land use, life-safety, security, and operational impacts through the permitting process. In addition, staff is also proposing to remove the annual review and presentation of amusement licenses to a standing committee. Similar to general business licenses, the code includes provisions to handle enforcement and standards for amusement license suspensions or revocations, should an applicant or business have unresolved compliance. In that case, the Village Manager could hold a hearing to consider suspending or revoking a license. Shifting the review will result in improved efficiency while maintaining appropriate oversight and being business friendly.

Conclusion

The proposed code amendments relative to administrative approvals for site plans, associated fees, and modifications to the amusement license process will reduce processing time, eliminate duplicative review and provide greater predictability for applicants, while still allowing the Village to impose conditions necessary to protect public health, safety, and welfare. Upon a positive recommendation from this committee, staff would schedule a public hearing and present a code amendment to the Zoning Board of Appeals for changes to section 154.51 – administrative amendments, as next steps. Changes to Chapter 113 regarding amusement licenses will be presented to the Village Board.

Recommendation

Staff recommends that the Planning, Building, and Development committee recommend the Village Board approve an amendment to Municipal Code pertaining to Administrative Approvals, Amusement Licenses and Fee Schedule, and refer the code amendment to the Zoning Board of Appeals for public hearing.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Amend Municipal Code Title 9 Relative to Fences on Residential Properties
01/27/26
Village Board

Presenter: Todd Wenger, PLA, ASLA, Senior Planner
Lead Department: Community Development

Executive Summary:

The Community Development Department continues to review and draft amendments to our residential zoning code requirements to improve customer relationships by reviewing village ordinances that are frequently misinterpreted, commonly approved for variations, or simply to allow owners more reasonable use of their properties. Misunderstood code requirements create confusion for property owners and contractors alike. Staff believes that our residential fencing requirement along major throughfares is one such ordinance that could benefit from an amendment.

Recommended Action:

The Village Manager recommends that the Planning, Building, and Development Committee recommend the Village Board approve an amendment to Title 9, Chapter 102, Section 102.10 (D) of the Municipal Code pertaining to Fences on residential properties.

ATTACHMENTS:

- Fence_Code_Amendment_Ordinance Revised.docx

PUBLICATION OF:

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING TITLE 9, CHAPTER 102, SECTION 102.10(D) OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO FENCES ON RESIDENTIAL PROPERTIES

ADOPTED: JANUARY 27, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JANUARY 28, 2026

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 9, CHAPTER 102, SECTION 102.10(D) OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO FENCES ON RESIDENTIAL PROPERTIES

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Schaumburg currently regulates the location and type of fences that can be erected on residential properties, and desires to make certain amendments to said regulations; and

WHEREAS, the Village of Schaumburg finds it in the best interests of the Village to amend the Village Code to provide for the same;

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

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: That Title 9 (General Regulations), Chapter 102 (Fences), Section 102.10(D) (Residential Districts) is hereby amended to read in its entirety as follows:

> "A six-foot (6') solid or semiopen fence will be allowed in residential districts along property lines only contiguous to parks, recreational areas or schools, to property zoned or used for multifamily, manufacturing uses, business uses or office uses or if a parking lot abuts a single-family residence to provide screening for both light and noise. If a single-family residence abuts the following thoroughfares: Irving Park Road, Higgins Road, Golf Road, Schaumburg Road, Roselle Road, Bode Road, Wise Road, Plum Grove Road, Springinsguth Road, Meacham Road and Jones Road north of Higgins Road, such above-referenced fence will be allowed only on that property side or sides that abut the thoroughfare, but shall not extend beyond the building line on either street side.
>
> Exceptions: Said referenced fence would be allowed to extend to the front of the building if: 1) a corner lot has a side yard that is immediately adjacent to a lot that has a rear yard that abuts such thoroughfares named above; or 2) if a corner lot has a side yard that is immediately adjacent to a rear or side yard of a multifamily, commercial, industrial, park or school property that abuts such thoroughfares named above."

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 9, CHAPTER 102, SECTION 102.10(D) OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO FENCES ON RESIDENTIAL PROPERTIES

SECTION THREE: This Ordinance shall be in full force and effect, after passage, approval and publication as required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Traffic Agreement with Pulte Home Company, LLC for the property located at 300 W. Wise Road
01/27/26
Village Board

Presenter: Sidney Kenyon, Director of Transportation
Lead Department: Transportation

Executive Summary:

Attached is a proposed agreement between the Village of Schaumburg and Pulte Home Company, LLC. The Traffic Agreement facilitates the Village's efforts to enforce and prosecute parking violations at 300 W Wise Rd, Schaumburg, IL 60193. This is a new 20-year Traffic Agreement for this property.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and Pulte Home Company, LLC located at 300 W Wise Rd, Schaumburg, IL 60193.

ATTACHMENTS:

- Pulte Home Company, LLC Signed Traffic Agreement.pdf
- Pulte Home Company, LLC Site Map.pdf

Mail To:

Village of Schaumburg
Transportation Department
101 Schaumburg Court
Schaumburg, IL 60193

Prepared By:

Address of Subject Property: 300 W WISE ROAD, SCHAUMBURG, ILLINOIS

Pin Number: 07-27-301-003

TRAFFIC AGREEMENT

WHEREAS, acting pursuant to the Illinois Vehicle Code, 625 Illinois Compiled Statutes 5/11-209, 65 Illinois Compiled Statues 5/1-1-7, and Article VIII, Sections 6 and 10 of the Constitution of the State of Illinois, the Village of Schaumburg, Cook County, Illinois, a municipal corporation (hereinafter referred to as "Village") and Pulte Home Company, LLC (hereinafter referred to as "Owner") desire and are fully authorized to enter into an agreement covering regulation of traffic within certain described portions of parking areas within the Village of Schaumburg and the enforcement of those regulations by law enforcement personnel of the Village.

NOW, THEREFORE, it is agreed by and between the Owner and the Village as follows:

1. Regulation of Traffic. The Owner hereby grants to the Village the authority, and the Village hereby agrees to regulate vehicular traffic in and upon said premises known as Wise Commons in Schaumburg, Illinois, and to cause the law enforcement personnel of the Village to enforce such regulation, as herein provided.

2. Powers of Village. Pursuant to paragraph 1 hereof, the Village shall have the following powers under this Agreement:

    a. The Village shall have authority to establish, and to enforce through the issuance of traffic citations and any other means provided by law, such parking and traffic regulations applicable to said property to provide for the safe and efficient movement of traffic in and upon said property. Said regulations may include the regulation of speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property. If the Village of Schaumburg establishes by ordinance maximum speed limits on any private street, that street shall be considered a "highway" for enforcement purposes. Notwithstanding the foregoing, the Village agrees that it will not

impose any regulation without prior consultation with the Owner.

b. The Village shall have the authority to provide for the removal and storage of vehicles which are in violation of any regulation duly established by the Village pursuant to this paragraph 2, and to provide for the payment of reasonable charges for such removal and storage by the owner or operator of any vehicle so removed or stored.

c. Subject to paragraph 3 hereof, the Village shall have the authority to install, at the expense of the Owner, such signs, signals on the property, and/or markings as the Village and the Owner shall jointly deem necessary and appropriate to ensure public safety and efficient movement of traffic in and upon said property and/or to provide adequate notice to the operators of vehicles upon the premises of regulations duly established by the Village pursuant to this paragraph 2.

d. The Village shall have authority to enforce any and all ordinances of the Village of Schaumburg and any and all laws of the State of Illinois on said property through the issuance of citations and any other lawful means.

3. Procedure for Installation of Signs, Signals and Markings. No sign, signal or marking shall be installed by the Village in or upon said property except pursuant to the following procedure:

a. The Village, through its Village Manager, or his legally designated representative, and the Manager of Pulte Home Company, LLC or its designated representative, shall jointly inspect said property for the purpose of determining what (if any) signs, signals and/or markings are necessary for public safety and efficient movement of traffic in and upon said property.

b. Following such inspection, and upon agreement with the Owner as to the necessary signs, signals, and/or markings to ensure public safety and efficient movement of traffic in and upon said property, the Village may cause to be installed in and upon said property such traffic or no trespassing signs, signals and/or markings as are deemed necessary.

c. The Owner agrees to pay the Village the actual cost to the Village of installation of such signs, signals and/or markings, including the cost of maintenance thereof.

4. Term of Agreement; Cancellation. This Agreement shall continue in full force and effect for a period of twenty (20) years from the date first herein set forth, and by mutual written agreement of the Village and the Owner, may be renewed for successive additional twenty (20) year periods; PROVIDED, however, that either party may cancel this Agreement at any time upon thirty (30) days prior written notice to the other party, whereupon this Agreement shall cease and terminate and have no further force or effect.

5. Recordation. Within thirty (30) days next following the date first herein set forth, the

Village shall cause this Agreement to be recorded in the Office of the Recorder of Deeds of Cook County Illinois.

6. Covenant to Run With The Land/Binding on Successors and Assigns. Unless otherwise cancelled pursuant to Section 4, during the term of this Agreement the provisions contained herein shall run with the land and shall be binding on the Owner, and any and all successors and assigns.

IN WITNESS WHEREOF, the Village and the Owner have caused this Agreement to be executed on their behalf, and their corporate seals to be affixed hereto and attested by their duly authorized officers, all on the day and year herein set forth.

DATED this 2 day of January, 20 25.

VILLAGE OF SCHAUMBURG

By: _____
(Signature)

Name: Brian Townsend

Title: Village Manager

Pulte Home Company, LLC
(Business Name)

By: _____
(Signature)

Name: Robert Getz
(Print Name)

Title: Vice President

Approved by Village Board on:

Date: _____

Please attach a legal description of the subject property along with this agreement that includes ALL addresses for the subject property and the 14-digit parcel number.

Property Contact Information:

Name of Property Owner/Manager: Pulte Home Company, LLC

Business Address: 1900 E. Golf Road, Suite 300 Business Phone: 847-230-5330

Contact Name: JoAnne Bowers Contact Phone: _____

Contact Email: joanne.bowers@pultegroup.com

Secondary/Off-Hours Contact: _____ Secondary Phone: _____

Secondary Contact Email: _____

LEGAL DESCRIPTION FOR

Business Name Here and Address Pulte Home Company, LLC

300 W WISE ROAD, SCHAUMBURG, ILLINOIS

PIN# 07-27-301-003

*TYPE LEGAL DESCRIPTION OF PROPERTY HERE **ALL IN CAPS** BELOW:*

LOT 2 IN BLOCK 12 IN BRANIGAR'S MEADOW KNOLLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE NORTH 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(625 ILCS 5/11-209.1) (from Ch. 95 1/2, par. 11-209.1)

Sec. 11-209.1. Powers of local authorities - enforcing the provisions of this Code on private streets and roads.

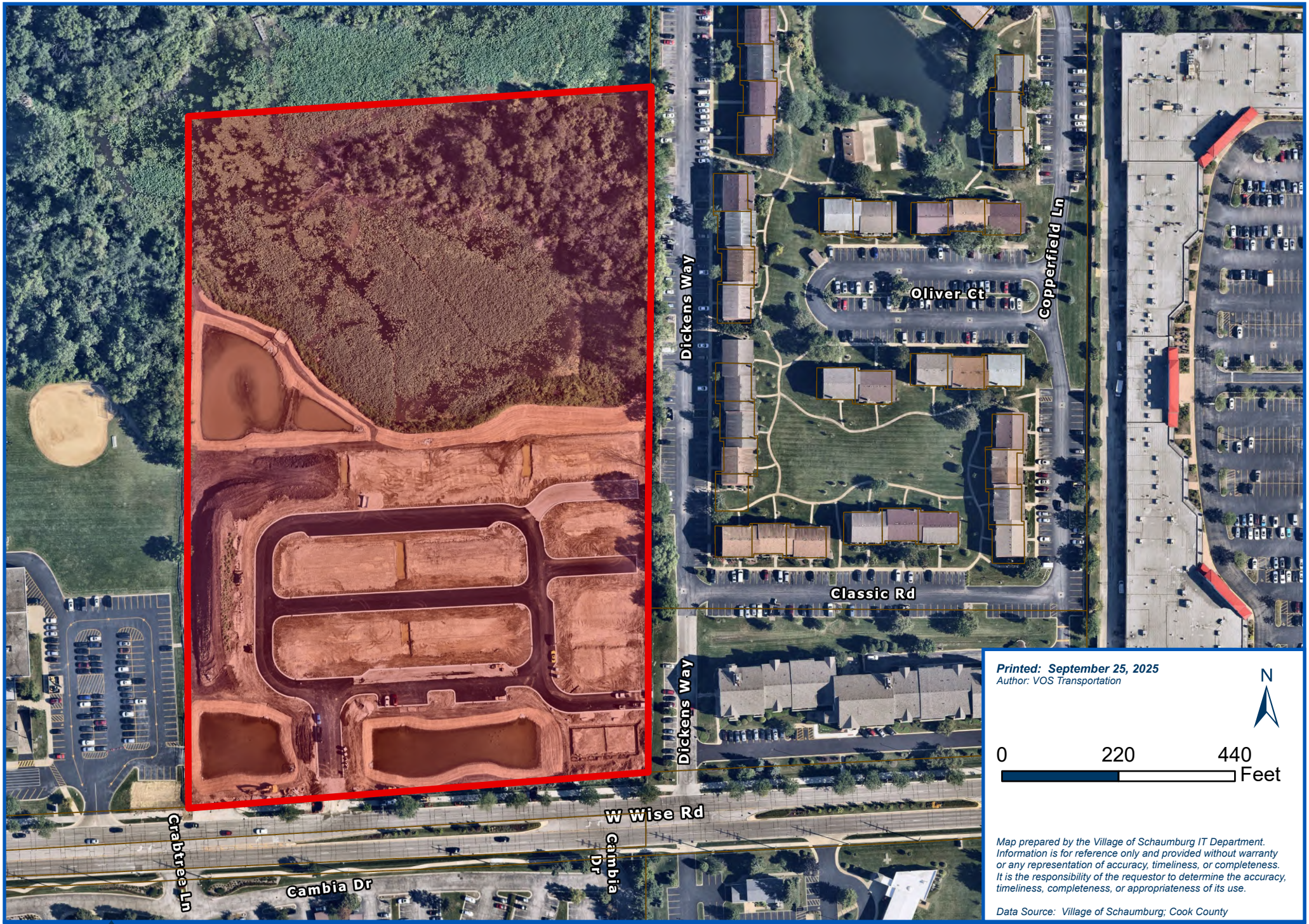
a) Any person or board of directors owning, operating or representing a residential subdivision, development, apartment house or apartment project; containing a minimum of 10 apartments or single family residences may file a written request, with the appropriate local authority wherein such property is situated, requesting their law enforcement agency enforce the provisions of this Code on all private streets or roads open to or used by the tenants, owners, employees or the public for the purposes of vehicular traffic by permission of such person or board of directors and not as a matter of public right. Notwithstanding Section 1-126 and Section 1-201 of this Code, if the local authority grants such request by the adoption of an enabling ordinance, then all such private streets or roads shall be considered "highways" only for the enforcement purposes of this Code.

b) All regulations adopted, and traffic control devices employed by a local authority in the enforcement of this Code on such streets or roads within any private area, pursuant to this Section, shall be consistent with the provisions of this Code and shall conform to the Illinois Manual on Uniform Traffic Control Devices. A local authority may require that any person who files a request for the installation of traffic signs pay for the cost of such traffic signs. Such traffic signs shall be in conformity with Section 11-604 of this Code.

c) Any person or board of directors which has filed such a request under this Section, may rescind that request by filing with the appropriate local authority a written request for such rescission. Upon receipt of the written request, the local authority shall subsequently repeal the original enabling ordinance. Such repeal shall not take effect until the first day of January following any such action by the local authorities. However, no such rescission request may be filed within 12 months of the date of the original written request.

d) The filing of a written request or the adoption of the enabling ordinance under this Section in no way constitutes a dedication to public use of any street, road, driveway, trail, terrace, bridle path, parkway, parking area, or other roadway open to or used by vehicular traffic, nor does it prevent such person or board of directors, as owners of such property, from requiring additional regulations than those specified by the local authorities or otherwise regulating such use as may seem best to such person or board of directors as long as they do not conflict with the powers granted to local authorities under Section 11-208 of this Code.

e) This amendatory act of 1972 is not a prohibition upon the contractual and associational powers granted by Article VII, Section 10 of the Illinois Constitution. (Source: P.A. 86-521.)



Printed: September 25, 2025
Author: VOS Transportation

N

0 220 440 Feet

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

Data Source: Village of Schaumburg; Cook County

VILLAGE OF SCHAUMBURG

Traffic Agreement Exhibit

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Traffic Agreement with IAI America for the property located at 110 E. State Parkway
01/27/26
Village Board

Presenter: Sidney Kenyon, Director of Transportation
Lead Department: Transportation

Executive Summary:

Attached is a proposed agreement between the Village of Schaumburg and IAI America. The Traffic Agreement facilitates the Village's efforts to enforce and prosecute parking violations at 110 E State Pkwy, Schaumburg, IL 60173. This is a new 20-year Traffic Agreement for this property.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and IAI America located at 110 E State Pkwy, Schaumburg, IL 60173

ATTACHMENTS:

- IAI America Signed Traffic Agreement.pdf
- IAI America Site Map.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

7/11/2025

RE: Traffic Agreement and No Trespass Agreement

To whom it may concern:

Per section 154.121 (K) of the Code of Ordinances, a recorded traffic agreement is required prior to the issuance of a permit or certificate of occupancy. Traffic agreements between the village and the property owner allow the Police Department to patrol and enforce all 625 ILCS 5/11-209.1 Vehicle Codes during and after hours on private property, including but not limited to speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property. While the Police Department can enforce fire lane and accessible parking violations on private property at any time, an executed traffic agreement allows the Police Department to enforce additional parking and traffic regulations. Concurrently, the no trespass agreement provides the Police Department with owner authorization to enforce no trespassing on private property per section 131.02 of the Code of Ordinances. Standard practice includes issuing several warnings to vacate the property prior to issuing a citation or an arrest being made. This agreement eliminates the need to locate the property owner at the time of the incident and/or before action is taken.

These agreements serve as a crime prevention tool as an increased presence of Police and Auxiliary Officers are on the property may potentially deter would be offenders from carrying out a crime. This will also ensure proper parking restrictions are in place so that emergency access onto and around your property is not impeded.

These fillable agreements are enclosed for your review and signature. When executing a traffic agreement with the Village of Schaumburg, please include the property index number (PIN) and legal description of the property when submitting the executed document. Should you have any questions, please contact me by phone at (847) 923-3856 or via email at rapplegate@schaumburg.com.

Sincerely,

VILLAGE OF SCHAUMBURG

Rachel A. Applegate

Rachel A. Applegate
Transportation Planner

Mail To:

Village of Schaumburg
Transportation Department
101 Schaumburg Court
Schaumburg, IL 60193

Address of Subject Property: 110 E. State Parkway

Pin Number: 07-10-400-040-0000

TRAFFIC AGREEMENT

WHEREAS, acting pursuant to the Illinois Vehicle Code, 625 Illinois Compiled Statutes 5/11-209, 65 Illinois Compiled Statues 5/1-1-7, and Article VIII, Sections 6 and 10 of the Constitution of the State of Illinois, the Village of Schaumburg, Cook County, Illinois, a municipal corporation (hereinafter referred to as "Village") and IAI America (hereinafter referred to as "Owner") desire and are fully authorized to enter into an agreement covering regulation of traffic within certain described portions of parking areas within the Village of Schaumburg and the enforcement of those regulations by law enforcement personnel of the Village.

NOW, THEREFORE, it is agreed by and between the Owner and the Village as follows:

1. Regulation of Traffic. The Owner hereby grants to the Village the authority, and the Village hereby agrees to regulate vehicular traffic in and upon said premises known as IAI America in Schaumburg, Illinois, and to cause the law enforcement personnel of the Village to enforce such regulation, as herein provided.

2. Powers of Village. Pursuant to paragraph 1 hereof, the Village shall have the following powers under this Agreement:

    a. The Village shall have authority to establish, and to enforce through the issuance of traffic citations and any other means provided by law, such parking and traffic regulations applicable to said property to provide for the safe and efficient movement of traffic in and upon said property. Said regulations may include the regulation of speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property. If the Village of Schaumburg establishes by ordinance maximum speed limits on any private street, that street shall be considered a "highway" for enforcement purposes. Notwithstanding the foregoing, the Village agrees that it will not

impose any regulation without prior consultation with the Owner.

b. The Village shall have the authority to provide for the removal and storage of vehicles which are in violation of any regulation duly established by the Village pursuant to this paragraph 2, and to provide for the payment of reasonable charges for such removal and storage by the owner or operator of any vehicle so removed or stored.

c. Subject to paragraph 3 hereof, the Village shall have the authority to install, at the expense of the Owner, such signs, signals on the property, and/or markings as the Village and the Owner shall jointly deem necessary and appropriate to ensure public safety and efficient movement of traffic in and upon said property and/or to provide adequate notice to the operators of vehicles upon the premises of regulations duly established by the Village pursuant to this paragraph 2.

d. The Village shall have authority to enforce any and all ordinances of the Village of Schaumburg and any and all laws of the State of Illinois on said property through the issuance of citations and any other lawful means.

3. Procedure for Installation of Signs, Signals and Markings. No sign, signal or marking shall be installed by the Village in or upon said property except pursuant to the following procedure:

a. The Village, through its Village Manager, or his legally designated representative, and the Manager of IAI America or its designated representative, shall jointly inspect said property for the purpose of determining what (if any) signs, signals and/or markings are necessary for public safety and efficient movement of traffic in and upon said property.

b. Following such inspection, and upon agreement with the Owner as to the necessary signs, signals, and/or markings to ensure public safety and efficient movement of traffic in and upon said property, the Village may cause to be installed in and upon said property such traffic or no trespassing signs, signals and/or markings as are deemed necessary.

c. The Owner agrees to pay the Village the actual cost to the Village of installation of such signs, signals and/or markings, including the cost of maintenance thereof.

4. Term of Agreement; Cancellation. This Agreement shall continue in full force and effect for a period of twenty (20) years from the date first herein set forth, and by mutual written agreement of the Village and the Owner, may be renewed for successive additional twenty (20) year periods; PROVIDED, however, that either party may cancel this Agreement at any time upon thirty (30) days prior written notice to the other party, whereupon this Agreement shall cease and terminate and have no further force or effect.

5. Recordation. Within thirty (30) days next following the date first herein set forth, the

Village shall cause this Agreement to be recorded in the Office of the Recorder of Deeds of Cook County Illinois.

6. Covenant to Run With The Land/Binding on Successors and Assigns. Unless otherwise cancelled pursuant to Section 4, during the term of this Agreement the provisions contained herein shall run with the land and shall be binding on the Owner, and any and all successors and assigns.

IN WITNESS WHEREOF, the Village and the Owner have caused this Agreement to be executed on their behalf, and their corporate seals to be affixed hereto and attested by their duly authorized officers, all on the day and year herein set forth.

DATED this 28 day of July, 2025.

VILLAGE OF SCHAUMBURG

By: _____
(Signature)

Name: Brian Townsend

Title: Village Manager

IAI America
(Business Name)

By: Manabu Ueki
(Signature)

Name: Manabu Ueki
(Print Name)

Title: National Sales Manager

Approved by Village Board on:

Date: _____

Please attach a legal description of the subject property along with this agreement that includes ALL addresses for the subject property and the 14-digit parcel number.

Property Contact Information:

Name of Property Owner/Manager: Manabu Ueki

Business Address: 110 E. State Parkway

Business Phone: (847)908-1400

Contact Name: Nick Azziz

Contact Phone: (312)282-7753

Contact Email: nazziz@iaius.com

Secondary/Off-Hours Contact: Mike Ooka

Secondary Phone: (224)800-0567

Secondary Contact Email: mooka@iaius.com

EXHIBIT A

LEGAL DESCRIPTION FOR

Business Name Here and Address 110 E. State Parkway

PIN# 07-10-400-040-0000

TYPE LEGAL DESCRIPTION OF PROPERTY HERE ***ALL IN CAPS*** *BELOW:*

LOT 18 IN GOLF-ROSELLE DEVELOPMENT UNIT 6, BEING A RESUBDIVISION OF LOT 2 IN GOLF-ROSELLE DEVELOPMENT IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1996 AS DOCUMENT 96394013 IN COOK COUNTY, ILLINOIS.

625 ILCS 5/11-209.1

(625 ILCS 5/11-209.1) (from Ch. 95 1/2, par. 11-209.1)

Sec. 11-209.1. Powers of local authorities - enforcing the provisions of this Code on private streets and roads.

a) Any person or board of directors owning, operating or representing a residential subdivision, development, apartment house or apartment project; containing a minimum of 10 apartments or single family residences may file a written request, with the appropriate local authority wherein such property is situated, requesting their law enforcement agency enforce the provisions of this Code on all private streets or roads open to or used by the tenants, owners, employees or the public for the purposes of vehicular traffic by permission of such person or board of directors and not as a matter of public right. Notwithstanding Section 1-126 and Section 1-201 of this Code, if the local authority grants such request by the adoption of an enabling ordinance, then all such private streets or roads shall be considered "highways" only for the enforcement purposes of this Code.

b) All regulations adopted, and traffic control devices employed by a local authority in the enforcement of this Code on such streets or roads within any private area, pursuant to this Section, shall be consistent with the provisions of this Code and shall conform to the Illinois Manual on Uniform Traffic Control Devices. A local authority may require that any person who files a request for the installation of traffic signs pay for the cost of such traffic signs. Such traffic signs shall be in conformity with Section 11-604 of this Code.

c) Any person or board of directors which has filed such a request under this Section, may rescind that request by filing with the appropriate local authority a written request for such rescission. Upon receipt of the written request, the local authority shall subsequently repeal the original enabling ordinance. Such repeal shall not take effect until the first day of January following any such action by the local authorities. However, no such rescission request may be filed within 12 months of the date of the original written request.

d) The filing of a written request or the adoption of the enabling ordinance under this Section in no way constitutes a dedication to public use of any street, road, driveway, trail, terrace, bridle path, parkway, parking area, or other roadway open to or used by vehicular traffic, nor does it prevent such person or board of directors, as owners of such property, from requiring additional regulations than those specified by the local authorities or otherwise regulating such use as may seem best to such person or board of directors as long as they do not conflict with the powers granted to local authorities under Section 11-208 of this Code.

e) This amendatory act of 1972 is not a prohibition upon the contractual and associational powers granted by Article VII, Section 10 of the Illinois Constitution.

(Source: P.A. 86-521.)

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

VILLAGE OF SCHAUMBURG
TRESPASS/LOITERING AGREEMENT

IAI America
Local Property Name

I, Manabu Ueki (owner/manager) give the Village of Schaumburg through the Police Department permission to enforce the offense of "Trespassing". Notices (have / have not) been posted on the property at (address) 110 E. State Parkway Schaumburg, IL. 60173.

I, Manabu Ueki further agree to promptly notify the Schaumburg Police Department should I no longer own said property or if the address or phone number changes during the standing term of this agreement.

This agreement shall remain in effect until cancelled in writing at anytime by either party.

Name of Property Owner/Manager: Manabu Ueki

Signature: Manabu Ueki Print Name: Manabu Ueki

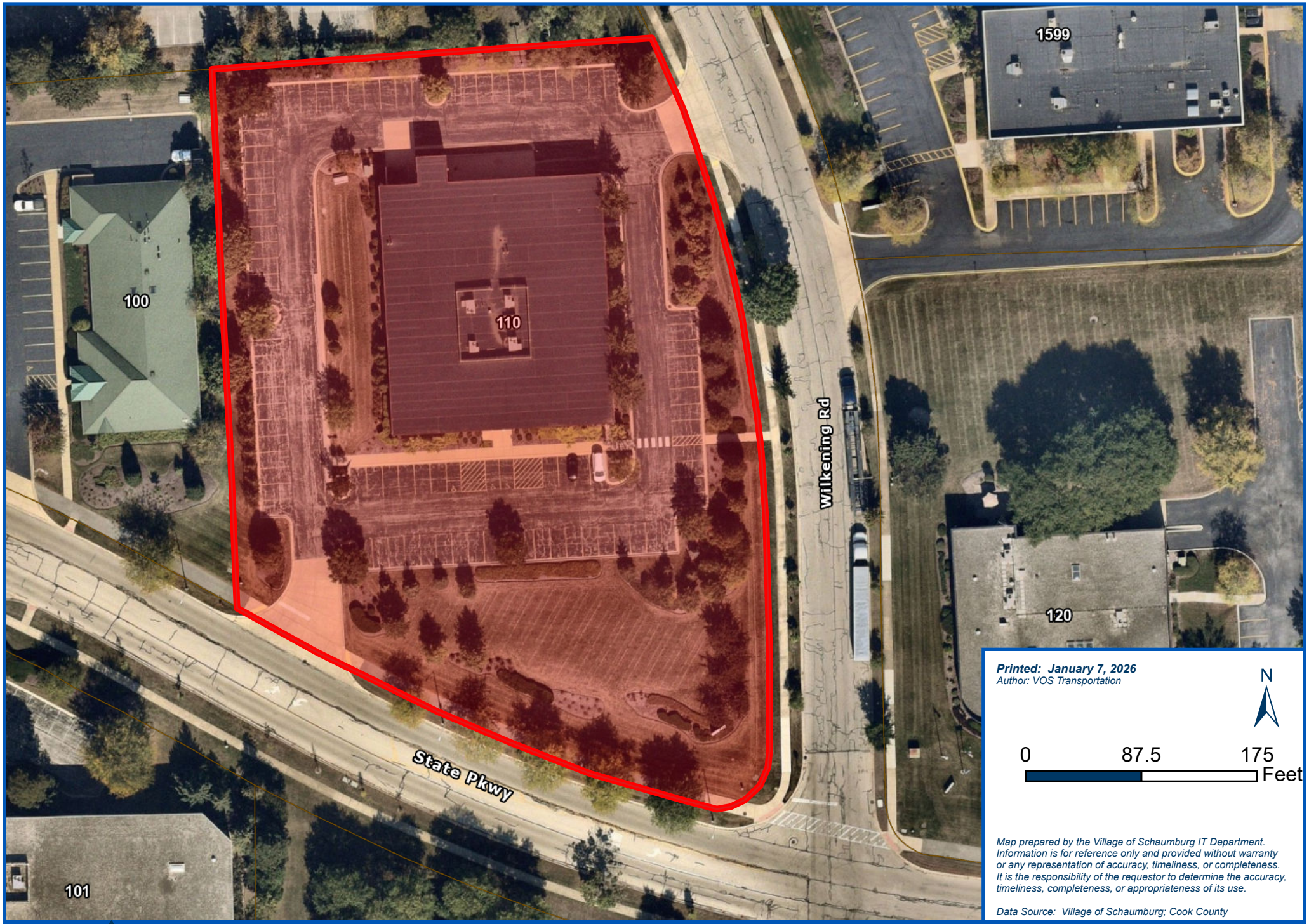
Corporate Business Address: 110 E. State Parkway Corporate Business Phone: (847)908-1400

Email: mueki@iaius.com Fax: _____

Emergency Contact: Nick Azziz

For Office Use Only
****

Approved [ ] Denied [ ]
Quality of Life Lieutenant: _____ Date: _____
Executed Agreement Date: _____ Beat No: _____



Printed: January 7, 2026
Author: VOS Transportation

N

0 87.5 175 Feet

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

Data Source: Village of Schaumburg; Cook County

VILLAGE OF SCHAUMBURG

Traffic Agreement Exhibit

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Recommendation to Approve a Traffic Agreement with GSC RE SCHAUMBURG LLC (H-Mart) for the property located at 420 E. Golf Road
01/27/26
Village Board

Presenter: Sidney Kenyon, Director of Transportation
Lead Department: Transportation

Executive Summary:

Attached is a proposed agreement between the Village of Schaumburg and GSC RE SCHAUMBURG LLC (H-Mart). The Traffic Agreement facilitates the Village's efforts to enforce and prosecute parking violations at 420 E Golf Road, Schaumburg, IL, 60173. This is a new 20-year Traffic Agreement for this property.

Recommended Action:

The Village Manager recommends the Village Board authorize the Village Manager to execute the Traffic Agreement by and between the Village of Schaumburg and GSC RE SCHAUMBURG LLC (H-Mart) located at 420 E Golf Road, Schaumburg, IL, 60173.

ATTACHMENTS:

- GSC RE Schaumburg LLC (H-Mart) Signed Traffic Agreement.pdf
- GSC RE SCHAUMBURG LLC (H-Mart) Site Map.pdf

Mail To:

Village of Schaumburg
Transportation Department
101 Schaumburg Court
Schaumburg, IL 60193

Address of Subject Property: 420 E Golf Road, Schaumburg, IL, 60173

Pin Number: 07-11-304-010-0000

TRAFFIC AGREEMENT

WHEREAS, acting pursuant to the Illinois Vehicle Code, 625 Illinois Compiled Statutes 5/11-209, 65 Illinois Compiled Statues 5/1-1-7, and Article VIII, Sections 6 and 10 of the Constitution of the State of Illinois, the Village of Schaumburg, Cook County, Illinois, a municipal corporation (hereinafter referred to as "Village") and GSC RE SCHAUMBURG LLC (hereinafter referred to as "Owner") desire and are fully authorized to enter into an agreement covering regulation of traffic within certain described portions of parking areas within the Village of Schaumburg and the enforcement of those regulations by law enforcement personnel of the Village.

NOW, THEREFORE, it is agreed by and between the Owner and the Village as follows:

1. Regulation of Traffic. The Owner hereby grants to the Village the authority, and the Village hereby agrees to regulate vehicular traffic in and upon said premises known as H-Mart in Schaumburg, Illinois, and to cause the law enforcement personnel of the Village to enforce such regulation, as herein provided.

2. Powers of Village. Pursuant to paragraph 1 hereof, the Village shall have the following powers under this Agreement:

   a. The Village shall have authority to establish, and to enforce through the issuance of traffic citations and any other means provided by law, such parking and traffic regulations applicable to said property to provide for the safe and efficient movement of traffic in and upon said property.

Said regulations may include the regulation of speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property. If the Village of Schaumburg establishes by ordinance maximum speed limits on any private street, that street shall be considered a "highway" for enforcement purposes. Notwithstanding the foregoing, the Village agrees that it will not impose any regulation without prior consultation with the Owner.

b. The Village shall have the authority to provide for the removal and storage of vehicles which are in violation of any regulation duly established by the Village pursuant to this paragraph 2, and to provide for the payment of reasonable charges for such removal and storage by the owner or operator of any vehicle so removed or stored.

c. Subject to paragraph 3 hereof, the Village shall have the authority to install, at the expense of the Owner, such traffic signs, signals on the property, and/or markings as the Village and the Owner shall jointly deem necessary and appropriate to provide for the safe and efficient movement of traffic in and upon said property and/or to provide adequate notice to the operators of vehicles upon the premises of regulations duly established by the Village pursuant to this paragraph 2.

d. The Village shall have authority to enforce any and all ordinances of the Village of Schaumburg and any and all laws of the State of Illinois on said property through the issuance of citations and any other lawful means.

3. Procedure for Installation of Signs, Signals and Markings. No traffic sign, signal or marking shall be installed by the Village in or upon said property except pursuant to the following procedure:

a. The Village, through its Village Manager, or his legally designated representative, and the Manager of H-Mart or its designated representative, shall jointly inspect said property for the purpose of determining what (if any) traffic signs, signals and/or markings are necessary for the safe and efficient movement of traffic in and upon said property.

b. Following such inspection, and upon agreement with the Owner as to the necessary signs, signals, and/or markings to ensure safe and efficient movement of traffic in and upon said property, the Village may cause to be installed in and upon said property such traffic signs, signals and/or markings as are deemed necessary.

c. The Owner agrees to pay the Village the actual cost to the Village of installation of such traffic signs, signals and/or markings, including the cost of maintenance thereof.

4. Term of Agreement; Cancellation. This Agreement shall continue in full force and effect for a period of twenty (20) years from the date first herein set forth, and by mutual written agreement of the Village and the Owner, may be renewed for successive additional twenty (20) year periods; PROVIDED, however, that either party may cancel this Agreement at any time upon thirty (30) days prior written notice to the other party, whereupon this Agreement shall cease and terminate and have no further force or effect.

5. Recordation. Within thirty (30) days next following the date first herein set forth, the Village shall cause this Agreement to be recorded in the Office of the Recorder of Deeds of Cook County Illinois.

IN WITNESS WHEREOF, the Village and the Owner have caused this Agreement to be executed on their behalf, and their corporate seals to be affixed hereto and attested by their duly authorized officers, all on the day and year herein set forth.

DATED this 28 day of January, 2025.

VILLAGE OF SCHAUMBURG

GSC RE SCHAUMBURG LLC
(Business Name)

By:_____
(Signature)

Name: Brian Townsend
(Print Name)

Title: Village Manager

By:_____
(Signature)

Name: Ilyeon Kwon
(Print Name)

Title: Treasurer

Approved by Village Board on:

Date:_____

Please include a legal description of the subject property on next page.

LEGAL DESCRIPTION FOR

Business Name Here and Address H-Mart

420 E Golf Road, Schaumburg, Illinois, 60173

PIN# 07-11-304-010-0000

*TYPE LEGAL DESCRIPTION OF PROPERTY HERE **ALL IN CAPS** BELOW:*

LOT 2 IN WOODFIELD PLAZA SHOPPING CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN WOODFIELD PLAZA SHOPPING CENTER SUBDIVISION RECORDED AS DOCUMENT 92902097, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 2023 AS DOCUMENT NUMBER 2314334039, IN COOK COUNTY, ILLINOIS.

(625 ILCS 5/11-209.1) (from Ch. 95 1/2, par. 11-209.1)

Sec. 11-209.1. Powers of local authorities - enforcing the provisions of this Code on private streets and roads. (a) Any person or board of directors owning, operating or representing a residential subdivision, development, apartment house or apartment project; containing a minimum of 10 apartments or single family residences may file a written request, with the appropriate local authority wherein such property is situated, requesting their law enforcement agency enforce the provisions of this Code on all private streets or roads open to or used by the tenants, owners, employees or the public for the purposes of vehicular traffic by permission of such person or board of directors and not as a matter of public right. Notwithstanding Section 1-126 and Section 1-201 of this Code, if the local authority grants such request by the adoption of an enabling ordinance then all such private streets or roads shall be considered "highways" only for the enforcement purposes of this Code.

(b) All regulations adopted and traffic control devices employed by a local authority in the enforcement of this Code on such streets or roads within any private area, pursuant to this Section, shall be consistent with the provisions of this Code and shall conform to the Illinois Manual on Uniform Traffic Control Devices.

A local authority may require that any person who files a request for the installation of traffic signs pay for the cost of such traffic signs. Such traffic signs shall be in conformity with Section 11-604 of this Code.

(c) Any person or board of directors which has filed such a request under this Section, may rescind that request by filing with the appropriate local authority a written request for such rescission. Upon receipt of the written request, the local authority shall subsequently repeal the original enabling ordinance. Such repeal shall not take effect until the first day of January following any such action by the local authorities. However, no such rescission request may be filed within 12 months of the date of the original written request.

(d) The filing of a written request or the adoption of the enabling ordinance under this Section in no way constitutes a dedication to public use of any street, road, driveway, trail, terrace, bridle path, parkway, parking area, or other roadway open to or used by vehicular traffic, nor does it prevent such person or board of directors, as owners of such property, from requiring additional regulations than those specified by the local authorities or otherwise regulating such use as may seem best to such person or board of directors as long as they do not conflict with the powers granted to local authorities under Section 11-208 of this Code.

(e) This amendatory act of 1972 is not a prohibition upon the contractual and associational powers granted by Article VII, Section 10 of the Illinois Constitution.

(Source: P.A. 86-521.)



Printed: January 7, 2026
Author: VOS Transportation

N

0 190 380 Feet

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

Data Source: Village of Schaumburg; Cook County

VILLAGE OF SCHAUMBURG

Traffic Agreement Exhibit

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Designating an Area in the Village of Schaumburg, Cook County, Illinois, Consisting of Property Index Numbers 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004 as a Blighted Area.
01/27/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7B Application from IndusPAD-BRAVEHEART III (the "Applicant") for the reoccupation of the 109,486 square-feet at 953 American Lane and 177,892 square-feet at 955 American Lane (the "Subject Property"). The Applicant owns 1500 and 1600 McConnor Parkway and purchased the Subject Property in November 2024 for $3,950,000. The Applicant is seeking a Class 7B tax incentive, in which the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level.

The Applicant is expecting to create over 500 jobs in the next 5 years at the Subject Property with the Class 7B incentive. The Applicant is working with JLL to attract new tenants to the Subject Property. There are four interested parties in The Beverage Incubators, Smith Financial LLC, TechDen, and Broadino who will move forward if the capital investment is made through the Class 7B incentive. The Applicant is looking to move forward with the improvements this year and complete the project in 6 months.

The Schaumburg Business Development Commission reviewed this at the January 12th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the Class 7B contingent upon a Development Agreement outlining IndusPAD-BRAVEHEART III investment of $1,500,000, employing 500 employees on the Subject Property, and establishing their local community support.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B tax incentive for IndusPAD-BRAVEHEART III, at 953 and 955 American Lane.

ATTACHMENTS:
- 953 and 955 American Memo Class 7 for FLAGG 1_19_26.pdf

- 953 and 955 American Application Class 7A.pdf
- Resolution Blighted 953 and 955 American.docx
- 955 American Blight Study.pdf
- Resolution Class 7B 953 and 955 American Lane IndusPAD-Braveheart.pdf
- Development Agreement 953 and 955 American Lane IndusPAD-Braveheart.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: IndusPAD-BRAVEHEART III, 953 and 955 American Lane, Class 7B Request

DATE: January 19, 2026

Introduction

Please find the Cook County Class 7B Application from IndusPAD-BRAVEHEART III (the "Applicant") for the reoccupation of 78,656 square-feet at 953 American Lane and 177,892 square-feet at 955 American Lane (the "Subject Property"). The Applicant owns 1500 and 1600 McConnor Parkway and purchased 955 American Lane in October 2023 for $1,375,000 and 953 American Lane in November 2024 for $3,950,000. The location of the Subject Property is shown below:



The Applicant is seeking a Class 7B tax incentive, in which the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the properties at 953 (07-14-200-085-1006 and 07-14-200-085-1007) and 955 American Lane were billed $584,321.81 total in property taxes in the 2024 tax year. Cook County

allows the Class 7B incentive for commercial projects with total development costs, exclusive of land, that exceed $2,000,000.

Discussion

Cook County has 5 eligibility factors that must be met to qualify for the project, including the area to be designated as blighted, real estate taxes to be stagnant for at least six years, the project to be viable and timely, the project to be feasible only with the incentive, and the project to increase tax revenue and employment.

A study by Strategic Project Management, Inc. shows the area to be blighted due to excessive vacancies, lack of community planning, obsolescence, deterioration of structures, and inadequate utilities.

The Applicant is expecting to create over 500 jobs in the next 5 years at the Subject Property with the Class 7B incentive. There are four interested parties in The Beverage Incubators, Smith Financial LLC and/or TechDen, and Broadino who will move forward if the capital investment is made through the Class 7B incentive. The Applicant is looking to move forward with the improvements this year and complete the project in 6-8 months.

According to the revised policy adopted by the Village Board, applications seeking the Cook County Class 7B tax incentive will be reviewed on a case-by-case basis. These individual cases are decided based upon the applicant's ability to demonstrate employment and business growth, capital improvements, community involvement, and their overall need for 12 years of reduced tax assessments.

Employment and Business Growth

The Applicant is working with JLL to attract new tenants to the Subject Property. The following tenants have expressed an interest and/or signed Letters of Intent for the Subject Property:

- Smith Financial = 84,254 sf and 400 jobs
- The Beverage Incubators = 10,780 sf and 8 jobs
- Broadino = 22,841 sf and 50 jobs
- TechDen = 42,127 sf and 42 jobs

The application estimates that there will be 500 full-time employees upon stabilization of both buildings. These 500 employees are expected to meet the minimum wage requirements for Cook County. The Applicant also anticipates that these employees will spend over $2,100,000 per year on gas, entertainment, groceries and other purchases.

Capital Improvements

The Applicant is proposing to spend $500,000 to make various improvements to the Subject Property and provide over $1,000,000 in tenant improvements to attract The Beverage Incubators, Smith Financial LLC and/or TechDen, and Broadino to Schaumburg. The Village of Schaumburg is looking to have the tenants occupy a minimum of 165,000 square feet of improved space by December 31, 2028.

Civic Involvement

The Village of Schaumburg's policy requires ongoing community involvement and financial support. For civic involvement, the Applicant will work with the future tenants to the following agencies including but not limited to the Schaumburg Business Association, Schaumburg Township Library District, Al Larson Prairie Center for the Arts, Schaumburg Park District, Harper College, School District 54, School District 211, the Golden Corridor Advanced Manufacturing Partnership and the Japanese Chamber of Commerce. The Applicant has also been active in the Schaumburg Business Association and hosted Bisnow events at their Schaumburg properties.

Below is a breakdown of how the proposed improvements will impact the existing Property taxes:

	Current Valuation	Valuation With 7B and Improvements	Valuation Without 7B
Fair Market Value (FMV)	$8,177,032	$9,302,032	$7,359,329
Assessment Value	25%	10%	10%
Assessed Value (AV)	$2,044,258	$930,203	$735,933
State Equalizer	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$6,205,345	$2,823,632	$2,233,924
Tax Rate	9.585675%	9.585675%	9.585675%
Tax Amount	$594,824	$270,664	$207,465

*Investment and discount rate only calculated in the Revised Valuation. FMV is generated from the market price of all PINs incorporated with the application with the proposed improvements of $1.5 million at 75% discount rate.

Over the life of the incentive, the applicant is expected to pay over $3.6 million in property taxes and save approximately $4.4 million based on the 2024 State Equalizer of 3.0355 and 2024 Local Tax Rate of 9.585675%:

	Tax Assessment Level	Tax Amount	Total Tax Amount
Years 1-10	10%	$2,706,642	$2,706,642
Year 11	15%	$405,996	$405,996
Year 12	20%	$541,328	$541,328
Total Taxes w/ 7B			$3,653,966

The Schaumburg Business Development Commission reviewed this at the January 12th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the Class 7B contingent upon a Development Agreement outlining IndusPAD-BRAVEHEART III investment of $1,500,000, employing 500 employees on the Subject Property, occupying 165,000 square feet of improved space, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B tax incentive for IndusPAD-BRAVEHEART III.

VERROS BERKSHIRE
ATTORNEYS AT LAW

VIA MAIL & EMAIL

Matt Frank (mfrank@schaumburg.com)
Director of Economic Development
101 Schaumburg Court
Schaumburg, IL 60193

RE: Amended Class 7A Eligibility Application
IndusPAD-Braveheart III LLC
955 & 953 American Lane
Schaumburg, IL 60173
PINs: 07-14-200-085-1001, 07-14-200-085-1002,
07-14-200-085-1003, 07-14-200-085-1004,
07-14-200-085-1006, 07-14-200-085-1007

Dear Matt,

On behalf of IndusPAD-Braveheart III LLC (the "Applicant"), please find enclosed an Amended Class 7A Eligibility Application, relating back to the Application filed on September 15, 2023. The Application is being amended to include the building at 953 American Lane and identified by PINs 07-14-200-085-1006 and 07-14-200-085-1007.

The Applicant is requesting:

1) A Resolution from the village of Schaumburg supporting and consenting to a Class 7A Tax Incentive based on Reoccupation of Abandoned Property for Greater than 12 Months Vacancy with a purchase for value and Substantial Rehabilitation for the facilities located at 955 and 953 American Lane, Schaumburg, Illinois.(the "Subject Property")
2) A Resolution designating the Subject Property as blighted pursuant to Section 74-65(a) in compliance with the ordinance:

"The area is or has been within the last 10 years designated by federal, state or local agency as conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Redevelopment Areas Act of 1967, as amended, or that the area be located in a federal Empowerment Zone or Enterprise Community, as proposed and approved by the Cook County Board of Commissioners on June 22, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or the designations(s) of like effect adopted under any similar statute or ordinance." [74-65(a)(1)]

General Description of the Subject Property:

The property, located at 955 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1001, -1002, -1003 and -1004) is improved with a vacant, 177,893 square foot, four-story, single-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were

18660 MIDWEST ROAD
SUITE 300
OAKBROOK TERRACE, ILLINOIS 60181
312.701.1234
312.701.1222 FAX
VERROSBERKSHIRE.COM

constructed in 1999 and most recently renovated in 2009. The property is under condominium ownership with a shared interest in the underlying land and common elements including the parking garage and first floor fitness center and cafeteria. The building is connected to the adjacent building (953 American Lane) via a two-story "link" that houses the fitness center and a cafeteria.

The property, located at 953 American Lane, Unit 5 and Unit 6, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1006 and -1007) consists of the vacant 2nd Floor and vacant 3rd Floor of a 109,373 square foot, three-story, multi-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were constructed in 1985 and most recently renovated in 2017. The 1st Floor consists of approximately 30,717 sq. ft., the 2nd Floor consists of approximately 40,922 sq. ft., and the 3rd Floor consists of approximately 37,734 sq. ft.

There are 533 asphalt paved surface parking spaces and 717 covered parking spaces, including 10 reserved garage spaces and 22 reserved surface spaces located in the 5-level parking structure. There are 19 ADA parking spaces. This equates to a 4 per 1,000 square feet parking ratio for the complex.

Potential Occupants and Job Creation

The Subject Property is currently 100% vacant and unused. The Applicant has four (4) interested parties as potential occupants, including innovative startups and tech incubators interested in creating a Technology Experience Center in Schaumburg. Each potential tenant is summarized below:

Joe Beverage, Inc. d/b/a The Beverage Incubators is a boutique product development firm focused on the development and commercialization of innovative beverage products. It recently completed the zoning approval process with the Village and is interested in leasing **10,780 square feet on the 1st Floor of 955 American Lane.** This potential tenant would create 8 jobs.

Smith Financial LLC ("Smith") is a life insurance company offering brokerage, sales, and marketing. Smith is interested in leasing **84,254 square feet, comprising the 2nd and 3rd Floors of 953 American Lane.** This potential tenant would create 400 jobs.

Broadino, Inc. ("Broadino") is a forward thinking technology company specializing in advanced manufacturing solutions driven by Industry 4.0 / Industry 5.0. Broadino is interested in creating a Technology Experience Center in Schaumburg and would start by leasing **22,841 square feet on the 2nd Floor of 955 American Lane.** Broadino would train over 400 employees per year at this location and would create 50-100 full-time positions in the initial 3-year period.

TechDen NFP is a HardTech Incubator. TechDen is interest in setting up a lab on the 1st Floor of 953 American Lane and is also interested in the 2nd and 3rd Floors at 953 American Lane.

The proposed redevelopment is expected to require an investment of $1,500,000 to $1,700,000 and is expected to create 500-650 jobs over the next 3-years.

Economic Benefit and Community Involvement

The proposed redevelopment will revitalize two (2) vacant, underutilized buildings and result in a number of elements desirable to the Village of Schaumburg. The rehabilitation of the buildings will restore what are currently deteriorated, functionally and economically obsolete buildings, with inadequate utilities and excessive vacancies to productive use. The property will be redeveloped with innovative startups and tech incubators, creating a Technology Experience Center in Schaumburg. Occupancy itself will increase the real estate taxes. Should the Class 7a tax incentive be approved, the subject property is expected to generate approximately **$342,758** in additional real estate taxes over the life of the incentive, by allowing the redevelopment to go forward rather than if the property were left vacant.

Additionally, as noted in the original application, reoccupation of the buildings will significantly benefit the local community through ancillary economic impact. The Applicant expects the occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The ancillary economic impact on the Village, based on an estimated 500 employees, is $2,118,750 per year.

The Applicant is offering rent concessions as an additional incentive and community contribution to re-tenant the buildings. The Applicant would provide free rent to Broadino for the entire 22,841 square foot space, resulting in over $411,000 per year for a minimum of 3-years; the Applicant would provide rent concessions to TechDen of over $72,000 for a period of 2-years for 1st floor lab space at 953 American Lane; and the Applicant would provide 6-months of free rent to Smith over the initial terms as well as deeply discounted rent for the entire term.

Additionally, the Applicant has continued to invest over $40,000 in the community each year, with Bisnow events held at Braveheart properties, continued contributions to Bisnow, SBA events, private community gatherings, social campaigns, an art studio, and additional community involvement.

"But-For" Condition Statement

A financial feasibility analysis was included with the original application, which contained the following conclusion:

> "Without the assistance from the Class 7(a) Tax Incentive, [Applicant] will be unable to redevelop the property and leave it undeveloped and vacant. The current owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive as [Applicant].

> Due to the reality that [Applicant] cannot feasibly justify purchasing and operating this building without a Class 7(a) incentive because the property taxes make it financially impossible, and in so doing cause the Village of Schaumburg and the other taxing bodies to lose millions of property tax dollars, we must conclude that granting the Class 7(a) incentive in this specific case is imperative."

Due to the high property tax burden in this area and the associated operational costs, the re-occupancy projects are not financially viable without the assistance from the Class 7a Tax Incentive. The Applicant does not intend to lease the Subject Property for reoccupation without preliminary approval of a resolution supporting and consenting to the Class 7a application from the Village of Schaumburg.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Schaumburg review its Amended Class 7a Eligibility Application and approve a Resolution supporting and consenting to a Class 7a Tax Incentive for the Subject Property based on Occupation of Abandoned Property for Greater than 12 Months Vacancy with a Purchase for Value and Substantial Rehabilitation. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 701-1212 or via email at pverros@verrosberkshire.com.

Respectfully Submitted,

Peter D. Verros

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7A ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7a Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Jitender Makkar

Company: IndusPAD-Braveheart III LLC Telephone: (978) 682-4000 ext. 201

Address: 1500 McConnor Parkway, Suite 250

City: Schaumburg State: IL Zip Code: 60173

Email Address: jitender@induspad.com

Contact Person (if different than the Applicant)

Name: Peter D. Verros

Company: Verros Berkshire, P.C. Telephone: (312) 701-1212

Address: 1S660 Midwest Road

City: Oakbrook Terrace State: IL Zip Code: 60181

Email Address: pverros@verrosberkshire.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1001

(2) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1002

(3) See Page 8 for Additional PINs

Permanent Real Estate Index Number:

City: Schaumburg State: IL Zip Code: 60173

Township: Schaumburg Existing Class: 599

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage Office

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? 40-50

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: 1 Part-time: 0

How many new permanent full-time jobs will be created by this proposed development? 500-650

How many new permanent part-time jobs will be created by this proposed development? 10-20

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

[ ] New Construction (Read and Complete Section A below)

[x] Substantial Rehabilitation (Read and complete Section A below)

[x] Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

[ ] Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): March 1, 2026

Estimated date of construction completion: August 2026 to October 2026

Total redevelopment cost, excluding land: $ 1,500,000-1,700,000

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

   [X] YES [ ] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   953 - Atlas Financial Holdings Inc -2021

   955 - Experian - 2021

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

   Estimated date of reoccupation: _____
   Date of Purchase: 955-10/17/23 | 953-11/15/24
   Name of purchaser: IndusPAD-Braveheart III LLC
   Name of seller: 955-Orion Schaumburg IL LLC | 953-American Insurance Acquisition, Inc.
   Relationship of purchaser to seller: None

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

SECTION 1 - Property Purchase (less than 12 months vacant)

How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period* (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

(a) Sale Contract
(b) Closing Statement
(c) Recorded Deed
(d) Assignment of Beneficial Interest
(e) Real Estate Transfer Declaration

SECTION 2 – No Purchase (more than 12 months vacant)

How long has the subject property been unused?

[ ] 12 or greater continuous months *(Eligible for Special Circumstance)*

[ ] Less than 12 continuous months *(Not Eligible for Special Circumstance)*

When and by whom was the subject property last occupied prior to the filing of this application?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also, include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

Docusign Envelope ID: F374568A-4818-4005-A76F-22E0D03481F9

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7a Application and that it finds Class 7a necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate the area is "in need of commercial development", are satisfied.

Finalizing the Incentive Process

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website *(www.cookcountyassessor.com)* to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 7A designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

DocuSigned by:
Jitender Makkar
B9A3B9094046465...
Signature

12/18/2025
Date

Jitender Makkar
Print Name

Manager
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7a Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 4/1/2022

PROPERTY DESCRIPTION (per PIN) - ADDITIONAL PERMANENT INDEX NUMBERS

3) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1003

4) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1004

5) 953 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1006

6) 953 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1007

Identification of Persons or Entities Having an Interest in the Property

955 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1001, -1002, -1003 and -1004

953 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1006 and -1007

Applicant: IndusPAD-Braveheart III LLC ("Applicant"), a Delaware Limited Liability Company, purchased the property located at 955 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1001, -1002, -1003 and -1004) on October 17, 2023

The Applicant purchased the property located at 953 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1005, -1006 and -1007) on November 15, 2024. **PIN 07-14-200-085-1005 is not part of this Application.**

LLC Manager: Jitender Makkar
1500 McConnor Parkway, Suite 250
Schaumburg, Illinois 60173
jitender@induspad.com

LLC Members: HOMES And U, Inc. – 74%
1500 McConnor Parkway
Schaumburg, Illinois 60173

Jitender Makkar – 18.5%
1500 McConnor Parkway, Suite 250
Schaumburg, Illinois 60173
jitender@induspad.com

Attached hereto please find a copy of the Applicant's Annual Report.

General Description of the Subject Property

955 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1001, -1002, -1003 and -1004

953 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1006 and -1007

The subject property, located at 955 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1001, -1002, -1003 and -1004) is improved with a vacant, 177,893 square foot, four-story, single-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were constructed in 1999 and most recently renovated in 2009. The property is under condominium ownership with a shared interest in the underlying land and common elements including the parking garage and first floor fitness center and cafeteria. The building is connected to the adjacent building (953 American Lane) via a two-story "link" that houses the fitness center and a cafeteria.

The building has been vacant since 2021 when Experian vacated its regional headquarters.

The subject property, located at 953 American Lane, Unit 5 and Unit 6, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1006 and -1007) consists of the 2nd Floor and 3rd Floor of a 109,373 square foot, three-story, multi-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were constructed in 1985 and most recently renovated in 2017. The 1st Floor consists of approximately 30,717 sq. ft., the 2nd Floor consists of approximately 40,922 sq. ft., and the 3rd Floor consists of approximately 37,734 sq. ft.

The 2nd and 3rd Floors have been vacant since approximately 2021. See attached CBRE Marketing Brochure dated during 2021 and identifying the Second Floor – Suite 200 and the Third Floor - Suite 300 as vacant.

There are 533 asphalt paved surface parking spaces and 717 covered parking spaces, including 10 reserved garage spaces and 22 reserved surface spaces located in the 5-level parking structure. There are 19 ADA parking spaces. This equates to a 4 per 1,000 square feet parking ratio for the complex.

Proposed Property Usage - Potential Occupants and Employment Information

955 American Lane is 100% vacant and the 2nd and 3rd floors of 953 American Lane are 100% vacant. The Applicant currently has four (4) interested parties as potential occupants. The potential occupants are outlined below:

Joe Beverage, Inc. d/b/a The Beverage Incubators

Joe Beverage, Inc. d/b/a The Beverage Incubators ("Beverage Incubators") is a boutique product development firm focused on the development and commercialization of innovative beverage products. Beverage Incubators blends technical know-how, best practices and executive leadership experience of a Fortune 100 CPG with the speed, agility & personalized attention of an innovation startup. Its services include: new beverage formulation/product development; existing beverage optimization; co-packer ID + manufacturing support; and additional related services.

Beverage Incubators have signed an LOI and have recently completed the zoning approval process with the Village. Beverage Incubators are interested in leasing **10,780 square feet on the 1st floor of 955 American Lane**. The lease term would be for 84 months (7 years) with a TBD start date that is anticipated to be May 1, 2026. This potential tenant would create 8 jobs.

The proposed buildout investment for this potential tenant would be over $700,000 in Tenant Improvements.

For more information on The Beverage Incubators please visit The Beverage Incubators – The Leader In Beverage Development

Smith Financial LLC

Smith Financial LLC ("Smith") is a three-year old life insurance company founded by Stanley Smith. Smith offers life insurance brokerage, sales, and marketing.

Smith has signed an LOI and are interested in leasing **84,254 square feet, comprising the 2nd and 3rd Floors of 953 American Lane**. The lease term would be 63 months (5 years and 3 months) with a proposed start date in April 2026 or as soon as possible after receiving support for the Class 7a tax incentive. This potential tenant would create 400 jobs.

The Applicant would provide 6-months of free rent over the initial term as well as deeply discounted rent for the entire term.

Broadino, Inc.

Broadino, Inc. ("Broadino") is a forward-thinking technology company specializing in advanced manufacturing solutions driven by Industry 4.0 / Industry 5.0. By integrating cutting-edge technologies such as AI, Edge Computing, Data Analytics, Smart Factory and Automation, Cloud computing, AR/VR/MR/XR, Product Innovation and Product Lifecycle Management, Broadino helps industries transition into smart, efficient, and be in the connected ecosystem. Broadino enables industries by offering high quality solutions, trained resources, product – research, creation & development, and address Industry 4.0 related topics. Its mission is to empower manufacturers with intelligent systems that boost productivity, facilitate real-time decision-making, and foster innovation across the entire value chain.

Broadino is led by Dr. Arumugam Murukiah, who is interested in creating a Technology Experience Center in Schaumburg. This would start with approximately **22,841 square feet on the 2nd floor of 955 American Lane**, which it plans to use to train over 400 employees per year.

Please see estimates of economic impact below:

1. Estimated employment (initial 3-year period): 50-100 full-time equivalent positions (with a mix of engineering, data analytics, product support, sales, and operations roles).

2. Estimated capital investment: Approximately $10–15 million in fitouts improvements, technology infrastructure namely Additive printer, Industrial automation (Robots, Cobots, Automated guided vehicle, IIOT learning kits, high end computers, visual displays, Siemens software etc.,) and onboarding capabilities to create a modern, hands-on experience center.

3. Estimated annual payroll: $9–12 million across the first three years, with competitive wages aligned to market benchmarks for technology roles in the region.

4. Ancillary economic impact: Increased demand for local services (parking, dining, retail, and transportation) and potential partnerships with local vendors and educational institutions.

Notes and assumptions:
The 120–150 employment figure encompasses roles directly associated with the center and includes phased hiring aligned with ramp-up milestones.

Investment includes critical upgrades to electrical, networking, security, interactive exhibit spaces, and collaboration areas to support customer visits and training events.

The Applicant would provide free rent for the entire 22,841 square foot space, resulting in a community contribution of over $411,000 per year for a minimum of 3-years.

For more information on Broadino please visit Broadino – Innovations Unleashed

TechDen NFP

TechDen NFP is a 501(c)(3) nonprofit organization and HardTech Incubator whose mission is to enable and empower tech entrepreneurs, students, startups, and researchers to innovate and productize in the connected devices arena by minimizing barriers to entry and to accelerate product development with state of the art infrastructure, equipment, and a space fostering subject matter expert networking.

TechDen is interested in setting up its lab on the 1st floor of 953 American Lane (approximately 6,800 square feet), using existing lab infrastructure, and is also interested in the **2nd and 3rd Floors at 953 American Lane (approximately 80,000 square feet)**; however, this is the same space that Smith is interested in, which is an existing business that needs space immediately and is ready to move forward.

The Applicant would provide rent concessions of over $72,000 for a period of 2-years for the 6,800 square foot 1st floor space, resulting in additional community contributions. The proposed buildout investment for this potential tenant may be between $300,000 to $500,000.

Description of the Cost of the Substantial Rehabilitation

The Applicant purchased 955 American Lane on October 17, 2023 for $1,375,000 and 953 American Lane on November 15, 2024 for $3,950,000.

Applicant previously estimated that it would spend upwards of $500,000 to make various improvements and repairs to 955 American Lane. The capital investment would go towards build-out type projects, such as internet infrastructure, access control, tenant improvements, signage and other upgrades.

Tenant Improvements for prospective tenant The Beverage Incubators is expected to be over $700,000 and Tenant Improvements for prospective tenant TechDen is expected to be in the range of $300,000 to $500,000.

Prospective tenant Broadino has also outlined a significant capital investment in machinery and equipment, however, Broadino would be responsible for these investments, not the Applicant.

The proposed development costs of the existing commercial buildings are expected to require an investment of $1,500,000 to $1,700,000 as follows:

Building Improvements	$500,000
Tenant Improvements	$1,000,000 - $1,200,000

Statement on the Necessity of the Class 7a Tax Incentive

As previously discussed herein, the subject property at 955 American Lane is 100% vacant and the subject property at 953 American Lane, Unit 5 (2nd Floor) and Unit 6 (3rd Floor) are 100% vacant.

The proposed development of the existing commercial buildings is expected to require an investment of $1,500,000 to $1,700,000 and is expected to create 500-650 permanent full-time jobs over the next 3-years.

The substantial rehabilitation and reoccupation of the property is expected to commence as soon as possible after approval of a Class 7a tax incentive.

The proposed redevelopment will revitalize two (2) vacant, underutilized buildings and result in a number of elements desirable to the Village of Schaumburg. The rehabilitation of the buildings will restore what are currently deteriorated, functionally and economically obsolete buildings, with inadequate utilities and excessive vacancies to productive use. The property will be redeveloped with innovative startups and tech incubators, creating a Technology Experience Center in Schaumburg. Occupancy itself will increase the real estate taxes. Should the Class 7a tax incentive be approved, the subject property is expected to generate approximately **$342,758** in additional real estate taxes over the life of the incentive, by allowing the redevelopment to go forward rather than if the property were left vacant.

Additionally, as noted in the original application, reoccupation of the buildings will significantly benefit the local community through ancillary economic impact. The Applicant expects the occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The ancillary economic impact on the Village, based on an estimated 500 employees, is $2,118,750 per year.

New Employee Ancillary Economic Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	500	55%	$55	50	$756,250
Groceries	500	30%	$50	50	$375,000
Consumer Goods	500	25%	$35	50	$218,750
Entertainment	500	15%	$55	50	$206,250
Auto-Gas	500	75%	$30	50	$562,500
TOTAL (Per Year)					**$2,118,750**

A financial feasibility analysis was included with the original application, which determined that the Applicant "would essentially operate at a loss until year four with a 7(a) but would never move out of the red without one." *The Need for a Class 7(A) Incentive to Ensure Feasibility for the Redevelopment of the Property*, at 8. The report notes that "[w]ith increasing labor costs, continued rising interest rates due to inflation, uncertain environmental regulations and potential supply chain issues, the cost to renovate and operational costs after completion of this project will result in an ever-increasing need for the 7(a) incentive." *Id.*

The report makes the following conclusion:

> "Without the assistance from the Class 7(a) Tax Incentive, [Applicant] will be unable to redevelop the property and leave it undeveloped and vacant. The current owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive as [Applicant].
>
> Due to the reality that [Applicant] cannot feasibly justify purchasing and operating this building without a Class 7(a) incentive because the property taxes make it financially impossible, and in so doing cause the Village of Schaumburg and the other taxing bodies to lose millions of property tax dollars, we must conclude that granting the Class 7(a) incentive in this specific case is imperative."

The proposed commercial redevelopment described herein will be materially assisted by the Class 7a tax incentive and is necessary to subsidize part of the total investment and operational costs to make the redevelopment project viable, sustainable, and able to go forward on a timely basis.

IndusPAD-Braveheart III, LLC - PINs 07-14-200-085-1001, -1002, -1003, -1004, -1006, -1007															
	Scenario A					Scenario B					Scenario C				
	Standard Commercial Assessment on New Project					7a Special Assessment on New Project					Current Conditions No New Project				
Year	Assessed Level	Assessed Value	Market Value	Real Estate Taxes	Tax Per SF	Assessed Level	Assessed Value	Market Value	Real Estate Taxes	Tax Per SF	Assessed Level	Assessed Value	Market Value	Real Estate Taxes	Tax Per SF
Current Year	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
Construction/Lease Up Term(s)	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
1	25%	$ 3,770,431	$ 15,081,723	$ 1,097,094	$ 4.28	10%	$ 1,508,172	$ 15,081,723	$ 438,838	$ 1.71	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
2	25%	$ 4,147,474	$ 16,589,895	$ 1,206,804	$ 4.70	10%	$ 1,658,990	$ 16,589,895	$ 482,721	$ 1.88	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
3	25%	$ 4,147,474	$ 16,589,895	$ 1,206,804	$ 4.70	10%	$ 1,658,990	$ 16,589,895	$ 482,721	$ 1.88	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
4	25%	$ 4,147,474	$ 16,589,895	$ 1,206,804	$ 4.70	10%	$ 1,658,990	$ 16,589,895	$ 482,721	$ 1.88	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
5	25%	$ 4,562,221	$ 18,248,885	$ 1,327,484	$ 5.17	10%	$ 1,824,888	$ 18,248,885	$ 530,994	$ 2.07	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
6	25%	$ 4,562,221	$ 18,248,885	$ 1,327,484	$ 5.17	10%	$ 1,824,888	$ 18,248,885	$ 530,994	$ 2.07	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
7	25%	$ 4,562,221	$ 18,248,885	$ 1,327,484	$ 5.17	10%	$ 1,824,888	$ 18,248,885	$ 530,994	$ 2.07	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
8	25%	$ 5,018,443	$ 20,073,773	$ 1,460,232	$ 5.69	10%	$ 2,007,377	$ 20,073,773	$ 584,093	$ 2.28	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
9	25%	$ 5,018,443	$ 20,073,773	$ 1,460,232	$ 5.69	10%	$ 2,007,377	$ 20,073,773	$ 584,093	$ 2.28	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
10	25%	$ 5,018,443	$ 20,073,773	$ 1,460,232	$ 5.69	10%	$ 2,007,377	$ 20,073,773	$ 584,093	$ 2.28	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
11	25%	$ 5,520,288	$ 22,081,151	$ 1,606,256	$ 6.26	15%	$ 3,312,173	$ 22,081,151	$ 963,753	$ 3.76	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
12	25%	$ 5,520,288	$ 22,081,151	$ 1,606,256	$ 6.26	20%	$ 4,416,230	$ 22,081,151	$ 1,285,004	$ 5.01	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
Total over Term				**$ 17,482,875**					**$ 8,670,730**					**$ 8,327,972**	
Net Tax Benefit Over Term (Scenario B - Scenario C)	$ 342,758														
2024 Equalization Factor	3.0355														
2024 Local Tax Rate	9.585675%														
2024 Equalized Tax Rate	29.10%														

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, AND 07-14-200-085-1004 AS A BLIGHTED AREA

WHEREAS, the Village of Schaumburg, Cook County, Illinois (the "Village") is a home rule unit of government pursuant to the Illinois Constitution of 1970, and as such may exercise any power and perform any function pertaining to its government affairs; and

WHEREAS, the corporate authorities of the Village of Schaumburg has evaluated whether the parcel at 953 American Lane delineated by Property Index Numbers 07-14-200-085-1006 and 07-14-200-085-1007, and 955 American Lane delineated by Property Index Numbers 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004 in Schaumburg, Cook County, Illinois, and further described on Exhibit A, a copy of which is attached hereto and made part hereof (the "Area"), constitute a blighted area as defined by the criteria set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act").

WHEREAS, in order to find that an area qualified as a blighted area under the TIF Act five of the following thirteen factors listed must be present: (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Presence of structures below minimum code standards; (5) Illegal use of individual structures; (6) Excessive vacancies; (7) Lack of ventilation, light, or sanitary facilities; (8) Inadequate utilities; (9) Excessive land coverage and overcrowding of structures and community facilities; (10) Deleterious land-use or layout; (11) Environmental clean-up; (12) Lack of community planning; (13) Stagnant or declining EAV whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village of Schaumburg has reviewed a October 2023 study analysis from the consulting firm Strategic Project Management, Inc. prepared specifically for above referenced PINs in determining whether all or a portion of this area qualifies as a blighted area as set forth in the definitions of the Tax Increment Allocation Redevelopment Act.

WHEREAS, the Strategic Project Management, Inc. analysis concluded that said area meets five of the eligibility factors: (1) Excessive vacancies; (2) Lack of community planning; (3) Obsolescence; (4) Deterioration and (5) Inadequate utilities.

WHEREAS, the Village finds the property within the Area is currently vacant, and that the extent and duration of the vacancy will persist and have an adverse influence on the Area if the property is not immediately redeveloped; lacks community planning to address the significant office vacancies that exist post-pandemic; is obsolete and contains characteristics that are no longer suitable from their original use due to age and other factors; find that the property is in a state of deterioration and that the property within the Area is in need of substantial rehabilitation; and find that utilities are insufficient, faulty or poorly

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, AND 07-14-200-085-1004 AS A BLIGHTED AREA

maintained that it impairs site use or development failing and require significant investment to attract and retain economic activity.

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

SECTION ONE: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made part hereof, as if fully set forth in their entirety.

SECTION TWO: The Village of Schaumburg hereby finds and agrees that the said area has been appropriately declared as a blighted area by a qualified independent consultant and meets five of the thirteen eligibility factors.

SECTION THREE: All property in the blighted area is expected to substantially benefit by redevelopment improvements.

SECTION FOUR: The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

SECTION FIVE: That the area is therefore in need of redevelopment.

SECTION SIX: That unless corrected, the blighted conditions outlined in the report will persist and continue to delay any future economic development within the Area.

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

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

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, AND 07-14-200-085-1004 AS A BLIGHTED AREA

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

THE NEED FOR A CLASS 7(A) INCENTIVE TO ENSURE FEASIBILITY FOR THE REDEVELOPMENT OF THE PROPERTY
955 AMERICAN LANE
SCHAUMBURG, IL 60173

To

BRIAN P. LISTON, ESQ., AND PETER TSANTILIS, ESQ.
THE LAW OFFICES OF LISTON & TSANTILIS, P.C.

From

STRATEGIC PROJECT MANAGEMENT, INC.

October 31, 2023

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MEMORANDUM

Date: October 31, 2023

To: Brian P. Liston, Esq., and Peter Tsantilis, Esq.
The Law Offices of Liston & Tsantilis, P.C.

From: Peter Tsiolis, Aric Swaney - Strategic Project Management

Subject: 955 American Lane
Schaumburg, IL – Class 7(a)

INTRODUCTION

The issue of whether the redevelopment of the property commonly known as 955 American Lane, Schaumburg, IL, or more specifically identified by PINs 07-14-200-085-1001/-1002/-1003/-1004 is feasible without a Class 7(a) incentive is the focus of this analysis. In order to draw a conclusion, Strategic Project Management utilized a methodology that encompasses simulating real estate tax projections and redevelopment costs as well as other factors including community impact. In addition, we rely on certain assumptions as concluded by the Board of Trustees of the Village of Schaumburg in addition to our own review of their conclusions and our field reports.

Prior to delving into the analysis of this specific project (as will be fully described below), we addressed the issue of whether the subject property is within an area that meets the blight criteria as defined in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74/4-1 et seq.) (the "TIF Act"). Our examination of both the issue of blight and whether this project is feasible without a Class 7(a) concludes the subject property is within a blighted area and the project would not be economically feasible without the Class 7(a) incentive.

BLIGHT CRITERIA

As a point of reference, we found evidence of blight and strongly recommend the President and Village Board and Cook County determine that the property, site, or area is deemed a redevelopment priority by the Village, and that it satisfies the designation requirement to demonstrate that the area is "in need of commercial development" and thus blighted pursuant to both the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. ("TIF Act"), and the Commercial Renewal and Redevelopment Areas Act, 65 ILCS 5/11-74.2-2-1 et seq. ("Renewal Act") in compliance with the ordinance required to be eligible for a Class 7(a) Incentive. Our analysis examined the same criteria as set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act") in determining where the subject parcel meets the designation of blighted area, and we strongly recommend that conclusion be reached by the President and Village Board and Cook County.

In determining whether an area qualifies as blighted under the TIF Act, a project area must be, on and after November 1, 1999, "an improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:"

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site.

Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

As stated above, we found evidence of blight and recommend the President and Village Board and Cook County find that the parcel here in question is a blighted area. In this instance, following an exterior survey of the condition and use of the area; field survey of conditions of roads, sidewalks, parking areas, lighting, landscaping, general property maintenance; analysis of existing structures and development plans for future structures; and research of relevant government records, we again

recommend that the President and Village Board and Cook County should find the area is a "blighted area" and designate it as such due to the following five factors.

• Excessive vacancies: The parcel has been vacant for over a year.

• Lack of Community Planning: Post-pandemic commercial office use has shifted such that plans created prior to 2020 are not necessarily sufficient to meet current needs. The lack of an adequate Comprehensive Plan for this area at the time of construction did not significantly guide development in the area beyond the established zoning. While improvements may have taken place over the years, they were implemented without the guidance of the updated and modern 2018 Comprehensive Plan directed toward long-term benefit for the village, and no post-pandemic plan has been put into place. Thus, the Village has not had constructive input into area development that would meet post-pandemic needs.

• Obsolescence: When considering properties and buildings, the nature of obsolescence may be functional or economic, or a combination of both. Functional obsolescence generally relates to the physical utility of a property or structure, and economic obsolescence relates to the ability of a property or building to compete in the marketplace. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements. Here, the semi-enclosed parking provided is constrained by limited floor-to-ceiling heights, and entrance heights. The 1999 constructed and 2009 limited renovated buildings also lack amenities available in modern, post-pandemic developments.

• Deterioration of Structures and Site Improvements: Various site improvements and parking areas are in substandard condition on the parcel, with one of the parking lots containing extensive cracking, potholes, and depressions. The garage displayed leaking pipes, puddling, and numerous wall cracks. The high degree of deterioration observable on these improvements contributes to an adverse aesthetic impact on the area. Inadequate maintenance and repair of surface areas encourage an environment that is both unsafe for pedestrians and drivers.

• Inadequate Utilities: The combination of the overall age, deterioration, and the possibility of insufficient on-site detention or retention of storm water due to constantly changing climate conditions qualify as inadequate. HVAC and other systems may also not be adequate to meet future climate change regulations.

FINANCIAL FEASIBILITY ANALYSIS FOR THE REDEVELOPMENT OF 955 AMERICAN LANE AND CREATION OF A NEW DESTINATION OFFICE COMPEX FOR PROFESSIONALS ON THE PROPERTY

The data and analysis in this section is provided by Braveheart (the "Applicant"). The information related to historical, current, and future real estate taxes is presented in this report by Strategic Project Management based on Cook County tax records. The future projections are derived by SPM based on historical trends and assumptions.

Proposed Redevelopment Project

Braveheart (by IndusPAD) is the arm of IndusPAD which currently owns and manages other properties. These facilities offer a destination office for professionals, from the creative and established to the elite and Avant-garde, in a bustling suburban town outside of Chicago. Designed with high-tech features and modern efficiencies, Braveheart is an ideal office as a long-term home for companies, providing move-in ready suites and customized space to fit unique business needs best.
Braveheart is looking to further expand its footprint into the area with the purchase of 955 American Lane.

For Braveheart, investing is an active process. Their people are on the ground, getting to know the properties inside and out. They strive to create vibrant communities where their residents and tenants are excited to live and work. As a globally trusted investment firm, they offer exceptional returns to their investors, pursued with uncompromising principles. They are a high-touch and detail-oriented team where people are their business.

The Subject Property currently consists of a vacant, approximately 177,893 square foot, four-story commercial office, sited on approximately 540,631 square feet of land. The property was built in 1999 and most recently renovated in 2009 prior to the passing of the most recent codes. The building is a four-story office building and is connected to the adjacent building in the development via a 2-story "link" that houses a fitness center and a cafeteria.
There are 533 asphalt surface parking spaces and 717 covered parking spaces, including 10 reserved garage spaces and 22 reserved surface spaces located in the 5-level parking structure. There are 19 ADA parking spaces. In total, the complex has a parking ratio of four (4) per 1000 square feet.

Braveheart is under contract to purchase the property for approximately $1,375,000 and plans to spend a minimum of $500,000 to make various improvements and repairs to make the Subject Property competitive contingent on receiving the 7(a). The property is currently 100% vacant and unused; Braveheart is planning to purchase the property and lease out the entirety to third party tenants (which may require additional funds to be spent on tenant improvements). Braveheart does not yet have tenants fully lined-up but expects to bring upwards of 150-200 permanent full-time employees upon stabilization with additional room for growth.

In addition to increased property tax revenues, Braveheart's presence will significantly benefit the local community as it will attract both new and returning occupants and their employees who will also frequent nearby establishments.

The Braveheart redevelopment is essential for the subject property and the area in general. It is worth noting that Braveheart is willing to invest in the property at a time when suburban office vacancy increased to 29.7% and major companies are shrinking their footprints.[1] Braveheart has also established a brand and

[1] Danny Ecker, "Suburban office vacancy nears 30% as workspace cutbacks continue," *Crain's Chicago Business*, 10/12/23.

occupant loyalty in Schaumburg. Unlike many of its competitors, Braveheart has not saturated the market and therefore its occupants are assured of the attention and quality Braveheart provides.

The long-term outcome for the subject property should Braveheart decide not to redevelop is negative based on its current and likely continued vacancy.

Approach to Determine Whether Class 7(a) Tax Incentive is Needed

In reviewing and analyzing whether a project can proceed without a Class 7(a) tax incentive, we can undertake various approaches to reach our conclusion. Each project is reviewed based on its own characteristics, needs and economic conditions. While one proposed project may require a review of the applicant's financial data and pro forma using an Initial Rate of Return analysis, a different project will require looking at a yearly revenue analysis to determine whether the project meets required net profits.

In this specific case, the current condition of the parcel reflects a sense of abandonment. The obvious negative impacts that follow this not only apply to the specific property, but also extend to adjacent properties. As the abandoned property becomes an eyesore and in many cases a bastion for undesirable elements, the natural outcome is to decrease the value of neighboring properties, which can lead to a domino effect. The subject property is facing this very real prospect. The proposed project will transform the currently underutilized area into one that will address the numerous issues that if left unaddressed will lead to larger issues in the years to come. In this case Braveheart will revitalize, modernize, and make the subject parcel attractive, viable and one that serves to attract other end-users. This undertaking will cost a significant amount of money, create new temporary and permanent jobs, and increase overall real estate property tax revenues. However, without the improvements and substantial further investment, the property's future is bleak.

Projected Redevelopment Costs

Table 1 summarizes the minimum projected costs of the Redevelopment.

Table 1 Projected Project Total Redevelopment Costs

		Projected Total Cost
Hard Construction Costs		$500,000
Land Acquisition, etc.		$1,375,000
Total Costs		**$1,875,000**

Source Braveheart

Property Tax Projections

Table 2 summarizes projected taxes for years 1 through 13 with and without a Class 7(a) incentive. Please note year 13 reflects when the incentive terminates. The projections are based on a beginning market value in 2024 (Year One) then increases of 10% every three years or on a triannual basis rather than a yearly increase of 3% to more accurately reflect the method used by the Cook County Assessor.

Table 2 Property Tax Projections with and without Class 7(a) Incentive

Subject Property		955 American Lane, Schaumburg IL																
PIN(s)		07-14-200-085-1001/-1002/-1003/-1004																
												Tax Code	35011		2022 Tax Rate	9.291%		
	Current Conditions plus Redevelopment without 7a Incentive						Current Conditions No Improvements Full Vacancy						Current Conditions plus Redevelopment with 7a incentive					
Tax Year	Market Value 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3		Market Value NoImp/Full V 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3		Market Value 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3	Projected 7a Incentive Savings
2024	18,462,844	25.00%	4,615,711	13,494,954	1,253,816.20		17,562,844	10.00%	1,756,284	5,134,849	477,078.79		18,462,844	10.00%	1,846,284	5,397,982	501,526.48	752,289.72
2025	18,462,844	25.00%	4,615,711	13,494,954	1,253,816.20		17,562,844	10.00%	1,756,284	5,134,849	477,078.79		18,462,844	10.00%	1,846,284	5,397,982	501,526.48	752,289.72
2026	18,462,844	25.00%	4,615,711	13,494,954	1,253,816.20		17,562,844	10.00%	1,756,284	5,134,849	477,078.79		18,462,844	10.00%	1,846,284	5,397,982	501,526.48	752,289.72
2027	20,309,128	25.00%	5,077,282	14,844,449	1,379,197.79		19,319,128	10.00%	1,931,913	5,648,333	524,786.66		20,309,128	10.00%	2,030,913	5,937,780	551,679.12	827,518.68
2028	20,309,128	25.00%	5,077,282	14,844,449	1,379,197.79		19,319,128	10.00%	1,931,913	5,648,333	524,786.66		20,309,128	10.00%	2,030,913	5,937,780	551,679.12	827,518.68
2029	20,309,128	25.00%	5,077,282	14,844,449	1,379,197.79		19,319,128	10.00%	1,931,913	5,648,333	524,786.66		20,309,128	10.00%	2,030,913	5,937,780	551,679.12	827,518.68
2030	22,340,041	25.00%	5,585,010	16,328,894	1,517,117.59		21,251,041	10.00%	2,125,104	6,213,167	577,265.33		22,340,041	10.00%	2,234,004	6,531,558	606,847.03	910,270.55
2031	22,340,041	25.00%	5,585,010	16,328,894	1,517,117.59		21,251,041	10.00%	2,125,104	6,213,167	577,265.33		22,340,041	10.00%	2,234,004	6,531,558	606,847.03	910,270.55
2032	22,340,041	25.00%	5,585,010	16,328,894	1,517,117.59		21,251,041	10.00%	2,125,104	6,213,167	577,265.33		22,340,041	10.00%	2,234,004	6,531,558	606,847.03	910,270.55
2033	24,574,045	25.00%	6,143,511	17,961,784	1,668,829.34		23,376,145	10.00%	2,337,615	6,834,484	634,991.86		24,574,045	10.00%	2,457,405	7,184,714	667,531.73	1,001,297.60
2034	24,574,045	25.00%	6,143,511	17,961,784	1,668,829.34		23,376,145	10.00%	2,337,615	6,834,484	634,991.86		24,574,045	15.00%	3,686,107	10,777,070	1,001,297.60	667,531.73
2035	24,574,045	25.00%	6,143,511	17,961,784	1,668,829.34		23,376,145	10.00%	2,337,615	6,834,484	634,991.86		24,574,045	20.00%	4,914,809	14,369,427	1,335,063.47	333,765.87
2036		25.00%	-	-	-			10.00%	-	-	-			25.00%	-	-	-	-
Total					17,456,882.74						6,642,367.95						7,984,050.70	
																		9,472,832.04
1 Market Value Increased by 10% every Tiennial																		
2 Equalized Assessed Value based on 2022 Equlizaion Factor 2.9237																		
3 Real Estate Tax based on 2022 composite Tax Rate 9.291																		

Sources Cook County Assessor, Cook County Clerk, SPM

We utilized a real estate tax based on the 2022 composite tax rate of 9.291 percent and the most recent Cook County equalization multiplier 2.9237. For the illustrative purposes of this report, we assume eligibility for a Class 7(a) incentive is available and the redevelopment is complete in 2024. The projected tax for the property with a Class 7(a) will be $501,527 in 2024 and $1,253,816 without a Class 7(a) or a difference of approximately $752,290. In the table above, the 2034 (Year 11) Assessment Level

increases to 15 percent, resulting in a difference of $667,532. In 2035 (Year 12), the Assessment Level increases to 20 percent, resulting in a difference of $333,766. In 2036 (Year 13), taxes return to the full 25 percent.

Table 2 also uses estimated taxes to demonstrate the additional property tax revenue that would be generated by allowing Braveheart to modernize and improve the parcel with a 7(a) incentive. As the projections illustrate, providing the incentive will generate $7,984,050 over the life of the incentive (2024-2035). If the property remains vacant, which is a strong possibility without the incentive, it could produce $6,642,368 over the same period. Even with a 7(a) incentive, the village and other taxing bodies will be assured a benefit of $7,984,050 over the life of the incentive by allowing the redevelopment to go forward, which is $1,341,683 more in revenue than if the property is left vacant.

For additional illustrative purposes, we project Braveheart in a best-case scenario to generate $1,600,000 total revenue in year one. This projection is aggressive and based on stabilization which typically occurs in years three or four. With the year one tax projection without a 7(a) of $1,253,816, Braveheart's real estate taxes would take 78% percent of its revenue, which is unsustainable. With a 7(a) year one tax projection of $501,526 the taxes would take 31% of revenue, which would be acceptable in this case until stabilization and increased revenue. Braveheart would essentially operate at a loss until year four with a 7(a) but would never move out of the red without one. This, of course, is based on the optimistic assumption that the suburban vacancy rate will bottom out and return to pre-pandemic numbers.

With increasing labor costs, continued rising interest rates due to inflation, uncertain environmental regulations and potential supply chain issues, the cost to renovate and operational costs after completion of this project will result in an ever-increasing need for the 7(a) incentive. Quite simply, the cost to own and operate this business is more expensive today than it was even a year ago.

CONCLUSION

Typically, when determining whether we recommend the need for an incentive we take into consideration the redevelopment program, redevelopment cost projections, revenues and expenses and other financial information discussed above, however, in certain cases such as this one the financial information isn't the only determining factor to consider. The intangible benefits for the subject property and surrounding properties must also be heavily considered in reaching a decision along with the additional overall taxes the project will generate.

Therefore, granting the Class 7(a) incentive will in this case ensure that the blighted area does not expand into other areas, but rather will bring (for the reasons articulated above) commercial success to the Village of Schaumburg for years to come. This is remarkable under the current economic uncertainties we are facing due to the recent pandemic, supply chain issues, inflation, rising interest rates, uncertain climate and environmental regulations and other factors. The fact that Braveheart is willing to invest in the property at a time when suburban office vacancies increased to 29.7% and major companies are shrinking their footprints is remarkable.

Without the assistance from the Class 7(a) Tax Incentive, Braveheart will be unable to redevelop the property and leave it undeveloped and vacant. The current owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive as Braveheart.

Due to the reality that Braveheart cannot feasibly justify purchasing and operating this building without a Class 7(a) incentive because the property taxes make it financially impossible, and in so doing cause the Village of Schaumburg and the other taxing bodies to lose millions of property tax dollars, we must conclude that granting the Class 7(a) incentive in this specific case is imperative.

EXHIBIT A

Crain's Chicago Article

CRAIN'S CHICAGO BUSINESS

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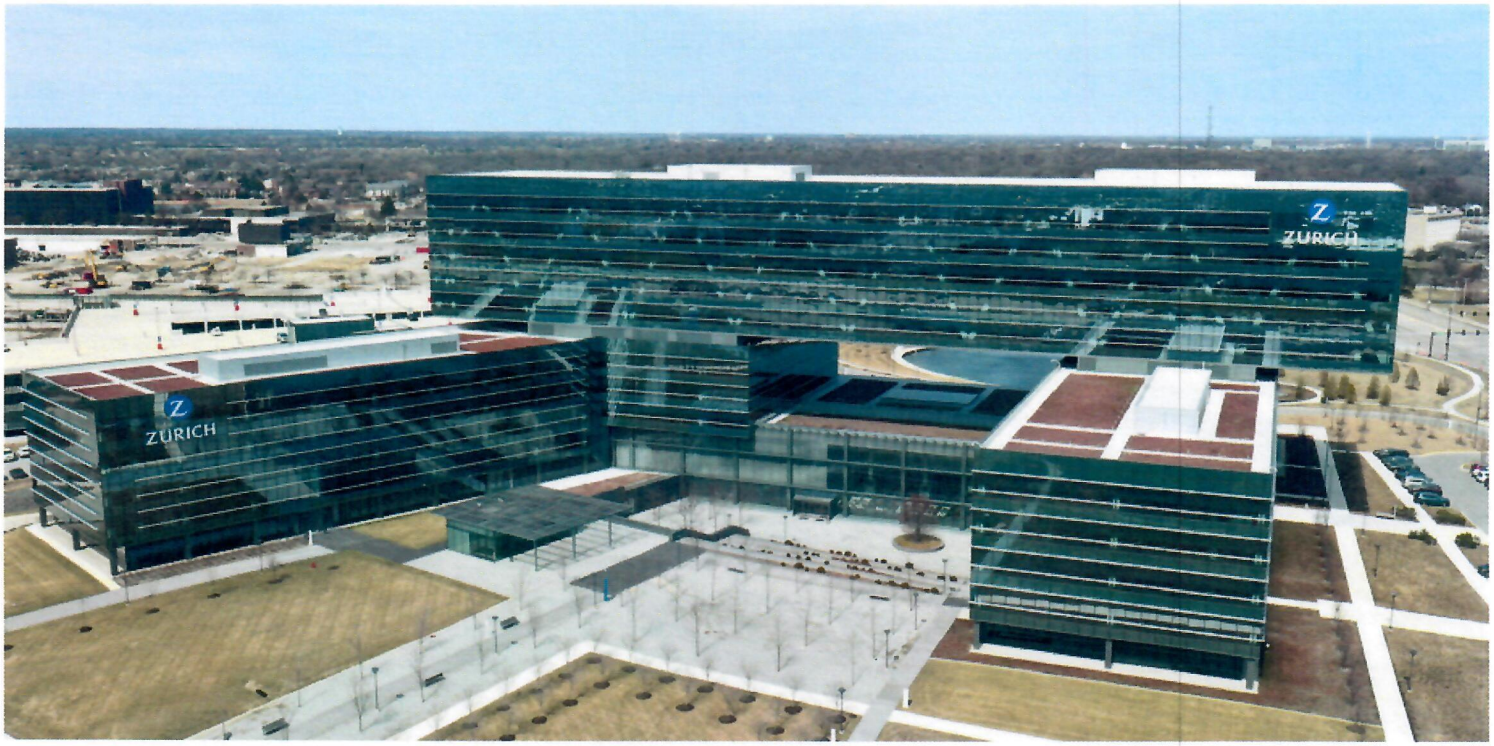
Commercial Real Estate

Suburban office vacancy nears 30% as workspace cutbacks continue

By Danny Ecker



More companies trying to get rid of workspace over the past three months pushed the suburban office vacancy rate to a record high for the 11th consecutive quarter.

Fueled by big blocks of sublease space that hit the market, the share of available office space in the suburbs increased to 29.7% at the end of September from 28.9% midway through the year, according to real estate services firm Jones Lang LaSalle. The new vacancy rate is up from 27.3% a year ago and 22.1% when the COVID-19 pandemic began.

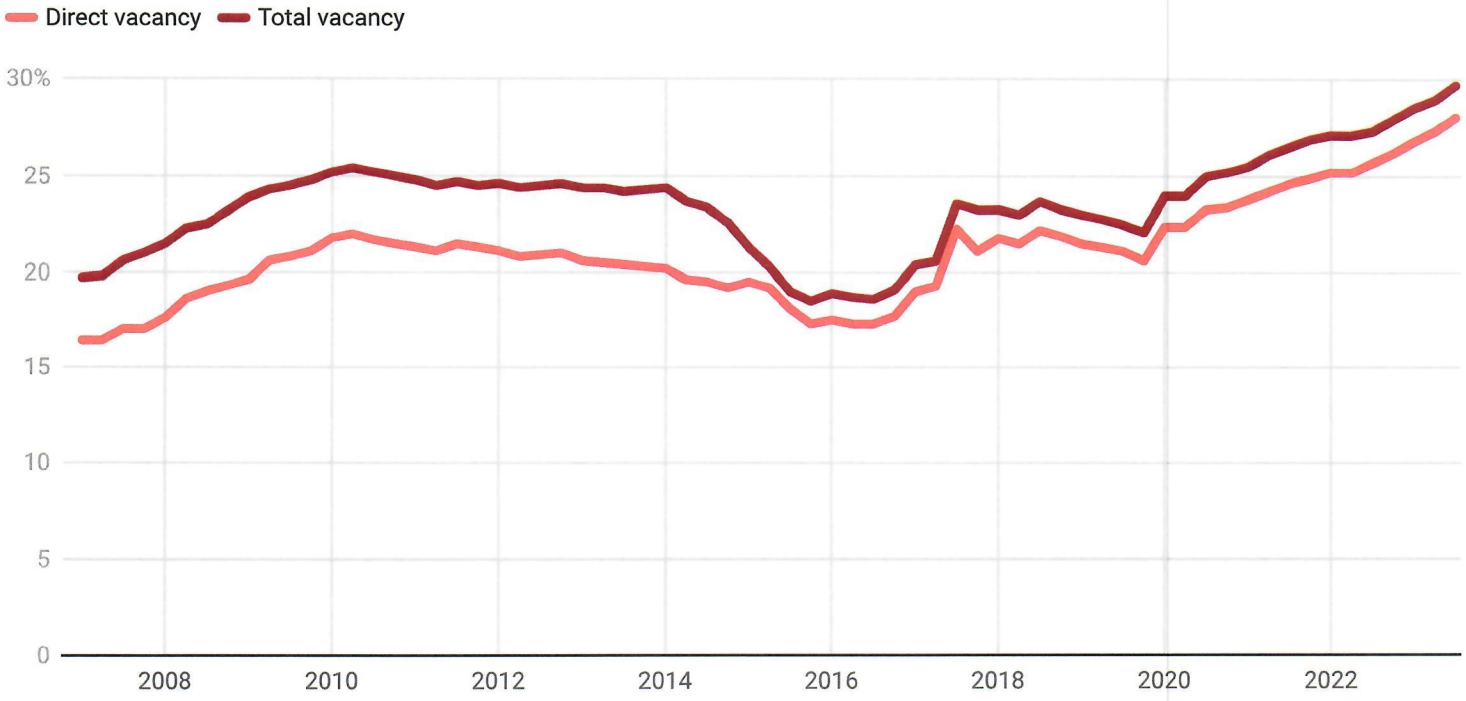
The numbers reflect the ongoing anguish for suburban office landlords, which continue to see the remote work movement weaken demand for workspace. Companies shrinking their footprints have whittled building owners' bottom lines, with no visible end to the space-shedding trend more than three years after the COVID-19 pandemic began.

While a number of companies have called employees back to the office more regularly in recent weeks, it may not make a big difference for many landlords. Higher interest rates and lower property values have already pushed big suburban office properties into foreclosure, with Schaumburg Towers, Continental Towers in Rolling Meadows and the Riverway office complex in Rosemont recently added to that distress. More owners have also sought to hand over their properties to their lenders rather than face a potential foreclosure process or reinvest in a property for which it sees a bleak future.

During the third quarter, it was big new sublease listings that pushed supply and demand further out of balance. The amount of office space available for sublease in the suburbs rose by 22% over the past three months to 3.9 million square feet, according to JLL. Insurance giant Zurich North America led the way by formally trying to offload almost 363,000 square feet of its Schaumburg headquarters — close to half of its footprint there — while CDW recently began offering more than 200,000 square feet of its office space in Lincolnshire for sublease.

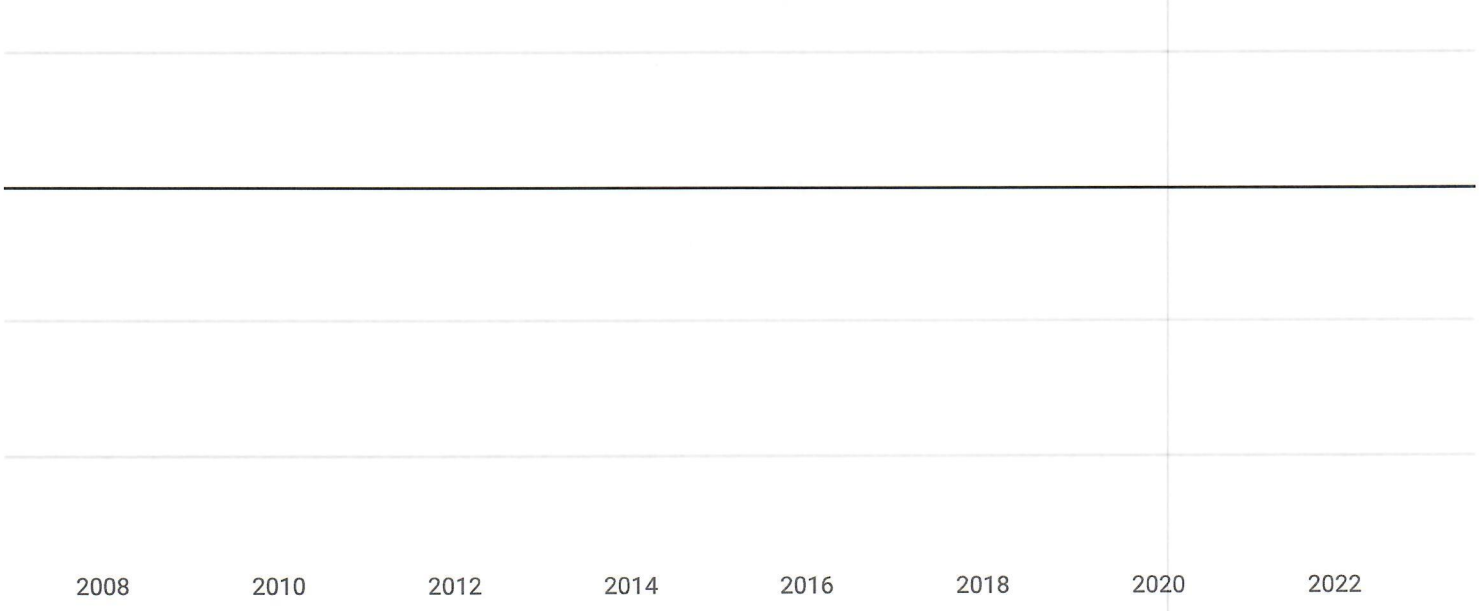
Remote work fallout continues

New office move-ins outpaced move-outs during the third quarter, but big sublease listings drove up the amount of available workspace in the suburbs to another all-time high.



Note: Total vacancy includes space available for sublease.
Created with Datawrapper

Net absorption



Get the data • Created with Datawrapper

Source: Jones Lang LaSalle

In another pending loss for the suburbs, benefits administration company Alight said in July that it would be moving its headquarters from a 200,000-square-foot office in

Lincolnshire to a 16,000-square foot space atop BMO Tower in the West Loop.

Many companies are still thinking through how much office space they'll need and what it should look like as effects of the pandemic fade, which makes it difficult to predict when the downsizing trend will slow down, said JLL Managing Director Steven Spinell, who negotiates office leases on behalf of tenants in the suburbs.

"We still have some time before that (space-cutting) trend runs its course," Spinell said.

Many landlords aren't holding their breath for office demand to make a big comeback soon, but they're cheering for a reduction in supply. They got good news on that front during the third quarter, as the 2.3 million-square-foot former Sears headquarters campus in Hoffman Estates was sold to a Dallas-based developer that's expected to transform the sprawling property with a data center project.

In Naperville, Oak Brook-based developer Franklin Partners in August began razing the former Alcatel-Lucent office building at 1960 Lucent Lane, taking that 516,000-square-foot building out of the market. JLL's data will reflect that supply reduction next quarter, according to a spokesman for the brokerage.

JLL's tally of total suburban office inventory now stands at 96 million square feet, the lowest mark since the end of 2010.

Some office landlords also continue to experience less pain than others. Newer office properties and those that have seen substantial upgrades in recent years are outperforming the rest of the market as companies seek out workspace that will encourage employees to show up rather than work remotely.

Net absorption, which measures the change in the amount of leased and occupied space compared with prior period, rose by more than 61,000 square feet during the third quarter among top-tier, or Class A, office buildings, JLL data shows. The same metric among Class B properties fell by roughly 5,000 square feet.

"The flight to quality is definitely the overarching trend in the market right now," Spinell said.

The biggest deals boosting absorption during the third quarter were Ace Hardware's move-in to 250,000 square feet at the former McDonald's headquarters campus in Oak Brook and AIT Worldwide Logistics' relocation to 2 Pierce Place in Itasca from a nearby industrial building it owns.

The third quarter also brought a sale of a suburban office building, a rare deal amid rampant distress and higher interest rates keeping many investors on the sidelines.

A venture of Chicago investor Gene Staples last month paid $29 million for the 11-story International Tower office building near O'Hare International Airport, according to Cook County property records. That price showed the loss of value for the 302,089-square-foot property, which last changed hands in 2014, when Chicago-based investor Golub bought it for more than $40 million.

Helping close the sale last month: An entity affiliated with Sandy, Utah-based Bridge Investment Group — which had provided a loan to Golub in 2019 and took control of the property last year — provided a new mortgage to the Staples venture. That move, or so-called seller financing, has been a common offer for office properties over the past year to help eliminate the hurdle of buyers hunting for a new loan.

By **Danny Ecker**

Danny Ecker is a reporter covering commercial real estate for Crain's Chicago Business, with a focus on offices, hotels and megaprojects shaping the local property sector. He joined Crain's in 2010 and previously covered the business of sports, as well as the city's convention and tourism sector.

News, Commercial Real Estate, Real Estate

Source URL: *https://www.chicagobusiness.com/commercial-real-estate/suburban-chicago-office-vacancy-hits-record-high*

VILLAGE OF SCHAUMBURG

DESCRIPTION[1]

The Village President (the "President") and the Board constitute the governing body of the Village. The President is elected for a four-year term and serves as the Chief Executive Officer of the Village. The President presides over Board meetings and executes official documents. The President appoints Advisory Committees, Boards and Commissions with the consent of the Board. The Village Manager and Village Attorney are appointed by the President and the Board. The Board consists of six members elected at large for staggered four-year terms. The Village Manager is the Chief Administrative Officer of the Village and is responsible for the management of all Village operations under the direction of the President and the Board. The Village Manager is appointed by the President and Board and serves at the Board's pleasure. The Village Manager appoints and supervises the directors of the Village's eleven departments, including the Director of Finance who also serves as the Village Treasurer.

The Village has a population of 73,970 as of the 2018 American Community Survey ("ACS") estimate. The Village's population has essentially been stable when compared to a population of 74,227 according to the 2010 U.S. Census Bureau and a population of 75,386 according to the 2000 U.S. Census Bureau. The Village is located in the northwest suburban area of the Chicago metropolitan area. It is a leading economic center in the metropolitan area. The Village is second among all Illinois municipalities in retail sales volume outside of Chicago. Its equalized assessed valuation ("EAV") for real property tax purposes is the third largest of any Illinois municipality.

Illinois Route 53 (I-290) bounds the Village to the east, and the Jane Addams (formerly the Northwest Tollway) (I-90) runs along its northern edge and Illinois Route 390 (formerly the Elgin O'Hare Expressway) to the south. Together, these arteries provide ready access to O'Hare International Airport, nine miles to the east; downtown Chicago, twenty-six miles to the southeast and to the entire metropolitan region surrounding Chicago.

Much of the substantial commercial and industrial development has focused upon the I-290/I-90 interchange in the Village's northeast corner. This area includes the 2.7 million square-foot Woodfield Mall, one of the world's largest fully enclosed malls at the time of its opening in 1971. Woodfield was expanded in 1994, and various additional large shopping malls and large stores have been constructed near Woodfield Mall. Additional commercial and industrial activity is located on the Village's west side at Schaumburg Road and Barrington Road.

Overall, the Village's commercial development, including sixty-nine shopping centers, ten industrial parks, fifteen major office centers and corporate headquarters, and its housing stock, have produced a community with $3,832,697,491 in Cook County EAV for property tax purposes. This valuation is substantially below the actual market value of taxable property.

The Village is a home-rule unit under the 1970 Illinois Constitution. As such, it has no tax rate or debt limits, nor is it required to conduct a referendum to authorize the incurrence of debt or the imposition or increase of property taxes.

[1] VILLAGE OF SCHAUMBURG, ILLINOIS GENERAL OBLIGATION BONDS, SERIES 2020B (IL) Final Official Statement Dated October 26, 2020.

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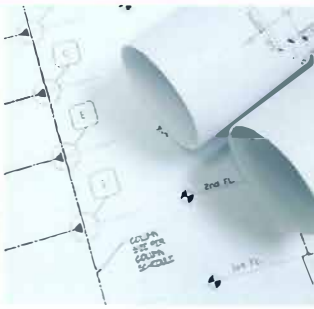

"Peter and his team were great to work with throughout the process of refunding Village of Bellwood's debt and their energy, enthusiasm and technical expertise provided a lot of leadership. Their budget strategies were on point and paved the way for us to seek and obtain a four notch credit rating upgrade from S&P."

Phoebe S. Selden
Senior Vice President,
Acacia Financial Group

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Oak Brook, IL 60523
p630.601.1020

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

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

WHEREAS, the corporate authorities have received a request from IndusPAD-BRAVEHEART III to support and consent to the filing of an application for a Class 7B Tax Incentive for the properties located at 953 American Lane, in Schaumburg, Illinois, part of Permanent Parcel No. 07-14-200-085-1006 and 07-14-200-085-1007, and 955 American Lane, in Schaumburg, Illinois, part of Permanent Parcel No. 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004 (the "Property") with a legal description of:

PARCEL 1 (953 AMERICAN LANE):

UNITS 4, 5 AND 6 IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

PARCEL 2 (955 AMERICAN LANE):

UNITS 1, 2, 3A, AND 3B IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

WHEREAS, the owner, IndusPAD-BRAVEHEART III, intends to use the property for office purposes; and

WHEREAS, IndusPAD-BRAVEHEART III is seeking special circumstances to establish that the property was abandoned for purposes of the Class 7B where there was no purchase for value but the buildings and other structures have been vacant and unused for greater than 12 continuous months prior to the application; and

WHEREAS, the Village of Schaumburg has found that special circumstances exist, which will continue to thwart any viable redevelopment and occupation of the abandoned Property, including but not limited to: (i) without the Cook County property tax incentives, the Village of Schaumburg is at a

competitive disadvantage with the neighboring counties of Lake and DuPage in attracting development; (ii) the Property is currently vacant and that the extent and duration of the vacancy will persists and have an adverse influence on the area if the Property is not immediately redeveloped; (iii) the lack of an adequate comprehensive plan or community planning to address the significant office vacancies that exist post-pandemic; (iv) the buildings are obsolete and contain characteristics that are no longer suitable from their original use due to age and other factors; (v) the property is in a state of deterioration and in need of substantial rehabilitation; (vi) the utilities are insufficient, faulty or poorly maintained that it impairs site use or development failing and require significant investment to attract and retain economic activity; and (vii) the erosion of the tax base of the Village and other taxing districts by the loss of commercial enterprises and employment opportunities; and

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

WHEREAS, the Village is willing to assist IndusPAD-BRAVEHEART III in receiving the Class 7B Tax Incentive for the Subject Property, provided the Village receives certain assurances from IndusPAD-BRAVEHEART III relating thereto, given that the continued operation of IndusPAD-BRAVEHEART III's business in the Village should be beneficial to the economic vitality of the Village, as more specifically set forth in the Development Agreement attached hereto as Exhibit A and made part hereof (the "Development Agreement"); and

WHEREAS, IndusPAD-BRAVEHEART III will have a minimum of five hundred (500) permanent employees by December 31, 2028 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7B Incentive; and

WHEREAS, IndusPAD-BRAVEHEART III will invest a minimum of one and a half million dollars ($1,500,000.00) in additional capital improvements to the Facility by December 31, 2027; and

WHEREAS, IndusPAD-BRAVEHEART III will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the Class 7A Tax Incentive; and

WHEREAS, IndusPAD-BRAVEHEART III, on an annual basis, provide the Village with the number of employees at the Facility, along with documentation from the Cook County Assessor and the Company that depicts the land value and all line item improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Addition's market value) assigned to the Subject Property and the Facility by the Cook County Assessor;

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

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

SECTION ONE: The Village of Schaumburg hereby supports and consents to the filing of an application for a Class 7B classification for the Property.

SECTION TWO: The Village of Schaumburg finds that conditions of the Class 7B Tax Incentive as laid out in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3) are present, and that it is necessary for development to occur on the property that the property be classified as 7B, and that it supports and consents to a 7B on the property.

SECTION THREE: The Village of Schaumburg finds that special circumstances justify finding that the property is deemed "abandoned" for purpose of the Class 7B.

SECTION FOUR: The Village of Schaumburg finds that the Incentive is necessary for the commercial enterprise for its operation at the current location, and that without such designation, the enterprise would not be economically viable causing the property to be in imminent risk of remaining vacant and unused.

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

SECTION SIX: That, in the event the Company does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 7B Tax Incentive for the Subject Property.

SECTION SEVEN: That, in the event the IndusPAD-BRAVEHEART III does not comply with the terms of the Development Agreement, the Village may require that IndusPAD-BRAVEHEART III pay to the Village the difference between what the Company would have paid in real estate taxes, had the Class 7B Tax Incentive not been granted, and what IndusPAD-BRAVEHEART III actually paid in real estate taxes with the Class 7B Tax Incentive, as provided for in the Development Agreement.

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

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

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____

Village President

ATTEST:

_____

Village Clerk

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND INDUSPAD-BRAVEHEART III
FOR THE APPROVAL OF A COOK COUNTY CLASS 7B REAL ESTATE TAX
CLASSIFICATION FOR 953 AND 955 AMERICAN LANE, SCHAUMBURG, ILLINOIS**

(attached)

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2026, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and INDUSPAD-BRAVEHEART III, an Illinois limited liability corporation (the "Applicant").

RECITALS

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

B. IndusPAD-BRAVEHEART III is an Illinois limited liability corporation, and the owner of the following-described properties:

PARCEL 1 (953 AMERICAN LANE):

UNITS 4, 5 AND 6 IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM

OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2 (955 AMERICAN LANE):

UNITS 1, 2, 3A, AND 3B IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT “B” TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Tax Index Number(s): 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004, 07-14-200-085-1006 and 07-14-200-085-1007

Common Address: 953 and 955 American Lane, Schaumburg, Illinois 60194;
(the "Subject Property").

C. IndusPAD-BRAVEHEART III is the owner of the Subject Property and intends to renovate the vacant buildings and lease the space to attract new tenants, including The Beverage Incubators, Smith Financial and/or TechDen, and Broadino.

D. IndusPAD-BRAVEHEART III is currently seeking a real estate tax incentive under Class 7B of the Cook County Real Property Assessment Classification Ordinance (the "Incentive") and seeking the Village's assistance in obtaining the approval of the Class 7B Incentive.

E. The Village is willing to assist IndusPAD-BRAVEHEART III in obtaining the approval of the Class 7B Incentive, provided the Village receives certain assurances from IndusPAD-BRAVEHEART III relating thereto, given that the continued operation of businesses located within 953 and 955 American Lane should be beneficial to the economic vitality of the Village.

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

Section 1. The Village shall approve the Class 7B Incentive for the Subject Property and the Facility.

Section 2. IndusPAD-BRAVEHEART III will commence renovation on both the 177,892 square foot building at 955 American Lane and on the 109,486 square foot building at 953 American Lane by June 1, 2026. They will complete renovations by June 1, 2027. They will occupy the buildings and operations will begin by December 31, 2027. IndusPAD-BRAVEHEART III will bring in a minimum of 500 permanent employees to occupy a minimum of 165,000 square feet by December 31, 2028, at the the Subject Property (the "Facility"); and is to be maintained for the term of the 7B Incentive.

Section 3. IndusPAD-BRAVEHEART III will invest a minimum of one and a half million and no/100 dollars ($1,500,000.00) in additional capital improvements to the Facility by December 31, 2027.

Section 4. IndusPAD-BRAVEHEART III will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the 7A Incentive.

Section 5. IndusPAD-BRAVEHEART III shall, on a bi-annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and IndusPAD-BRAVEHEART III that depicts the land value and all line-item Improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Improvements market value) assigned to the Subject Property and the Facility by the Cook County Assessor. IndusPAD-BRAVEHEART III will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 7B Tax Incentive.

Section 6. 7B Incentive Termination Provision**:** If IndusPAD-BRAVEHEART III does not comply with the requirements set forth in Sections 2 and 3, and/or does not comply with Sections 4 and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 7B Incentive for the Subject Property; and

B. The 7B Incentive will be terminated if IndusPAD-BRAVEHEART III ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 7B designation under any of the following circumstances:
   - Failure to file the required triennial affidavit prior to the filing deadline;
   - Failure to maintain the property in substantial compliance with all applicable local building, safety, and health codes and requirements;
   - Failure to comply with the Class 7B requirements of substantial occupancy.

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

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

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

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

VILLAGE OF SCHAUMBURG	**INDUSPAD-BRAVEHEART III**
By: _____	By: _____
Tom Dailly, Village President	IndusPAD-BRAVEHEART III
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Approving and Authorizing a 7B Classification for 953 and 955 American Lane, Schaumburg, IL (IndusPAD-BRAVEHEART III).
01/27/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7B Application from IndusPAD-BRAVEHEART III (the "Applicant") for the reoccupation of the 109,486 square-feet at 953 American Lane and 177,892 square-feet at 955 American Lane (the "Subject Property"). The Applicant owns 1500 and 1600 McConnor Parkway and purchased the Subject Property in November 2024 for $3,950,000. The Applicant is seeking a Class 7B tax incentive, in which the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level.

The Applicant is expecting to create over 500 jobs in the next 5 years at the Subject Property with the Class 7B incentive. The Applicant is working with JLL to attract new tenants to the Subject Property. There are four interested parties in The Beverage Incubators, Smith Financial LLC, TechDen, and Broadino who will move forward if the capital investment is made through the Class 7B incentive. The Applicant is looking to move forward with the improvements this year and complete the project in 6 months.

The Schaumburg Business Development Commission reviewed this at the January 12th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the Class 7B contingent upon a Development Agreement outlining IndusPAD-BRAVEHEART III investment of $1,500,000, employing 500 employees on the Subject Property, and establishing their local community support.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B tax incentive for IndusPAD-BRAVEHEART III, at 953 and 955 American Lane.

ATTACHMENTS:

- 953 and 955 American Memo Class 7 for FLAGG 1_19_26.pdf
- 953 and 955 American Application Class 7A.pdf
- Resolution Blighted 953 and 955 American.docx

- 955 American Blight Study.pdf
- Resolution Class 7B 953 and 955 American Lane IndusPAD-Braveheart.pdf
- Development Agreement 953 and 955 American Lane IndusPAD-Braveheart.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

FROM: Matt Frank, Director of Economic Development

RE: IndusPAD-BRAVEHEART III, 953 and 955 American Lane, Class 7B Request

DATE: January 19, 2026

Introduction

Please find the Cook County Class 7B Application from IndusPAD-BRAVEHEART III (the "Applicant") for the reoccupation of 78,656 square-feet at 953 American Lane and 177,892 square-feet at 955 American Lane (the "Subject Property"). The Applicant owns 1500 and 1600 McConnor Parkway and purchased 955 American Lane in October 2023 for $1,375,000 and 953 American Lane in November 2024 for $3,950,000. The location of the Subject Property is shown below:



The Applicant is seeking a Class 7B tax incentive, in which the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the properties at 953 (07-14-200-085-1006 and 07-14-200-085-1007) and 955 American Lane were billed $584,321.81 total in property taxes in the 2024 tax year. Cook County

allows the Class 7B incentive for commercial projects with total development costs, exclusive of land, that exceed $2,000,000.

Discussion

Cook County has 5 eligibility factors that must be met to qualify for the project, including the area to be designated as blighted, real estate taxes to be stagnant for at least six years, the project to be viable and timely, the project to be feasible only with the incentive, and the project to increase tax revenue and employment.

A study by Strategic Project Management, Inc. shows the area to be blighted due to excessive vacancies, lack of community planning, obsolescence, deterioration of structures, and inadequate utilities.

The Applicant is expecting to create over 500 jobs in the next 5 years at the Subject Property with the Class 7B incentive. There are four interested parties in The Beverage Incubators, Smith Financial LLC and/or TechDen, and Broadino who will move forward if the capital investment is made through the Class 7B incentive. The Applicant is looking to move forward with the improvements this year and complete the project in 6-8 months.

According to the revised policy adopted by the Village Board, applications seeking the Cook County Class 7B tax incentive will be reviewed on a case-by-case basis. These individual cases are decided based upon the applicant's ability to demonstrate employment and business growth, capital improvements, community involvement, and their overall need for 12 years of reduced tax assessments.

Employment and Business Growth

The Applicant is working with JLL to attract new tenants to the Subject Property. The following tenants have expressed an interest and/or signed Letters of Intent for the Subject Property:

- Smith Financial = 84,254 sf and 400 jobs
- The Beverage Incubators = 10,780 sf and 8 jobs
- Broadino = 22,841 sf and 50 jobs
- TechDen = 42,127 sf and 42 jobs

The application estimates that there will be 500 full-time employees upon stabilization of both buildings. These 500 employees are expected to meet the minimum wage requirements for Cook County. The Applicant also anticipates that these employees will spend over $2,100,000 per year on gas, entertainment, groceries and other purchases.

Capital Improvements

The Applicant is proposing to spend $500,000 to make various improvements to the Subject Property and provide over $1,000,000 in tenant improvements to attract The Beverage Incubators, Smith Financial LLC and/or TechDen, and Broadino to Schaumburg. The Village of Schaumburg is looking to have the tenants occupy a minimum of 165,000 square feet of improved space by December 31, 2028.

Civic Involvement

The Village of Schaumburg's policy requires ongoing community involvement and financial support. For civic involvement, the Applicant will work with the future tenants to the following agencies including but not limited to the Schaumburg Business Association, Schaumburg Township Library District, Al Larson Prairie Center for the Arts, Schaumburg Park District, Harper College, School District 54, School District 211, the Golden Corridor Advanced Manufacturing Partnership and the Japanese Chamber of Commerce. The Applicant has also been active in the Schaumburg Business Association and hosted Bisnow events at their Schaumburg properties.

Below is a breakdown of how the proposed improvements will impact the existing Property taxes:

	Current Valuation	Valuation With 7B and Improvements	Valuation Without 7B
Fair Market Value (FMV)	$8,177,032	$9,302,032	$7,359,329
Assessment Value	25%	10%	10%
Assessed Value (AV)	$2,044,258	$930,203	$735,933
State Equalizer	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$6,205,345	$2,823,632	$2,233,924
Tax Rate	9.585675%	9.585675%	9.585675%
Tax Amount	$594,824	$270,664	$207,465

*Investment and discount rate only calculated in the Revised Valuation. FMV is generated from the market price of all PINs incorporated with the application with the proposed improvements of $1.5 million at 75% discount rate.

Over the life of the incentive, the applicant is expected to pay over $3.6 million in property taxes and save approximately $4.4 million based on the 2024 State Equalizer of 3.0355 and 2024 Local Tax Rate of 9.585675%:

	Tax Assessment Level	Tax Amount	Total Tax Amount
Years 1-10	10%	$2,706,642	$2,706,642
Year 11	15%	$405,996	$405,996
Year 12	20%	$541,328	$541,328
Total Taxes w/ 7B			$3,653,966

The Schaumburg Business Development Commission reviewed this at the January 12th meeting and recommended approval of the Class 7B request. If approved, staff will work with the Applicant and make the Class 7B contingent upon a Development Agreement outlining IndusPAD-BRAVEHEART III investment of $1,500,000, employing 500 employees on the Subject Property, occupying 165,000 square feet of improved space, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7B tax incentive for IndusPAD-BRAVEHEART III.

VERROS BERKSHIRE
ATTORNEYS AT LAW

VIA MAIL & EMAIL

Matt Frank (mfrank@schaumburg.com)
Director of Economic Development
101 Schaumburg Court
Schaumburg, IL 60193

RE: Amended Class 7A Eligibility Application
IndusPAD-Braveheart III LLC
955 & 953 American Lane
Schaumburg, IL 60173
PINs: 07-14-200-085-1001, 07-14-200-085-1002,
07-14-200-085-1003, 07-14-200-085-1004,
07-14-200-085-1006, 07-14-200-085-1007

Dear Matt,

On behalf of IndusPAD-Braveheart III LLC (the "Applicant"), please find enclosed an Amended Class 7A Eligibility Application, relating back to the Application filed on September 15, 2023. The Application is being amended to include the building at 953 American Lane and identified by PINs 07-14-200-085-1006 and 07-14-200-085-1007.

The Applicant is requesting:

1) A Resolution from the village of Schaumburg supporting and consenting to a Class 7A Tax Incentive based on Reoccupation of Abandoned Property for Greater than 12 Months Vacancy with a purchase for value and Substantial Rehabilitation for the facilities located at 955 and 953 American Lane, Schaumburg, Illinois.(the "Subject Property")
2) A Resolution designating the Subject Property as blighted pursuant to Section 74-65(a) in compliance with the ordinance:

"The area is or has been within the last 10 years designated by federal, state or local agency as conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Redevelopment Areas Act of 1967, as amended, or that the area be located in a federal Empowerment Zone or Enterprise Community, as proposed and approved by the Cook County Board of Commissioners on June 22, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or the designations(s) of like effect adopted under any similar statute or ordinance." [74-65(a)(1)]

General Description of the Subject Property:

The property, located at 955 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1001, -1002, -1003 and -1004) is improved with a vacant, 177,893 square foot, four-story, single-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were

18660 MIDWEST ROAD
SUITE 300
OAKBROOK TERRACE, ILLINOIS 60181
312.701.1234
312.701.1222 FAX
VERROSBERKSHIRE.COM

constructed in 1999 and most recently renovated in 2009. The property is under condominium ownership with a shared interest in the underlying land and common elements including the parking garage and first floor fitness center and cafeteria. The building is connected to the adjacent building (953 American Lane) via a two-story "link" that houses the fitness center and a cafeteria.

The property, located at 953 American Lane, Unit 5 and Unit 6, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1006 and -1007) consists of the vacant 2nd Floor and vacant 3rd Floor of a 109,373 square foot, three-story, multi-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were constructed in 1985 and most recently renovated in 2017. The 1st Floor consists of approximately 30,717 sq. ft., the 2nd Floor consists of approximately 40,922 sq. ft., and the 3rd Floor consists of approximately 37,734 sq. ft.

There are 533 asphalt paved surface parking spaces and 717 covered parking spaces, including 10 reserved garage spaces and 22 reserved surface spaces located in the 5-level parking structure. There are 19 ADA parking spaces. This equates to a 4 per 1,000 square feet parking ratio for the complex.

Potential Occupants and Job Creation

The Subject Property is currently 100% vacant and unused. The Applicant has four (4) interested parties as potential occupants, including innovative startups and tech incubators interested in creating a Technology Experience Center in Schaumburg. Each potential tenant is summarized below:

Joe Beverage, Inc. d/b/a The Beverage Incubators is a boutique product development firm focused on the development and commercialization of innovative beverage products. It recently completed the zoning approval process with the Village and is interested in leasing **10,780 square feet on the 1st Floor of 955 American Lane.** This potential tenant would create 8 jobs.

Smith Financial LLC ("Smith") is a life insurance company offering brokerage, sales, and marketing. Smith is interested in leasing **84,254 square feet, comprising the 2nd and 3rd Floors of 953 American Lane.** This potential tenant would create 400 jobs.

Broadino, Inc. ("Broadino") is a forward thinking technology company specializing in advanced manufacturing solutions driven by Industry 4.0 / Industry 5.0. Broadino is interested in creating a Technology Experience Center in Schaumburg and would start by leasing **22,841 square feet on the 2nd Floor of 955 American Lane.** Broadino would train over 400 employees per year at this location and would create 50-100 full-time positions in the initial 3-year period.

TechDen NFP is a HardTech Incubator. TechDen is interest in setting up a lab on the 1st Floor of 953 American Lane and is also interested in the 2nd and 3rd Floors at 953 American Lane.

The proposed redevelopment is expected to require an investment of $1,500,000 to $1,700,000 and is expected to create 500-650 jobs over the next 3-years.

Economic Benefit and Community Involvement

The proposed redevelopment will revitalize two (2) vacant, underutilized buildings and result in a number of elements desirable to the Village of Schaumburg. The rehabilitation of the buildings will restore what are currently deteriorated, functionally and economically obsolete buildings, with inadequate utilities and excessive vacancies to productive use. The property will be redeveloped with innovative startups and tech incubators, creating a Technology Experience Center in Schaumburg. Occupancy itself will increase the real estate taxes. Should the Class 7a tax incentive be approved, the subject property is expected to generate approximately **$342,758** in additional real estate taxes over the life of the incentive, by allowing the redevelopment to go forward rather than if the property were left vacant.

Additionally, as noted in the original application, reoccupation of the buildings will significantly benefit the local community through ancillary economic impact. The Applicant expects the occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The ancillary economic impact on the Village, based on an estimated 500 employees, is $2,118,750 per year.

The Applicant is offering rent concessions as an additional incentive and community contribution to re-tenant the buildings. The Applicant would provide free rent to Broadino for the entire 22,841 square foot space, resulting in over $411,000 per year for a minimum of 3-years; the Applicant would provide rent concessions to TechDen of over $72,000 for a period of 2-years for 1st floor lab space at 953 American Lane; and the Applicant would provide 6-months of free rent to Smith over the initial terms as well as deeply discounted rent for the entire term.

Additionally, the Applicant has continued to invest over $40,000 in the community each year, with Bisnow events held at Braveheart properties, continued contributions to Bisnow, SBA events, private community gatherings, social campaigns, an art studio, and additional community involvement.

"But-For" Condition Statement

A financial feasibility analysis was included with the original application, which contained the following conclusion:

> "Without the assistance from the Class 7(a) Tax Incentive, [Applicant] will be unable to redevelop the property and leave it undeveloped and vacant. The current owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive as [Applicant].

> Due to the reality that [Applicant] cannot feasibly justify purchasing and operating this building without a Class 7(a) incentive because the property taxes make it financially impossible, and in so doing cause the Village of Schaumburg and the other taxing bodies to lose millions of property tax dollars, we must conclude that granting the Class 7(a) incentive in this specific case is imperative."

Due to the high property tax burden in this area and the associated operational costs, the re-occupancy projects are not financially viable without the assistance from the Class 7a Tax Incentive. The Applicant does not intend to lease the Subject Property for reoccupation without preliminary approval of a resolution supporting and consenting to the Class 7a application from the Village of Schaumburg.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Schaumburg review its Amended Class 7a Eligibility Application and approve a Resolution supporting and consenting to a Class 7a Tax Incentive for the Subject Property based on Occupation of Abandoned Property for Greater than 12 Months Vacancy with a Purchase for Value and Substantial Rehabilitation. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 701-1212 or via email at pverros@verrosberkshire.com.

Respectfully Submitted,

Peter D. Verros

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7A ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7a Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Jitender Makkar

Company: IndusPAD-Braveheart III LLC Telephone: (978) 682-4000 ext. 201

Address: 1500 McConnor Parkway, Suite 250

City: Schaumburg State: IL Zip Code: 60173

Email Address: jitender@induspad.com

Contact Person (if different than the Applicant)

Name: Peter D. Verros

Company: Verros Berkshire, P.C. Telephone: (312) 701-1212

Address: 1S660 Midwest Road

City: Oakbrook Terrace State: IL Zip Code: 60181

Email Address: pverros@verrosberkshire.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1001

(2) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1002

(3) See Page 8 for Additional PINs

Permanent Real Estate Index Number:

City: Schaumburg State: IL Zip Code: 60173

Township: Schaumburg Existing Class: 599

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage Office

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? 40-50

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: 1 Part-time: 0

How many new permanent full-time jobs will be created by this proposed development? 500-650

How many new permanent part-time jobs will be created by this proposed development? 10-20

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

[ ] New Construction (Read and Complete Section A below)

[x] Substantial Rehabilitation (Read and complete Section A below)

[x] Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

[ ] Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): March 1, 2026

Estimated date of construction completion: August 2026 to October 2026

Total redevelopment cost, excluding land: $ 1,500,000-1,700,000

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

   [X] YES [ ] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   953 - Atlas Financial Holdings Inc -2021

   955 - Experian - 2021

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

   Estimated date of reoccupation: _____
   Date of Purchase: 955-10/17/23 | 953-11/15/24
   Name of purchaser: IndusPAD-Braveheart III LLC
   Name of seller: 955-Orion Schaumburg IL LLC | 953-American Insurance Acquisition, Inc.
   Relationship of purchaser to seller: None

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

SECTION 1 - Property Purchase (less than 12 months vacant)

How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period* (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

(a) Sale Contract
(b) Closing Statement
(c) Recorded Deed
(d) Assignment of Beneficial Interest
(e) Real Estate Transfer Declaration

SECTION 2 – No Purchase (more than 12 months vacant)

How long has the subject property been unused?

[ ] 12 or greater continuous months *(Eligible for Special Circumstance)*

[ ] Less than 12 continuous months *(Not Eligible for Special Circumstance)*

When and by whom was the subject property last occupied prior to the filing of this application?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also, include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

Docusign Envelope ID: F374568A-4818-4005-A76F-22E0D03481F9

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7a Application and that it finds Class 7a necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate the area is "in need of commercial development", are satisfied.

Finalizing the Incentive Process

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website *(www.cookcountyassessor.com)* to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 7A designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

DocuSigned by:
Jitender Makkar
B9A3B9094046465...
Signature

12/18/2025
Date

Jitender Makkar
Print Name

Manager
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7a Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 4/1/2022

PROPERTY DESCRIPTION (per PIN) - ADDITIONAL PERMANENT INDEX NUMBERS

3) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1003

4) 955 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1004

5) 953 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1006

6) 953 American Lane

Permanent Real Estate Index Number: 07-14-200-085-1007

Identification of Persons or Entities Having an Interest in the Property

955 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1001, -1002, -1003 and -1004

953 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1006 and -1007

Applicant: IndusPAD-Braveheart III LLC ("Applicant"), a Delaware Limited Liability Company, purchased the property located at 955 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1001, -1002, -1003 and -1004) on October 17, 2023

The Applicant purchased the property located at 953 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1005, -1006 and -1007) on November 15, 2024. **PIN 07-14-200-085-1005 is not part of this Application.**

LLC Manager: Jitender Makkar
1500 McConnor Parkway, Suite 250
Schaumburg, Illinois 60173
jitender@induspad.com

LLC Members: HOMES And U, Inc. – 74%
1500 McConnor Parkway
Schaumburg, Illinois 60173

Jitender Makkar – 18.5%
1500 McConnor Parkway, Suite 250
Schaumburg, Illinois 60173
jitender@induspad.com

Attached hereto please find a copy of the Applicant's Annual Report.

General Description of the Subject Property

955 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1001, -1002, -1003 and -1004

953 American Lane, Schaumburg, IL 60173
PINs 07-14-200-085-1006 and -1007

The subject property, located at 955 American Lane, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1001, -1002, -1003 and -1004) is improved with a vacant, 177,893 square foot, four-story, single-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were constructed in 1999 and most recently renovated in 2009. The property is under condominium ownership with a shared interest in the underlying land and common elements including the parking garage and first floor fitness center and cafeteria. The building is connected to the adjacent building (953 American Lane) via a two-story "link" that houses the fitness center and a cafeteria.

The building has been vacant since 2021 when Experian vacated its regional headquarters.

The subject property, located at 953 American Lane, Unit 5 and Unit 6, Schaumburg, Illinois 60173 (PINs 07-14-200-085-1006 and -1007) consists of the 2nd Floor and 3rd Floor of a 109,373 square foot, three-story, multi-tenant, commercial office building, sited on approximately 540,631 square feet of land. The improvements were constructed in 1985 and most recently renovated in 2017. The 1st Floor consists of approximately 30,717 sq. ft., the 2nd Floor consists of approximately 40,922 sq. ft., and the 3rd Floor consists of approximately 37,734 sq. ft.

The 2nd and 3rd Floors have been vacant since approximately 2021. See attached CBRE Marketing Brochure dated during 2021 and identifying the Second Floor – Suite 200 and the Third Floor - Suite 300 as vacant.

There are 533 asphalt paved surface parking spaces and 717 covered parking spaces, including 10 reserved garage spaces and 22 reserved surface spaces located in the 5-level parking structure. There are 19 ADA parking spaces. This equates to a 4 per 1,000 square feet parking ratio for the complex.

Proposed Property Usage - Potential Occupants and Employment Information

955 American Lane is 100% vacant and the 2nd and 3rd floors of 953 American Lane are 100% vacant. The Applicant currently has four (4) interested parties as potential occupants. The potential occupants are outlined below:

Joe Beverage, Inc. d/b/a The Beverage Incubators

Joe Beverage, Inc. d/b/a The Beverage Incubators ("Beverage Incubators") is a boutique product development firm focused on the development and commercialization of innovative beverage products. Beverage Incubators blends technical know-how, best practices and executive leadership experience of a Fortune 100 CPG with the speed, agility & personalized attention of an innovation startup. Its services include: new beverage formulation/product development; existing beverage optimization; co-packer ID + manufacturing support; and additional related services.

Beverage Incubators have signed an LOI and have recently completed the zoning approval process with the Village. Beverage Incubators are interested in leasing **10,780 square feet on the 1st floor of 955 American Lane**. The lease term would be for 84 months (7 years) with a TBD start date that is anticipated to be May 1, 2026. This potential tenant would create 8 jobs.

The proposed buildout investment for this potential tenant would be over $700,000 in Tenant Improvements.

For more information on The Beverage Incubators please visit The Beverage Incubators – The Leader In Beverage Development

Smith Financial LLC

Smith Financial LLC ("Smith") is a three-year old life insurance company founded by Stanley Smith. Smith offers life insurance brokerage, sales, and marketing.

Smith has signed an LOI and are interested in leasing **84,254 square feet, comprising the 2nd and 3rd Floors of 953 American Lane**. The lease term would be 63 months (5 years and 3 months) with a proposed start date in April 2026 or as soon as possible after receiving support for the Class 7a tax incentive. This potential tenant would create 400 jobs.

The Applicant would provide 6-months of free rent over the initial term as well as deeply discounted rent for the entire term.

Broadino, Inc.

Broadino, Inc. ("Broadino") is a forward-thinking technology company specializing in advanced manufacturing solutions driven by Industry 4.0 / Industry 5.0. By integrating cutting-edge technologies such as AI, Edge Computing, Data Analytics, Smart Factory and Automation, Cloud computing, AR/VR/MR/XR, Product Innovation and Product Lifecycle Management, Broadino helps industries transition into smart, efficient, and be in the connected ecosystem. Broadino enables industries by offering high quality solutions, trained resources, product – research, creation & development, and address Industry 4.0 related topics. Its mission is to empower manufacturers with intelligent systems that boost productivity, facilitate real-time decision-making, and foster innovation across the entire value chain.

Broadino is led by Dr. Arumugam Murukiah, who is interested in creating a Technology Experience Center in Schaumburg. This would start with approximately **22,841 square feet on the 2nd floor of 955 American Lane**, which it plans to use to train over 400 employees per year.

Please see estimates of economic impact below:

1. Estimated employment (initial 3-year period): 50-100 full-time equivalent positions (with a mix of engineering, data analytics, product support, sales, and operations roles).

2. Estimated capital investment: Approximately $10–15 million in fitouts improvements, technology infrastructure namely Additive printer, Industrial automation (Robots, Cobots, Automated guided vehicle, IIOT learning kits, high end computers, visual displays, Siemens software etc.,) and onboarding capabilities to create a modern, hands-on experience center.

3. Estimated annual payroll: $9–12 million across the first three years, with competitive wages aligned to market benchmarks for technology roles in the region.

4. Ancillary economic impact: Increased demand for local services (parking, dining, retail, and transportation) and potential partnerships with local vendors and educational institutions.

Notes and assumptions:
The 120–150 employment figure encompasses roles directly associated with the center and includes phased hiring aligned with ramp-up milestones.

Investment includes critical upgrades to electrical, networking, security, interactive exhibit spaces, and collaboration areas to support customer visits and training events.

The Applicant would provide free rent for the entire 22,841 square foot space, resulting in a community contribution of over $411,000 per year for a minimum of 3-years.

For more information on Broadino please visit Broadino – Innovations Unleashed

TechDen NFP

TechDen NFP is a 501(c)(3) nonprofit organization and HardTech Incubator whose mission is to enable and empower tech entrepreneurs, students, startups, and researchers to innovate and productize in the connected devices arena by minimizing barriers to entry and to accelerate product development with state of the art infrastructure, equipment, and a space fostering subject matter expert networking.

TechDen is interested in setting up its lab on the 1st floor of 953 American Lane (approximately 6,800 square feet), using existing lab infrastructure, and is also interested in the **2nd and 3rd Floors at 953 American Lane (approximately 80,000 square feet)**; however, this is the same space that Smith is interested in, which is an existing business that needs space immediately and is ready to move forward.

The Applicant would provide rent concessions of over $72,000 for a period of 2-years for the 6,800 square foot 1st floor space, resulting in additional community contributions. The proposed buildout investment for this potential tenant may be between $300,000 to $500,000.

Description of the Cost of the Substantial Rehabilitation

The Applicant purchased 955 American Lane on October 17, 2023 for $1,375,000 and 953 American Lane on November 15, 2024 for $3,950,000.

Applicant previously estimated that it would spend upwards of $500,000 to make various improvements and repairs to 955 American Lane. The capital investment would go towards build-out type projects, such as internet infrastructure, access control, tenant improvements, signage and other upgrades.

Tenant Improvements for prospective tenant The Beverage Incubators is expected to be over $700,000 and Tenant Improvements for prospective tenant TechDen is expected to be in the range of $300,000 to $500,000.

Prospective tenant Broadino has also outlined a significant capital investment in machinery and equipment, however, Broadino would be responsible for these investments, not the Applicant.

The proposed development costs of the existing commercial buildings are expected to require an investment of $1,500,000 to $1,700,000 as follows:

Building Improvements	$500,000
Tenant Improvements	$1,000,000 - $1,200,000

Statement on the Necessity of the Class 7a Tax Incentive

As previously discussed herein, the subject property at 955 American Lane is 100% vacant and the subject property at 953 American Lane, Unit 5 (2nd Floor) and Unit 6 (3rd Floor) are 100% vacant.

The proposed development of the existing commercial buildings is expected to require an investment of $1,500,000 to $1,700,000 and is expected to create 500-650 permanent full-time jobs over the next 3-years.

The substantial rehabilitation and reoccupation of the property is expected to commence as soon as possible after approval of a Class 7a tax incentive.

The proposed redevelopment will revitalize two (2) vacant, underutilized buildings and result in a number of elements desirable to the Village of Schaumburg. The rehabilitation of the buildings will restore what are currently deteriorated, functionally and economically obsolete buildings, with inadequate utilities and excessive vacancies to productive use. The property will be redeveloped with innovative startups and tech incubators, creating a Technology Experience Center in Schaumburg. Occupancy itself will increase the real estate taxes. Should the Class 7a tax incentive be approved, the subject property is expected to generate approximately **$342,758** in additional real estate taxes over the life of the incentive, by allowing the redevelopment to go forward rather than if the property were left vacant.

Additionally, as noted in the original application, reoccupation of the buildings will significantly benefit the local community through ancillary economic impact. The Applicant expects the occupants' employees and visitors will frequent Village restaurants, gas stations, stores and more. The ancillary economic impact on the Village, based on an estimated 500 employees, is $2,118,750 per year.

New Employee Ancillary Economic Impact Chart					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	500	55%	$55	50	$756,250
Groceries	500	30%	$50	50	$375,000
Consumer Goods	500	25%	$35	50	$218,750
Entertainment	500	15%	$55	50	$206,250
Auto-Gas	500	75%	$30	50	$562,500
TOTAL (Per Year)					**$2,118,750**

A financial feasibility analysis was included with the original application, which determined that the Applicant "would essentially operate at a loss until year four with a 7(a) but would never move out of the red without one." *The Need for a Class 7(A) Incentive to Ensure Feasibility for the Redevelopment of the Property*, at 8. The report notes that "[w]ith increasing labor costs, continued rising interest rates due to inflation, uncertain environmental regulations and potential supply chain issues, the cost to renovate and operational costs after completion of this project will result in an ever-increasing need for the 7(a) incentive." *Id.*

The report makes the following conclusion:

> "Without the assistance from the Class 7(a) Tax Incentive, [Applicant] will be unable to redevelop the property and leave it undeveloped and vacant. The current owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive as [Applicant].
>
> Due to the reality that [Applicant] cannot feasibly justify purchasing and operating this building without a Class 7(a) incentive because the property taxes make it financially impossible, and in so doing cause the Village of Schaumburg and the other taxing bodies to lose millions of property tax dollars, we must conclude that granting the Class 7(a) incentive in this specific case is imperative."

The proposed commercial redevelopment described herein will be materially assisted by the Class 7a tax incentive and is necessary to subsidize part of the total investment and operational costs to make the redevelopment project viable, sustainable, and able to go forward on a timely basis.

IndusPAD-Braveheart III, LLC - PINs 07-14-200-085-1001, -1002, -1003, -1004, -1006, -1007															
	Scenario A					Scenario B					Scenario C				
	Standard Commercial Assessment on New Project					7a Special Assessment on New Project					Current Conditions No New Project				
Year	Assessed Level	Assessed Value	Market Value	Real Estate Taxes	Tax Per SF	Assessed Level	Assessed Value	Market Value	Real Estate Taxes	Tax Per SF	Assessed Level	Assessed Value	Market Value	Real Estate Taxes	Tax Per SF
Current Year	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
Construction/Lease Up Term(s)	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
1	25%	$ 3,770,431	$ 15,081,723	$ 1,097,094	$ 4.28	10%	$ 1,508,172	$ 15,081,723	$ 438,838	$ 1.71	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
2	25%	$ 4,147,474	$ 16,589,895	$ 1,206,804	$ 4.70	10%	$ 1,658,990	$ 16,589,895	$ 482,721	$ 1.88	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
3	25%	$ 4,147,474	$ 16,589,895	$ 1,206,804	$ 4.70	10%	$ 1,658,990	$ 16,589,895	$ 482,721	$ 1.88	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
4	25%	$ 4,147,474	$ 16,589,895	$ 1,206,804	$ 4.70	10%	$ 1,658,990	$ 16,589,895	$ 482,721	$ 1.88	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
5	25%	$ 4,562,221	$ 18,248,885	$ 1,327,484	$ 5.17	10%	$ 1,824,888	$ 18,248,885	$ 530,994	$ 2.07	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
6	25%	$ 4,562,221	$ 18,248,885	$ 1,327,484	$ 5.17	10%	$ 1,824,888	$ 18,248,885	$ 530,994	$ 2.07	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
7	25%	$ 4,562,221	$ 18,248,885	$ 1,327,484	$ 5.17	10%	$ 1,824,888	$ 18,248,885	$ 530,994	$ 2.07	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
8	25%	$ 5,018,443	$ 20,073,773	$ 1,460,232	$ 5.69	10%	$ 2,007,377	$ 20,073,773	$ 584,093	$ 2.28	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
9	25%	$ 5,018,443	$ 20,073,773	$ 1,460,232	$ 5.69	10%	$ 2,007,377	$ 20,073,773	$ 584,093	$ 2.28	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
10	25%	$ 5,018,443	$ 20,073,773	$ 1,460,232	$ 5.69	10%	$ 2,007,377	$ 20,073,773	$ 584,093	$ 2.28	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
11	25%	$ 5,520,288	$ 22,081,151	$ 1,606,256	$ 6.26	15%	$ 3,312,173	$ 22,081,151	$ 963,753	$ 3.76	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
12	25%	$ 5,520,288	$ 22,081,151	$ 1,606,256	$ 6.26	20%	$ 4,416,230	$ 22,081,151	$ 1,285,004	$ 5.01	25%	$ 2,044,364	$ 8,177,457	$ 594,855	$ 2.32
Total over Term				$ 17,482,875					$ 8,670,730					$ 8,327,972	
Net Tax Benefit Over Term (Scenario B - Scenario C)	$ 342,758														
2024 Equalization Factor	3.0355														
2024 Local Tax Rate	9.585675%														
2024 Equalized Tax Rate	29.10%														

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, AND 07-14-200-085-1004 AS A BLIGHTED AREA

WHEREAS, the Village of Schaumburg, Cook County, Illinois (the "Village") is a home rule unit of government pursuant to the Illinois Constitution of 1970, and as such may exercise any power and perform any function pertaining to its government affairs; and

WHEREAS, the corporate authorities of the Village of Schaumburg has evaluated whether the parcel at 953 American Lane delineated by Property Index Numbers 07-14-200-085-1006 and 07-14-200-085-1007, and 955 American Lane delineated by Property Index Numbers 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004 in Schaumburg, Cook County, Illinois, and further described on Exhibit A, a copy of which is attached hereto and made part hereof (the "Area"), constitute a blighted area as defined by the criteria set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act").

WHEREAS, in order to find that an area qualified as a blighted area under the TIF Act five of the following thirteen factors listed must be present: (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Presence of structures below minimum code standards; (5) Illegal use of individual structures; (6) Excessive vacancies; (7) Lack of ventilation, light, or sanitary facilities; (8) Inadequate utilities; (9) Excessive land coverage and overcrowding of structures and community facilities; (10) Deleterious land-use or layout; (11) Environmental clean-up; (12) Lack of community planning; (13) Stagnant or declining EAV whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village of Schaumburg has reviewed a October 2023 study analysis from the consulting firm Strategic Project Management, Inc. prepared specifically for above referenced PINs in determining whether all or a portion of this area qualifies as a blighted area as set forth in the definitions of the Tax Increment Allocation Redevelopment Act.

WHEREAS, the Strategic Project Management, Inc. analysis concluded that said area meets five of the eligibility factors: (1) Excessive vacancies; (2) Lack of community planning; (3) Obsolescence; (4) Deterioration and (5) Inadequate utilities.

WHEREAS, the Village finds the property within the Area is currently vacant, and that the extent and duration of the vacancy will persist and have an adverse influence on the Area if the property is not immediately redeveloped; lacks community planning to address the significant office vacancies that exist post-pandemic; is obsolete and contains characteristics that are no longer suitable from their original use due to age and other factors; find that the property is in a state of deterioration and that the property within the Area is in need of substantial rehabilitation; and find that utilities are insufficient, faulty or poorly

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, AND 07-14-200-085-1004 AS A BLIGHTED AREA

maintained that it impairs site use or development failing and require significant investment to attract and retain economic activity.

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

SECTION ONE: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made part hereof, as if fully set forth in their entirety.

SECTION TWO: The Village of Schaumburg hereby finds and agrees that the said area has been appropriately declared as a blighted area by a qualified independent consultant and meets five of the thirteen eligibility factors.

SECTION THREE: All property in the blighted area is expected to substantially benefit by redevelopment improvements.

SECTION FOUR: The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

SECTION FIVE: That the area is therefore in need of redevelopment.

SECTION SIX: That unless corrected, the blighted conditions outlined in the report will persist and continue to delay any future economic development within the Area.

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

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

RESOLUTION NO. R-26-

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-14-200-085-1006, 07-14-200-085-1007, 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, AND 07-14-200-085-1004 AS A BLIGHTED AREA

AYES:
NAYS:
ABSENT:
PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

THE NEED FOR A CLASS 7(A) INCENTIVE TO ENSURE FEASIBILITY FOR THE REDEVELOPMENT OF THE PROPERTY
955 AMERICAN LANE
SCHAUMBURG, IL 60173

To

BRIAN P. LISTON, ESQ., AND PETER TSANTILIS, ESQ.
THE LAW OFFICES OF LISTON & TSANTILIS, P.C.

From

STRATEGIC PROJECT MANAGEMENT, INC.

October 31, 2023

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MEMORANDUM

Date: October 31, 2023

To: Brian P. Liston, Esq., and Peter Tsantilis, Esq.
The Law Offices of Liston & Tsantilis, P.C.

From: Peter Tsiolis, Aric Swaney - Strategic Project Management

Subject: 955 American Lane
Schaumburg, IL – Class 7(a)

INTRODUCTION

The issue of whether the redevelopment of the property commonly known as 955 American Lane, Schaumburg, IL, or more specifically identified by PINs 07-14-200-085-1001/-1002/-1003/-1004 is feasible without a Class 7(a) incentive is the focus of this analysis. In order to draw a conclusion, Strategic Project Management utilized a methodology that encompasses simulating real estate tax projections and redevelopment costs as well as other factors including community impact. In addition, we rely on certain assumptions as concluded by the Board of Trustees of the Village of Schaumburg in addition to our own review of their conclusions and our field reports.

Prior to delving into the analysis of this specific project (as will be fully described below), we addressed the issue of whether the subject property is within an area that meets the blight criteria as defined in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74/4-1 et seq.) (the "TIF Act"). Our examination of both the issue of blight and whether this project is feasible without a Class 7(a) concludes the subject property is within a blighted area and the project would not be economically feasible without the Class 7(a) incentive.

BLIGHT CRITERIA

As a point of reference, we found evidence of blight and strongly recommend the President and Village Board and Cook County determine that the property, site, or area is deemed a redevelopment priority by the Village, and that it satisfies the designation requirement to demonstrate that the area is "in need of commercial development" and thus blighted pursuant to both the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. ("TIF Act"), and the Commercial Renewal and Redevelopment Areas Act, 65 ILCS 5/11-74.2-2-1 et seq. ("Renewal Act") in compliance with the ordinance required to be eligible for a Class 7(a) Incentive. Our analysis examined the same criteria as set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act") in determining where the subject parcel meets the designation of blighted area, and we strongly recommend that conclusion be reached by the President and Village Board and Cook County.

In determining whether an area qualifies as blighted under the TIF Act, a project area must be, on and after November 1, 1999, "an improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:"

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site.

Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

As stated above, we found evidence of blight and recommend the President and Village Board and Cook County find that the parcel here in question is a blighted area. In this instance, following an exterior survey of the condition and use of the area; field survey of conditions of roads, sidewalks, parking areas, lighting, landscaping, general property maintenance; analysis of existing structures and development plans for future structures; and research of relevant government records, we again

recommend that the President and Village Board and Cook County should find the area is a "blighted area" and designate it as such due to the following five factors.

• Excessive vacancies: The parcel has been vacant for over a year.

• Lack of Community Planning: Post-pandemic commercial office use has shifted such that plans created prior to 2020 are not necessarily sufficient to meet current needs. The lack of an adequate Comprehensive Plan for this area at the time of construction did not significantly guide development in the area beyond the established zoning. While improvements may have taken place over the years, they were implemented without the guidance of the updated and modern 2018 Comprehensive Plan directed toward long-term benefit for the village, and no post-pandemic plan has been put into place. Thus, the Village has not had constructive input into area development that would meet post-pandemic needs.

• Obsolescence: When considering properties and buildings, the nature of obsolescence may be functional or economic, or a combination of both. Functional obsolescence generally relates to the physical utility of a property or structure, and economic obsolescence relates to the ability of a property or building to compete in the marketplace. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements. Here, the semi-enclosed parking provided is constrained by limited floor-to-ceiling heights, and entrance heights. The 1999 constructed and 2009 limited renovated buildings also lack amenities available in modern, post-pandemic developments.

• Deterioration of Structures and Site Improvements: Various site improvements and parking areas are in substandard condition on the parcel, with one of the parking lots containing extensive cracking, potholes, and depressions. The garage displayed leaking pipes, puddling, and numerous wall cracks. The high degree of deterioration observable on these improvements contributes to an adverse aesthetic impact on the area. Inadequate maintenance and repair of surface areas encourage an environment that is both unsafe for pedestrians and drivers.

• Inadequate Utilities: The combination of the overall age, deterioration, and the possibility of insufficient on-site detention or retention of storm water due to constantly changing climate conditions qualify as inadequate. HVAC and other systems may also not be adequate to meet future climate change regulations.

FINANCIAL FEASIBILITY ANALYSIS FOR THE REDEVELOPMENT OF 955 AMERICAN LANE AND CREATION OF A NEW DESTINATION OFFICE COMPEX FOR PROFESSIONALS ON THE PROPERTY

The data and analysis in this section is provided by Braveheart (the "Applicant"). The information related to historical, current, and future real estate taxes is presented in this report by Strategic Project Management based on Cook County tax records. The future projections are derived by SPM based on historical trends and assumptions.

Proposed Redevelopment Project

Braveheart (by IndusPAD) is the arm of IndusPAD which currently owns and manages other properties. These facilities offer a destination office for professionals, from the creative and established to the elite and Avant-garde, in a bustling suburban town outside of Chicago. Designed with high-tech features and modern efficiencies, Braveheart is an ideal office as a long-term home for companies, providing move-in ready suites and customized space to fit unique business needs best.
Braveheart is looking to further expand its footprint into the area with the purchase of 955 American Lane.

For Braveheart, investing is an active process. Their people are on the ground, getting to know the properties inside and out. They strive to create vibrant communities where their residents and tenants are excited to live and work. As a globally trusted investment firm, they offer exceptional returns to their investors, pursued with uncompromising principles. They are a high-touch and detail-oriented team where people are their business.

The Subject Property currently consists of a vacant, approximately 177,893 square foot, four-story commercial office, sited on approximately 540,631 square feet of land. The property was built in 1999 and most recently renovated in 2009 prior to the passing of the most recent codes. The building is a four-story office building and is connected to the adjacent building in the development via a 2-story "link" that houses a fitness center and a cafeteria.
There are 533 asphalt surface parking spaces and 717 covered parking spaces, including 10 reserved garage spaces and 22 reserved surface spaces located in the 5-level parking structure. There are 19 ADA parking spaces. In total, the complex has a parking ratio of four (4) per 1000 square feet.

Braveheart is under contract to purchase the property for approximately $1,375,000 and plans to spend a minimum of $500,000 to make various improvements and repairs to make the Subject Property competitive contingent on receiving the 7(a). The property is currently 100% vacant and unused; Braveheart is planning to purchase the property and lease out the entirety to third party tenants (which may require additional funds to be spent on tenant improvements). Braveheart does not yet have tenants fully lined-up but expects to bring upwards of 150-200 permanent full-time employees upon stabilization with additional room for growth.

In addition to increased property tax revenues, Braveheart's presence will significantly benefit the local community as it will attract both new and returning occupants and their employees who will also frequent nearby establishments.

The Braveheart redevelopment is essential for the subject property and the area in general. It is worth noting that Braveheart is willing to invest in the property at a time when suburban office vacancy increased to 29.7% and major companies are shrinking their footprints.[1] Braveheart has also established a brand and

[1] Danny Ecker, "Suburban office vacancy nears 30% as workspace cutbacks continue," *Crain's Chicago Business*, 10/12/23.

occupant loyalty in Schaumburg. Unlike many of its competitors, Braveheart has not saturated the market and therefore its occupants are assured of the attention and quality Braveheart provides.

The long-term outcome for the subject property should Braveheart decide not to redevelop is negative based on its current and likely continued vacancy.

Approach to Determine Whether Class 7(a) Tax Incentive is Needed

In reviewing and analyzing whether a project can proceed without a Class 7(a) tax incentive, we can undertake various approaches to reach our conclusion. Each project is reviewed based on its own characteristics, needs and economic conditions. While one proposed project may require a review of the applicant's financial data and pro forma using an Initial Rate of Return analysis, a different project will require looking at a yearly revenue analysis to determine whether the project meets required net profits.

In this specific case, the current condition of the parcel reflects a sense of abandonment. The obvious negative impacts that follow this not only apply to the specific property, but also extend to adjacent properties. As the abandoned property becomes an eyesore and in many cases a bastion for undesirable elements, the natural outcome is to decrease the value of neighboring properties, which can lead to a domino effect. The subject property is facing this very real prospect. The proposed project will transform the currently underutilized area into one that will address the numerous issues that if left unaddressed will lead to larger issues in the years to come. In this case Braveheart will revitalize, modernize, and make the subject parcel attractive, viable and one that serves to attract other end-users. This undertaking will cost a significant amount of money, create new temporary and permanent jobs, and increase overall real estate property tax revenues. However, without the improvements and substantial further investment, the property's future is bleak.

Projected Redevelopment Costs

Table 1 summarizes the minimum projected costs of the Redevelopment.

Table 1 Projected Project Total Redevelopment Costs

		Projected Total Cost
Hard Construction Costs		$500,000
Land Acquisition, etc.		$1,375,000
Total Costs		**$1,875,000**

Source Braveheart

Property Tax Projections

Table 2 summarizes projected taxes for years 1 through 13 with and without a Class 7(a) incentive. Please note year 13 reflects when the incentive terminates. The projections are based on a beginning market value in 2024 (Year One) then increases of 10% every three years or on a triannual basis rather than a yearly increase of 3% to more accurately reflect the method used by the Cook County Assessor.

Table 2 Property Tax Projections with and without Class 7(a) Incentive

Subject Property		955 American Lane, Schaumburg IL																
PIN(s)		07-14-200-085-1001/-1002/-1003/-1004																
												Tax Code	35011		2022 Tax Rate	9.291%		
	Current Conditions plus Redevelopment without 7a Incentive						Current Conditions No Improvements Full Vacancy						Current Conditions plus Redevelopment with 7a incentive					
Tax Year	Market Value 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3		Market Value NoImp/Full V 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3		Market Value 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3	Projected 7a Incentive Savings
2024	18,462,844	25.00%	4,615,711	13,494,954	1,253,816.20		17,562,844	10.00%	1,756,284	5,134,849	477,078.79		18,462,844	10.00%	1,846,284	5,397,982	501,526.48	752,289.72
2025	18,462,844	25.00%	4,615,711	13,494,954	1,253,816.20		17,562,844	10.00%	1,756,284	5,134,849	477,078.79		18,462,844	10.00%	1,846,284	5,397,982	501,526.48	752,289.72
2026	18,462,844	25.00%	4,615,711	13,494,954	1,253,816.20		17,562,844	10.00%	1,756,284	5,134,849	477,078.79		18,462,844	10.00%	1,846,284	5,397,982	501,526.48	752,289.72
2027	20,309,128	25.00%	5,077,282	14,844,449	1,379,197.79		19,319,128	10.00%	1,931,913	5,648,333	524,786.66		20,309,128	10.00%	2,030,913	5,937,780	551,679.12	827,518.68
2028	20,309,128	25.00%	5,077,282	14,844,449	1,379,197.79		19,319,128	10.00%	1,931,913	5,648,333	524,786.66		20,309,128	10.00%	2,030,913	5,937,780	551,679.12	827,518.68
2029	20,309,128	25.00%	5,077,282	14,844,449	1,379,197.79		19,319,128	10.00%	1,931,913	5,648,333	524,786.66		20,309,128	10.00%	2,030,913	5,937,780	551,679.12	827,518.68
2030	22,340,041	25.00%	5,585,010	16,328,894	1,517,117.59		21,251,041	10.00%	2,125,104	6,213,167	577,265.33		22,340,041	10.00%	2,234,004	6,531,558	606,847.03	910,270.55
2031	22,340,041	25.00%	5,585,010	16,328,894	1,517,117.59		21,251,041	10.00%	2,125,104	6,213,167	577,265.33		22,340,041	10.00%	2,234,004	6,531,558	606,847.03	910,270.55
2032	22,340,041	25.00%	5,585,010	16,328,894	1,517,117.59		21,251,041	10.00%	2,125,104	6,213,167	577,265.33		22,340,041	10.00%	2,234,004	6,531,558	606,847.03	910,270.55
2033	24,574,045	25.00%	6,143,511	17,961,784	1,668,829.34		23,376,145	10.00%	2,337,615	6,834,484	634,991.86		24,574,045	10.00%	2,457,405	7,184,714	667,531.73	1,001,297.60
2034	24,574,045	25.00%	6,143,511	17,961,784	1,668,829.34		23,376,145	10.00%	2,337,615	6,834,484	634,991.86		24,574,045	15.00%	3,686,107	10,777,070	1,001,297.60	667,531.73
2035	24,574,045	25.00%	6,143,511	17,961,784	1,668,829.34		23,376,145	10.00%	2,337,615	6,834,484	634,991.86		24,574,045	20.00%	4,914,809	14,369,427	1,335,063.47	333,765.87
2036		25.00%	-	-	-			10.00%	-	-	-			25.00%	-	-	-	-
Total					17,456,882.74						6,642,367.95						7,984,050.70	
																		9,472,832.04
1 Market Value Increased by 10% every Tiennial																		
2 Equalized Assessed Value based on 2022 Equlizaion Factor 2.9237																		
3 Real Estate Tax based on 2022 composite Tax Rate 9.291																		

Sources Cook County Assessor, Cook County Clerk, SPM

We utilized a real estate tax based on the 2022 composite tax rate of 9.291 percent and the most recent Cook County equalization multiplier 2.9237. For the illustrative purposes of this report, we assume eligibility for a Class 7(a) incentive is available and the redevelopment is complete in 2024. The projected tax for the property with a Class 7(a) will be $501,527 in 2024 and $1,253,816 without a Class 7(a) or a difference of approximately $752,290. In the table above, the 2034 (Year 11) Assessment Level

increases to 15 percent, resulting in a difference of $667,532. In 2035 (Year 12), the Assessment Level increases to 20 percent, resulting in a difference of $333,766. In 2036 (Year 13), taxes return to the full 25 percent.

Table 2 also uses estimated taxes to demonstrate the additional property tax revenue that would be generated by allowing Braveheart to modernize and improve the parcel with a 7(a) incentive. As the projections illustrate, providing the incentive will generate $7,984,050 over the life of the incentive (2024-2035). If the property remains vacant, which is a strong possibility without the incentive, it could produce $6,642,368 over the same period. Even with a 7(a) incentive, the village and other taxing bodies will be assured a benefit of $7,984,050 over the life of the incentive by allowing the redevelopment to go forward, which is $1,341,683 more in revenue than if the property is left vacant.

For additional illustrative purposes, we project Braveheart in a best-case scenario to generate $1,600,000 total revenue in year one. This projection is aggressive and based on stabilization which typically occurs in years three or four. With the year one tax projection without a 7(a) of $1,253,816, Braveheart's real estate taxes would take 78% percent of its revenue, which is unsustainable. With a 7(a) year one tax projection of $501,526 the taxes would take 31% of revenue, which would be acceptable in this case until stabilization and increased revenue. Braveheart would essentially operate at a loss until year four with a 7(a) but would never move out of the red without one. This, of course, is based on the optimistic assumption that the suburban vacancy rate will bottom out and return to pre-pandemic numbers.

With increasing labor costs, continued rising interest rates due to inflation, uncertain environmental regulations and potential supply chain issues, the cost to renovate and operational costs after completion of this project will result in an ever-increasing need for the 7(a) incentive. Quite simply, the cost to own and operate this business is more expensive today than it was even a year ago.

CONCLUSION

Typically, when determining whether we recommend the need for an incentive we take into consideration the redevelopment program, redevelopment cost projections, revenues and expenses and other financial information discussed above, however, in certain cases such as this one the financial information isn't the only determining factor to consider. The intangible benefits for the subject property and surrounding properties must also be heavily considered in reaching a decision along with the additional overall taxes the project will generate.

Therefore, granting the Class 7(a) incentive will in this case ensure that the blighted area does not expand into other areas, but rather will bring (for the reasons articulated above) commercial success to the Village of Schaumburg for years to come. This is remarkable under the current economic uncertainties we are facing due to the recent pandemic, supply chain issues, inflation, rising interest rates, uncertain climate and environmental regulations and other factors. The fact that Braveheart is willing to invest in the property at a time when suburban office vacancies increased to 29.7% and major companies are shrinking their footprints is remarkable.

Without the assistance from the Class 7(a) Tax Incentive, Braveheart will be unable to redevelop the property and leave it undeveloped and vacant. The current owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive as Braveheart.

Due to the reality that Braveheart cannot feasibly justify purchasing and operating this building without a Class 7(a) incentive because the property taxes make it financially impossible, and in so doing cause the Village of Schaumburg and the other taxing bodies to lose millions of property tax dollars, we must conclude that granting the Class 7(a) incentive in this specific case is imperative.

EXHIBIT A

Crain's Chicago Article

CRAIN'S CHICAGO BUSINESS

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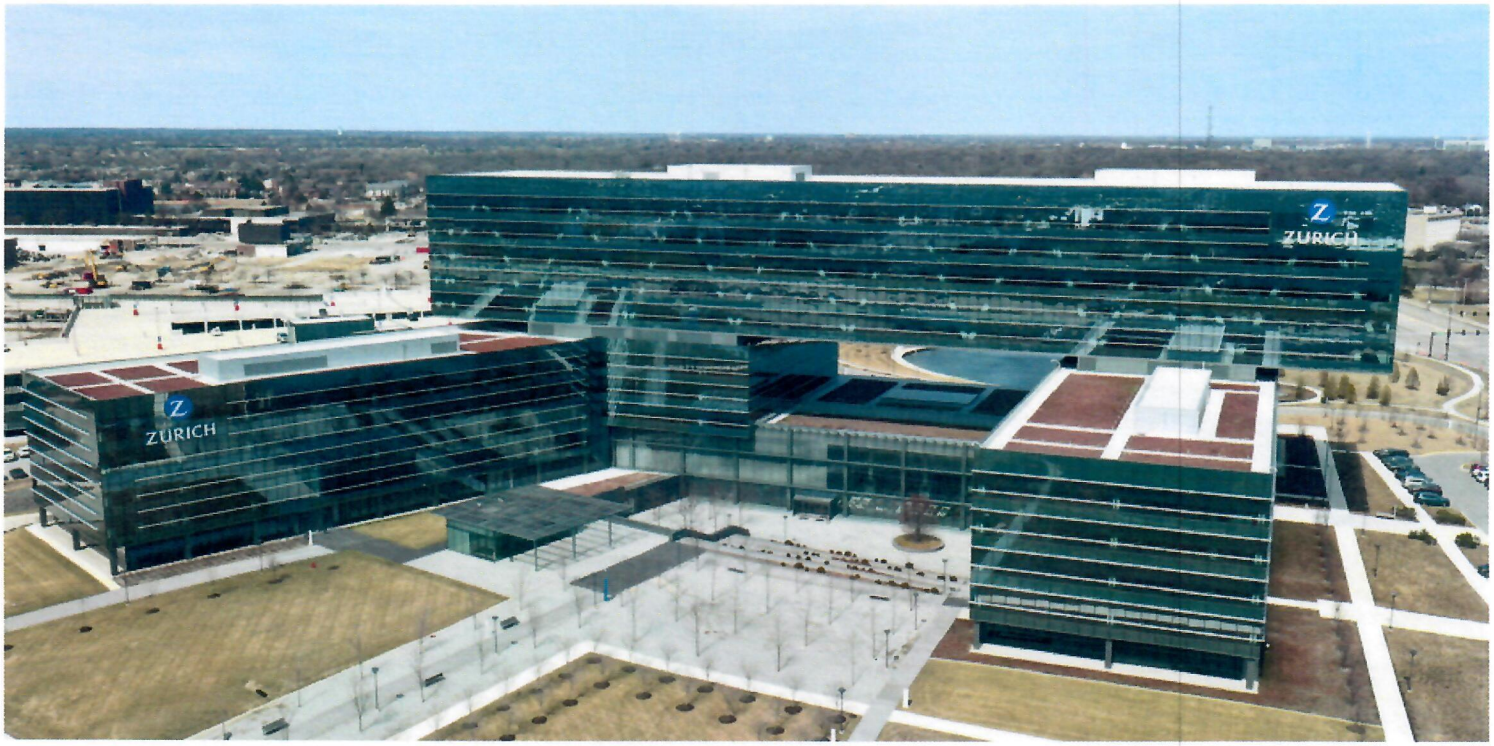
Commercial Real Estate

Suburban office vacancy nears 30% as workspace cutbacks continue

By Danny Ecker



More companies trying to get rid of workspace over the past three months pushed the suburban office vacancy rate to a record high for the 11th consecutive quarter.

Fueled by big blocks of sublease space that hit the market, the share of available office space in the suburbs increased to 29.7% at the end of September from 28.9% midway through the year, according to real estate services firm Jones Lang LaSalle. The new vacancy rate is up from 27.3% a year ago and 22.1% when the COVID-19 pandemic began.

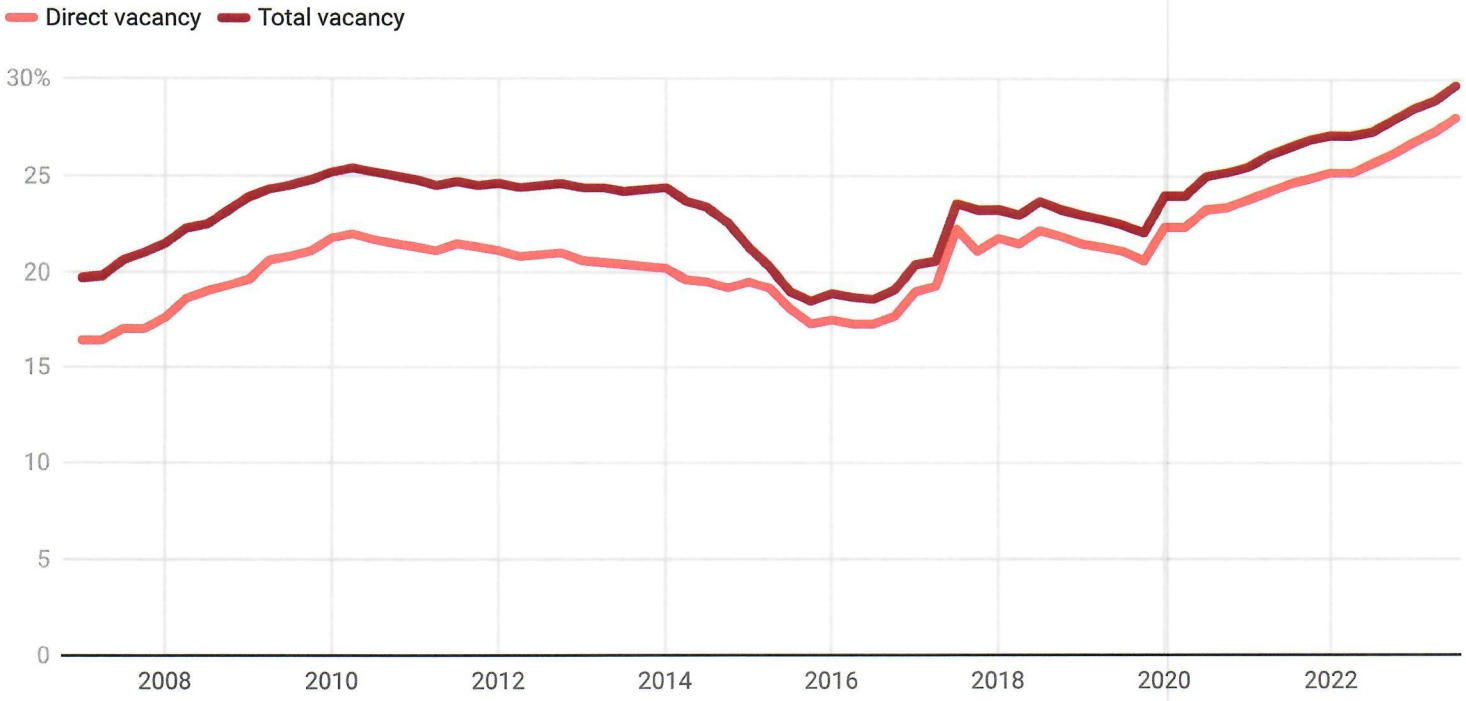
The numbers reflect the ongoing anguish for suburban office landlords, which continue to see the remote work movement weaken demand for workspace. Companies shrinking their footprints have whittled building owners' bottom lines, with no visible end to the space-shedding trend more than three years after the COVID-19 pandemic began.

While a number of companies have called employees back to the office more regularly in recent weeks, it may not make a big difference for many landlords. Higher interest rates and lower property values have already pushed big suburban office properties into foreclosure, with Schaumburg Towers, Continental Towers in Rolling Meadows and the Riverway office complex in Rosemont recently added to that distress. More owners have also sought to hand over their properties to their lenders rather than face a potential foreclosure process or reinvest in a property for which it sees a bleak future.

During the third quarter, it was big new sublease listings that pushed supply and demand further out of balance. The amount of office space available for sublease in the suburbs rose by 22% over the past three months to 3.9 million square feet, according to JLL. Insurance giant Zurich North America led the way by formally trying to offload almost 363,000 square feet of its Schaumburg headquarters — close to half of its footprint there — while CDW recently began offering more than 200,000 square feet of its office space in Lincolnshire for sublease.

Remote work fallout continues

New office move-ins outpaced move-outs during the third quarter, but big sublease listings drove up the amount of available workspace in the suburbs to another all-time high.



Note: Total vacancy includes space available for sublease.
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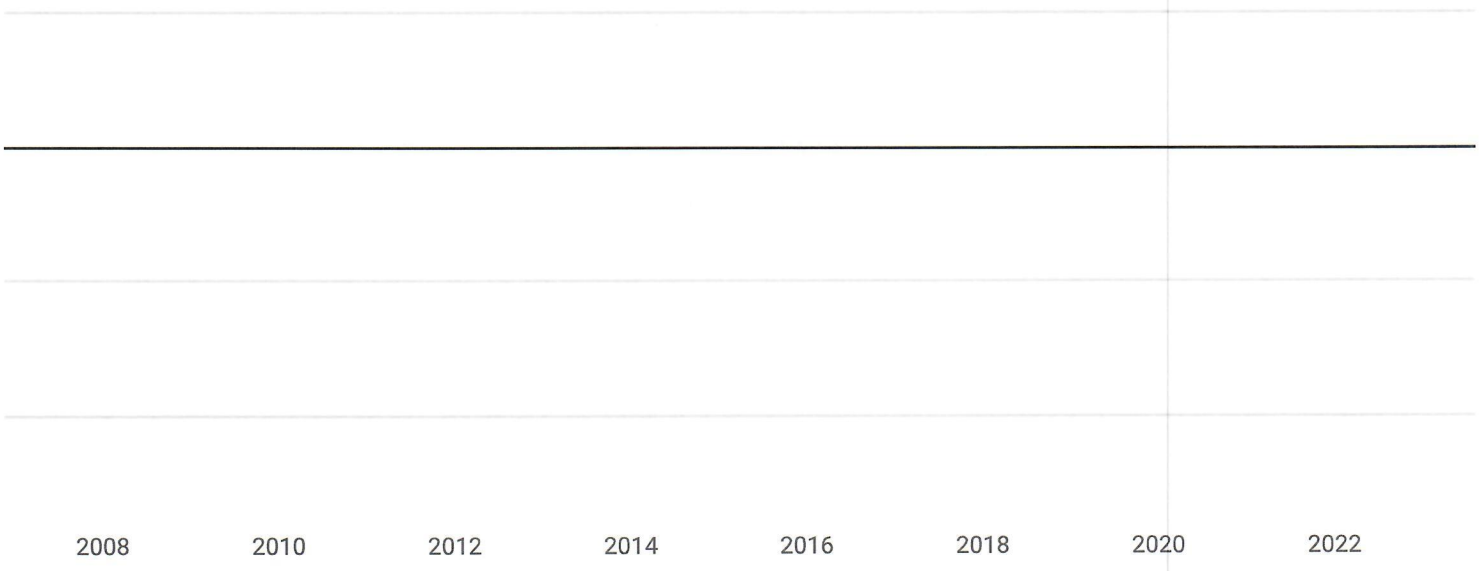
Net absorption



Get the data • Created with Datawrapper

Source: Jones Lang LaSalle

In another pending loss for the suburbs, benefits administration company Alight said in July that it would be moving its headquarters from a 200,000-square-foot office in

Lincolnshire to a 16,000-square foot space atop BMO Tower in the West Loop.

Many companies are still thinking through how much office space they'll need and what it should look like as effects of the pandemic fade, which makes it difficult to predict when the downsizing trend will slow down, said JLL Managing Director Steven Spinell, who negotiates office leases on behalf of tenants in the suburbs.

"We still have some time before that (space-cutting) trend runs its course," Spinell said.

Many landlords aren't holding their breath for office demand to make a big comeback soon, but they're cheering for a reduction in supply. They got good news on that front during the third quarter, as the 2.3 million-square-foot former Sears headquarters campus in Hoffman Estates was sold to a Dallas-based developer that's expected to transform the sprawling property with a data center project.

In Naperville, Oak Brook-based developer Franklin Partners in August began razing the former Alcatel-Lucent office building at 1960 Lucent Lane, taking that 516,000-square-foot building out of the market. JLL's data will reflect that supply reduction next quarter, according to a spokesman for the brokerage.

JLL's tally of total suburban office inventory now stands at 96 million square feet, the lowest mark since the end of 2010.

Some office landlords also continue to experience less pain than others. Newer office properties and those that have seen substantial upgrades in recent years are outperforming the rest of the market as companies seek out workspace that will encourage employees to show up rather than work remotely.

Net absorption, which measures the change in the amount of leased and occupied space compared with prior period, rose by more than 61,000 square feet during the third quarter among top-tier, or Class A, office buildings, JLL data shows. The same metric among Class B properties fell by roughly 5,000 square feet.

"The flight to quality is definitely the overarching trend in the market right now," Spinell said.

The biggest deals boosting absorption during the third quarter were Ace Hardware's move-in to 250,000 square feet at the former McDonald's headquarters campus in Oak Brook and AIT Worldwide Logistics' relocation to 2 Pierce Place in Itasca from a nearby industrial building it owns.

The third quarter also brought a sale of a suburban office building, a rare deal amid rampant distress and higher interest rates keeping many investors on the sidelines.

A venture of Chicago investor Gene Staples last month paid $29 million for the 11-story International Tower office building near O'Hare International Airport, according to Cook County property records. That price showed the loss of value for the 302,089-square-foot property, which last changed hands in 2014, when Chicago-based investor Golub bought it for more than $40 million.

Helping close the sale last month: An entity affiliated with Sandy, Utah-based Bridge Investment Group — which had provided a loan to Golub in 2019 and took control of the property last year — provided a new mortgage to the Staples venture. That move, or so-called seller financing, has been a common offer for office properties over the past year to help eliminate the hurdle of buyers hunting for a new loan.

By **Danny Ecker**

Danny Ecker is a reporter covering commercial real estate for Crain's Chicago Business, with a focus on offices, hotels and megaprojects shaping the local property sector. He joined Crain's in 2010 and previously covered the business of sports, as well as the city's convention and tourism sector.

News, Commercial Real Estate, Real Estate

Source URL: *https://www.chicagobusiness.com/commercial-real-estate/suburban-chicago-office-vacancy-hits-record-high*

VILLAGE OF SCHAUMBURG

DESCRIPTION[1]

The Village President (the "President") and the Board constitute the governing body of the Village. The President is elected for a four-year term and serves as the Chief Executive Officer of the Village. The President presides over Board meetings and executes official documents. The President appoints Advisory Committees, Boards and Commissions with the consent of the Board. The Village Manager and Village Attorney are appointed by the President and the Board. The Board consists of six members elected at large for staggered four-year terms. The Village Manager is the Chief Administrative Officer of the Village and is responsible for the management of all Village operations under the direction of the President and the Board. The Village Manager is appointed by the President and Board and serves at the Board's pleasure. The Village Manager appoints and supervises the directors of the Village's eleven departments, including the Director of Finance who also serves as the Village Treasurer.

The Village has a population of 73,970 as of the 2018 American Community Survey ("ACS") estimate. The Village's population has essentially been stable when compared to a population of 74,227 according to the 2010 U.S. Census Bureau and a population of 75,386 according to the 2000 U.S. Census Bureau. The Village is located in the northwest suburban area of the Chicago metropolitan area. It is a leading economic center in the metropolitan area. The Village is second among all Illinois municipalities in retail sales volume outside of Chicago. Its equalized assessed valuation ("EAV") for real property tax purposes is the third largest of any Illinois municipality.

Illinois Route 53 (I-290) bounds the Village to the east, and the Jane Addams (formerly the Northwest Tollway) (I-90) runs along its northern edge and Illinois Route 390 (formerly the Elgin O'Hare Expressway) to the south. Together, these arteries provide ready access to O'Hare International Airport, nine miles to the east; downtown Chicago, twenty-six miles to the southeast and to the entire metropolitan region surrounding Chicago.

Much of the substantial commercial and industrial development has focused upon the I-290/I-90 interchange in the Village's northeast corner. This area includes the 2.7 million square-foot Woodfield Mall, one of the world's largest fully enclosed malls at the time of its opening in 1971. Woodfield was expanded in 1994, and various additional large shopping malls and large stores have been constructed near Woodfield Mall. Additional commercial and industrial activity is located on the Village's west side at Schaumburg Road and Barrington Road.

Overall, the Village's commercial development, including sixty-nine shopping centers, ten industrial parks, fifteen major office centers and corporate headquarters, and its housing stock, have produced a community with $3,832,697,491 in Cook County EAV for property tax purposes. This valuation is substantially below the actual market value of taxable property.

The Village is a home-rule unit under the 1970 Illinois Constitution. As such, it has no tax rate or debt limits, nor is it required to conduct a referendum to authorize the incurrence of debt or the imposition or increase of property taxes.

[1] VILLAGE OF SCHAUMBURG, ILLINOIS GENERAL OBLIGATION BONDS, SERIES 2020B (IL) Final Official Statement Dated October 26, 2020.

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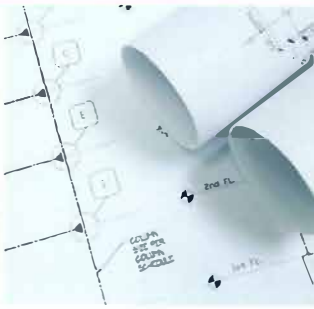

"Peter and his team were great to work with throughout the process of refunding Village of Bellwood's debt and their energy, enthusiasm and technical expertise provided a lot of leadership. Their budget strategies were on point and paved the way for us to seek and obtain a four notch credit rating upgrade from S&P."

Phoebe S. Selden
Senior Vice President,
Acacia Financial Group

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800 Enterprise Drive, Suite 204
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p630.601.1020

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

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

WHEREAS, the corporate authorities have received a request from IndusPAD-BRAVEHEART III to support and consent to the filing of an application for a Class 7B Tax Incentive for the properties located at 953 American Lane, in Schaumburg, Illinois, part of Permanent Parcel No. 07-14-200-085-1006 and 07-14-200-085-1007, and 955 American Lane, in Schaumburg, Illinois, part of Permanent Parcel No. 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004 (the "Property") with a legal description of:

PARCEL 1 (953 AMERICAN LANE):

UNITS 4, 5 AND 6 IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

PARCEL 2 (955 AMERICAN LANE):

UNITS 1, 2, 3A, AND 3B IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

WHEREAS, the owner, IndusPAD-BRAVEHEART III, intends to use the property for office purposes; and

WHEREAS, IndusPAD-BRAVEHEART III is seeking special circumstances to establish that the property was abandoned for purposes of the Class 7B where there was no purchase for value but the buildings and other structures have been vacant and unused for greater than 12 continuous months prior to the application; and

WHEREAS, the Village of Schaumburg has found that special circumstances exist, which will continue to thwart any viable redevelopment and occupation of the abandoned Property, including but not limited to: (i) without the Cook County property tax incentives, the Village of Schaumburg is at a

competitive disadvantage with the neighboring counties of Lake and DuPage in attracting development; (ii) the Property is currently vacant and that the extent and duration of the vacancy will persists and have an adverse influence on the area if the Property is not immediately redeveloped; (iii) the lack of an adequate comprehensive plan or community planning to address the significant office vacancies that exist post-pandemic; (iv) the buildings are obsolete and contain characteristics that are no longer suitable from their original use due to age and other factors; (v) the property is in a state of deterioration and in need of substantial rehabilitation; (vi) the utilities are insufficient, faulty or poorly maintained that it impairs site use or development failing and require significant investment to attract and retain economic activity; and (vii) the erosion of the tax base of the Village and other taxing districts by the loss of commercial enterprises and employment opportunities; and

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

WHEREAS, the Village is willing to assist IndusPAD-BRAVEHEART III in receiving the Class 7B Tax Incentive for the Subject Property, provided the Village receives certain assurances from IndusPAD-BRAVEHEART III relating thereto, given that the continued operation of IndusPAD-BRAVEHEART III's business in the Village should be beneficial to the economic vitality of the Village, as more specifically set forth in the Development Agreement attached hereto as Exhibit A and made part hereof (the "Development Agreement"); and

WHEREAS, IndusPAD-BRAVEHEART III will have a minimum of five hundred (500) permanent employees by December 31, 2028 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7B Incentive; and

WHEREAS, IndusPAD-BRAVEHEART III will invest a minimum of one and a half million dollars ($1,500,000.00) in additional capital improvements to the Facility by December 31, 2027; and

WHEREAS, IndusPAD-BRAVEHEART III will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the Class 7A Tax Incentive; and

WHEREAS, IndusPAD-BRAVEHEART III, on an annual basis, provide the Village with the number of employees at the Facility, along with documentation from the Cook County Assessor and the Company that depicts the land value and all line item improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Addition's market value) assigned to the Subject Property and the Facility by the Cook County Assessor;

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

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

SECTION ONE: The Village of Schaumburg hereby supports and consents to the filing of an application for a Class 7B classification for the Property.

SECTION TWO: The Village of Schaumburg finds that conditions of the Class 7B Tax Incentive as laid out in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3) are present, and that it is necessary for development to occur on the property that the property be classified as 7B, and that it supports and consents to a 7B on the property.

SECTION THREE: The Village of Schaumburg finds that special circumstances justify finding that the property is deemed "abandoned" for purpose of the Class 7B.

SECTION FOUR: The Village of Schaumburg finds that the Incentive is necessary for the commercial enterprise for its operation at the current location, and that without such designation, the enterprise would not be economically viable causing the property to be in imminent risk of remaining vacant and unused.

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

SECTION SIX: That, in the event the Company does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 7B Tax Incentive for the Subject Property.

SECTION SEVEN: That, in the event the IndusPAD-BRAVEHEART III does not comply with the terms of the Development Agreement, the Village may require that IndusPAD-BRAVEHEART III pay to the Village the difference between what the Company would have paid in real estate taxes, had the Class 7B Tax Incentive not been granted, and what IndusPAD-BRAVEHEART III actually paid in real estate taxes with the Class 7B Tax Incentive, as provided for in the Development Agreement.

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

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

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7B CLASSIFICATION FOR 953 and 955 AMERICAN LANE, SCHAUMBURG, IL (INDUSPAD-BRAVEHEART III)

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____

Village President

ATTEST:

_____

Village Clerk

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND INDUSPAD-BRAVEHEART III
FOR THE APPROVAL OF A COOK COUNTY CLASS 7B REAL ESTATE TAX
CLASSIFICATION FOR 953 AND 955 AMERICAN LANE, SCHAUMBURG, ILLINOIS**

(attached)

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2026, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and INDUSPAD-BRAVEHEART III, an Illinois limited liability corporation (the "Applicant").

RECITALS

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

B. IndusPAD-BRAVEHEART III is an Illinois limited liability corporation, and the owner of the following-described properties:

PARCEL 1 (953 AMERICAN LANE):

UNITS 4, 5 AND 6 IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM

OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2 (955 AMERICAN LANE):

UNITS 1, 2, 3A, AND 3B IN 955 AMERICAN LANE OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN WOODFIELD LAKE CONSOLIDATED PLAT BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 00269979. EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355, TOGETHER WITH LOT A IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 IN SEVEN WOODFIELD LAKE, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 0010273355 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT “B” TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 955 AMERICAN LANE OFFICE CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT 0920444025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDIED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Tax Index Number(s): 07-14-200-085-1001, 07-14-200-085-1002, 07-14-200-085-1003, and 07-14-200-085-1004, 07-14-200-085-1006 and 07-14-200-085-1007

Common Address: 953 and 955 American Lane, Schaumburg, Illinois 60194;
(the "Subject Property").

C. IndusPAD-BRAVEHEART III is the owner of the Subject Property and intends to renovate the vacant buildings and lease the space to attract new tenants, including The Beverage Incubators, Smith Financial and/or TechDen, and Broadino.

D. IndusPAD-BRAVEHEART III is currently seeking a real estate tax incentive under Class 7B of the Cook County Real Property Assessment Classification Ordinance (the "Incentive") and seeking the Village's assistance in obtaining the approval of the Class 7B Incentive.

E. The Village is willing to assist IndusPAD-BRAVEHEART III in obtaining the approval of the Class 7B Incentive, provided the Village receives certain assurances from IndusPAD-BRAVEHEART III relating thereto, given that the continued operation of businesses located within 953 and 955 American Lane should be beneficial to the economic vitality of the Village.

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

Section 1. The Village shall approve the Class 7B Incentive for the Subject Property and the Facility.

Section 2. IndusPAD-BRAVEHEART III will commence renovation on both the 177,892 square foot building at 955 American Lane and on the 109,486 square foot building at 953 American Lane by June 1, 2026. They will complete renovations by June 1, 2027. They will occupy the buildings and operations will begin by December 31, 2027. IndusPAD-BRAVEHEART III will bring in a minimum of 500 permanent employees to occupy a minimum of 165,000 square feet by December 31, 2028, at the the Subject Property (the "Facility"); and is to be maintained for the term of the 7B Incentive.

Section 3. IndusPAD-BRAVEHEART III will invest a minimum of one and a half million and no/100 dollars ($1,500,000.00) in additional capital improvements to the Facility by December 31, 2027.

Section 4. IndusPAD-BRAVEHEART III will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the 7A Incentive.

Section 5. IndusPAD-BRAVEHEART III shall, on a bi-annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and IndusPAD-BRAVEHEART III that depicts the land value and all line-item Improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Improvements market value) assigned to the Subject Property and the Facility by the Cook County Assessor. IndusPAD-BRAVEHEART III will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 7B Tax Incentive.

Section 6. 7B Incentive Termination Provision**:** If IndusPAD-BRAVEHEART III does not comply with the requirements set forth in Sections 2 and 3, and/or does not comply with Sections 4 and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 7B Incentive for the Subject Property; and

B. The 7B Incentive will be terminated if IndusPAD-BRAVEHEART III ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 7B designation under any of the following circumstances:
   - Failure to file the required triennial affidavit prior to the filing deadline;
   - Failure to maintain the property in substantial compliance with all applicable local building, safety, and health codes and requirements;
   - Failure to comply with the Class 7B requirements of substantial occupancy.

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

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

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

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

VILLAGE OF SCHAUMBURG	**INDUSPAD-BRAVEHEART III**
By: _____	By: _____
Tom Dailly, Village President	IndusPAD-BRAVEHEART III
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Approving and Authorizing a 7A Classification for 1901 McConnor Parkway, Schaumburg, IL (TM Real Estate Holding LLC).
01/27/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

Please find the Cook County Class 7A Application from TM Real Estate Holdings LLC (the "Applicant") for the reoccupation of the 11,906 square foot restaurant building at 1901 McConnor Parkway (the "Subject Property"). An entity related to the Applicant purchased the Subject Property in 2020 with plans to open a Blue Martini Lounge but the deal fell through due to Covid and other factors. The Applicant is seeking a Class 7A tax incentive, in which the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level.

The Subject Property was last occupied by the RAM restaurant in 2018, so it meets the real estate taxes criteria. The applicant has an agreement with First Hospitality to open an Italian restaurant concept called Avellino. First Hospitality has a large portfolio with over 30 bars and restaurants and 70 hotels. With the incentive, they anticipate investing over $1,000,000 to open in fall 2026.

The Schaumburg Business Development Commission reviewed this at the January 12th meeting and recommended approval of the Class 7A request. If approved, staff will work with the Applicant and make the Class 7A contingent upon a Development Agreement outlining TM Real Estate Holdings LLC investment of $1,000,000, employing 40 employees on the Subject Property, and establishing their local community support.

Recommended Action:

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7A tax incentive for TM Real Estate Holdings LLC at 1901 McConnor Parkway.

ATTACHMENTS:
- 1901 McConnor Memo Class 7A for FLAGG 1_19_26.pdf
- 1901 McConnor Memo Class 7A Application December 2025.pdf
- Resolution 1901 McConnor Parkway TM Real Estate Holdings Avellino (1).pdf
- RDA 1901 McConnor Parkway TM Real Estate Holdings LLC Avellino.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

TO: FLAGG Committee

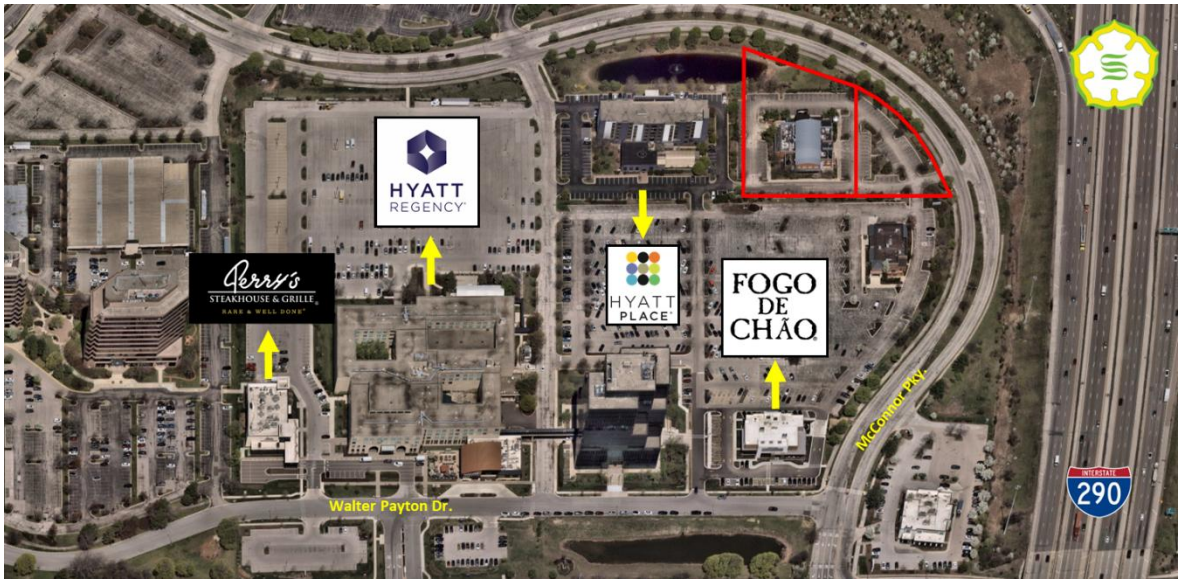
FROM: Matt Frank, Director of Economic Development

RE: TM Real Estate Holdings LLC 1901 McConnor, Class 7A Request

DATE: January 19, 2026

Introduction

Please find the Cook County Class 7A Application from TM Real Estate Holdings LLC (the "Applicant") for the reoccupation of the 11,906 square foot restaurant building at 1901 McConnor Parkway (the "Subject Property"). An entity related to the Applicant purchased the Subject Property in 2020 with plans to open a Blue Martini Lounge but the deal fell through due to Covid and other factors. The location of the Subject Property is shown below:



The Applicant is seeking a Class 7A tax incentive, in which the property would be assessed at a 10% assessment level for the first ten years, 15% for the eleventh year, and 20% for the twelfth year instead of the normal 25% assessment level. According to the Office of the Cook County Treasurer, the Subject Property was billed $144,614.83 total in property taxes in the 2024 tax year. Cook County allows the Class 7A incentive for commercial projects with total development costs, exclusive of land, that do not exceed $2,000,000.

Discussion

Cook County has 5 eligibility factors that must be met to qualify for the project, including the area to be designated as blighted, real estate taxes to be stagnant for at least six years, the project to be

viable and timely, the project to be feasible only with the incentive, and the project to increase tax revenue and employment.

The Applicant has submitted a study by Gruen Gruen + Associates that states the property is in need of redevelopment and is supported by the following findings:

- The property is vacant and has ceased operations for its intended use. The neighboring former restaurant property also remains substantially vacant, and the only user attracted to re-occupy the former Sweet Tomato building is the United States Post Office. These two properties are contributing to a blighted issue.
- The property is competitively and physically obsolete.
- The property is dilapidated.
- The property is deteriorated.
- The property has a deleterious layout.

The Subject Property was last occupied by the RAM restaurant in 2018, so it meets the real estate taxes criteria. The applicant has been meeting with various restaurant groups for the reoccupation of the Subject Property. The applicant has an agreement with First Hospitality to open an Italian restaurant concept called Avellino. First Hospitality has a large portfolio with over 30 bars and restaurants and 70 hotels. With the incentive, they anticipate investing over $1,000,000 to open in fall 2026.

According to the revised policy adopted by the Village Board, applications seeking the Cook County Class 7A tax incentive will be reviewed on a case-by-case basis. These individual cases are decided based upon the applicant's ability to demonstrate employment and business growth, capital improvements, community involvement, and their overall need for 12 years of reduced tax assessments.

Employment and Business Growth

The Applicant is proposing to open Avellino in the Subject Property. Avellino will be a sophisticated and upscale concept offering unique martinis, craft cocktails, delicious food and nightly live entertainment estimated to generate $5,000,000 in gross sales annually. The application estimates that there will be 40 employees with an annual payroll of $1,150,000. These 40 employees are expected to meet the minimum wage requirements for Cook County.

Capital Improvements

The Applicant is proposing to spend over $1,000,000 to make various improvements to the Subject Property. The Applicant has started the demo work. They are working with Aria Group Architecture + Design on the renovation plans which are anticipated to be done this summer.

Civic Involvement

The Village of Schaumburg's policy requires ongoing community involvement and financial support. For civic involvement, the Applicant has agreed to support some of the following agencies including but not limited to the Schaumburg Business Association, Schaumburg Township Library District, Al Larson Prairie Center for the Arts, Schaumburg Park District, Harper College, School District 54, School District 211, the Golden Corridor Advanced Manufacturing Partnership and the Japanese Chamber of Commerce.

Below is a breakdown of how the proposed improvements will impact the existing Property taxes:

	Current Valuation	Valuation With 7A and Improvements	Valuation Without 7A	Valuation if Vacant
Fair Market Value (FMV)	$2,035,276	$2,875,000	$2,875,000	$1,831,748
Assessment Value	25%	10%	25%	10%
Assessed Value (AV)	$508,819	$287,500	$718,750	$183,175
State Equalizer	3.0355	3.0355	3.0355	3.0355
Equalized Assessed Value EAV)	$1,544,520	$872,706	$2,181,766	$556,027
Tax Rate	9.585675%	9.585675%	9.585675%	9.585675%
Tax Amount	$148,053	$83,655	$209,137	$51,638

*Investment and discount rate only calculated in the Revised Valuation. FMV is generated from purchase price plus additional investment into building at a 75% discount rate. Current and Vacant valuations are calculated from the market values of PINs 07-12-402-012-0000 and 08-07-301-011-0000.

Over the life of the incentive, the applicant is expected to pay over $1.1 million in property taxes and save approximately $1.4 million based on the 2024 State Equalizer of 3.0355 and 2024 Local Tax Rate of 9.585675%:

	Tax Assessment Level	Tax Amount	Total Tax Amount
Years 1-10	10%	$83,655	$836,548
Year 11	15%	$125,482	$125,482

Year 12	20%	$167,310	$167,310
Total Taxes w/ 7A			$1,129,340

The Schaumburg Business Development Commission reviewed this at the January 12th meeting and recommended approval of the Class 7A request. If approved, staff will work with the Applicant and make the Class 7A contingent upon a Development Agreement outlining TM Real Estate Holdings LLC investment of $1,000,000, employing 40 employees on the Subject Property, and establishing their local community support.

Recommendation

The Schaumburg Business Development Commission recommends that the Finance, Legal, Administrative and General Government Committee recommend the Village Board approve a resolution authorizing a Class 7A tax incentive for TM Real Estate Holdings LLC.

SARNOFF PROPERTY TAX

December 29, 2025

Matt Frank
Director of Economic Development
Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193-1899

Re: Class 7a Incentive Resolution Request
TM Real Estate Holdings LLC
1901 McConnor Pkwy.
Schaumburg, Illinois 60173
PINs: 07-12-402-012-0000 and 08-07-301-011-0000

Dear Matt:

TM Real Estate Holdings LLC ("Applicant") is requesting a Resolution supporting and consenting to a Class 7a Incentive on the above-referenced property based on occupation of an abandoned property that has been vacant for greater than 12 continuous months without a purchase for value and with special circumstances and substantial rehabilitation. The Applicant plans to take ownership of the property and rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge.

Avellino will be a sophisticated and upscale concept offering unique martinis, craft cocktails, delicious food and nightly live entertainment. Avellino is a new concept for a restaurant and bar, however, the ownership behind Avellino have a long history of owning and operating restaurants throughout the Chicagoland area. The Applicant plans to bring this exciting new concept to the Village of Schaumburg.

Avellino plans to start and operate at the subject property with approximately 40 employees (20 to 30 full-time and 10 to 20 part-time), all of which will likely be new hires. Avellino will look to hire all qualified Village of Schaumburg residents for future hires and believes the total annual payroll will be approximately $1,150,000. Avellino will also provide benefits to its employees: Health, dental, paid time off and more. In addition, the Applicant expects that Avellino will generate approximately $5,000,000 in gross sales annually.

The Village of Schaumburg can also expect that Avellino's employees will invest commercially back into the community by visiting local establishments such as gas stations, grocery stores and more. Additionally, Avellino will attract business and various customers to the Village in the course of its operations. Avellino also plans to be a good corporate neighbor and work with local charities to host events and happy hours as well as provide some extra benefit to these charities.

The subject property consists of an approximately 102,504 square foot site with an approximately 11,906 square foot building that has been 100% vacant and unused since September, 2018. Note that an entity related to the Applicant purchased the subject property in 2020 and planned to rehabilitate the same for another restaurant's use, but the deal fell through due to covid and other factors. After years of searching for a new tenant, the Applicant is pleased to finally have found what it believes will be a great fit for the subject property and the Village of Schaumburg.

Therefore, the Applicant plans to complete substantial rehabilitation to make the subject property ready for Avellino's use. The Applicant has allotted approximately $1,000,000 to $1,200,000 to immediately rehabilitate the subject property, which will create construction jobs. These improvements will be to update the landscaping, repair the parking lot, upgrade the facade, add new signage, repair the roof, replace HVAC units, repair exterior concrete, repair the water tanks, repair the electrical, repair windows, tuckpoint, gut and rebuild the kitchen, gut and rebuild the bathrooms as well as to complete other general maintenance.

Please note, however, that these construction costs could significantly vary for a variety of reasons depending cosmetic improvements and market variances. Further inspections of the subject property may require additional improvements. The Applicant plans to start the rehabilitation as soon as possible with occupancy to be in summer 2026.

The Applicant believes that the proposed rehabilitation and occupancy of the subject property will result in a major increase in employment, property taxes and sales tax at this site. However, the above is dependent on securing the Class 7a Incentive on the subject property. As the above indicates, there are various benefits the Village of Schaumburg will receive should the Applicant be granted the Class 7a Incentive. The Applicant is excited to move forward with the rehabilitation and occupation of the subject property and to be a strong community member for many years to come.

Therefore, please review this letter and the attached materials, and place the Applicant on the agenda for the January 12, 2026 Village of Schaumburg Business Development Commission meeting, where it will present its request for the Village to pass a Resolution supporting and consenting to a Class 7a Incentive on the subject property based on occupation of an abandoned property that has been vacant for greater than 12 continuous months without a purchase for value and with special circumstances and substantial rehabilitation.

In support of the above, enclosed please find a Class 7a Eligibility Application along with all required information and documentation available to date. Should you have any questions or concerns, or require additional information, please do not hesitate to contact us at (312) 782-8310.

Very truly yours,
SARNOFF PROPERTY TAX

Zachary A. Kafitz
James B. Sarnoff

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7A ELIGIBILITY APPLICATION

CONTROL NUMBER: To be provided

Carefully review the Class 7a Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, ***a filing fee of $500.00***, and supporting documentation *(except drawings and surveys)* must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: TM Real Estate Holdings LLC

Company: _____ Telephone: (708) 268-4050

Address: 1901 McConnor Pkwy.

City: Schaumburg State: IL Zip Code: 60173

Email Address: _____

Contact Person (if different than the Applicant)

Name: Michael Manzo

Company: See above Telephone: (_____)_____

Address: _____

City: _____ State: _____ Zip Code: _____

Email Address: _____

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 1901 McConnor Pkwy.

Permanent Real Estate Index Number: 07-12-402-012-0000 and 08-07-301-011-0000

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Schaumburg State: IL Zip Code: 60173

Township: Schaumburg Existing Class: 5-17 and 1-00

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage See attached

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? See attached

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: See attached Part-time: See attached

How many new permanent full-time jobs will be created by this proposed development? See attached

How many new permanent part-time jobs will be created by this proposed development? See attached

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

[ ] New Construction (Read and Complete Section A below)

[x] Substantial Rehabilitation (Read and complete Section A below)

[ ] Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

[x] Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): See attached

Estimated date of construction completion: See attached

Total redevelopment cost, excluding land: $ See attached

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

   [ ] YES [ ] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   _____

   _____

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

   Estimated date of reoccupation: _____
   Date of Purchase: _____
   Name of purchaser: _____
   Name of seller: _____
   Relationship of purchaser to seller: _____

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

SECTION 1 - Property Purchase (less than 12 months vacant)

How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period* (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

(a) Sale Contract
(b) Closing Statement
(c) Recorded Deed
(d) Assignment of Beneficial Interest
(e) Real Estate Transfer Declaration

SECTION 2 – No Purchase (more than 12 months vacant)

How long has the subject property been unused?

[x] 12 or greater continuous months *(Eligible for Special Circumstance)*

[ ] Less than 12 continuous months *(Not Eligible for Special Circumstance)*

When and by whom was the subject property last occupied prior to the filing of this application?

See attached

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also, include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: Summer 2026

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7a Application and that it finds Class 7a necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate the area is "in need of commercial development", are satisfied.

Finalizing the Incentive Process

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website *(www.cookcountyassessor.com)* to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 7A designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Signature

12/12/25
Date

MICHAEL MANZO
Print Name

Owner
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7a Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 4/1/2022

AFFIDAVIT

I Michael Manzo, if called to testify would attest to the following facts:

1. That I am a Trustee of the Michael Manzo and Robert Trust Revocable Trust, the entity that owns the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) ("Subject Property").

2. That the prior occupant of the Subject Property was RAM Restaurant & Brewery.

3. That as of September 22, 2018, RAM Restaurant & Brewery completely vacated the Subject Property.

4. That since September 22, 2018, the Subject Property and has been 100% vacant and unused.

Further Affiant Sayeth Not

Michael Manzo

Date: 11/20/25

Subscribed and sworn before me
This 20th day of November, 2025

Olivia Brownfield

Signature of Notary Public

Official Seal
OLIVIA BROWNFIELD
Notary Public, State of Illinois
Commission No. 856458
My Commission Expires June 30, 2027

Legal Description, Site and Building Square Footage

The total land area of the subject parcel located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) is approximately 102,504 square feet, and the total building area is approximately 11,906 square feet.

Attached please find a legal description of the subject property:

REAL ESTATE AND TAX SERVICE
OFFICE OF COOK COUNTY CLERK KAREN A. YARBROUGH
118 N. Clark Street, Room 434, Chicago, Illinois 60602

TEL 312.603.5645 FAX 312.603.4707 WEB cookcountyclerk.com

I CERTIFY THAT, ACCORDING TO THE RECORDS HELD BY THE COOK COUNTY CLERK'S OFFICE, THE TAX PARCEL WHICH IS KNOWN BY THE PERMANENT REAL ESTATE INDEX NUMBER (PIN) OF:

07-12-402-012-0000

CORRESPONDS TO THE FOLLOWING LEGAL DESCRIPTION:

THAT PART OF LOT 2, LYING IN SCHAUMBURG TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD - 76 SUBDIVISION OF PART OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CLERK'S OFFICE COOK COUNTY, ILLINOIS JANUARY 1831

COOK COUNTY CLERK / DATE 2-27-20

REAL ESTATE AND TAX SERVICE
OFFICE OF COOK COUNTY CLERK KAREN A. YARBROUGH
118 N. Clark Street, Room 434, Chicago, Illinois 60602

TEL 312.603.5645 FAX 312.603.4707 WEB cookcountyclerk.com

I CERTIFY THAT, ACCORDING TO THE RECORDS HELD BY THE COOK COUNTY CLERK'S OFFICE, THE TAX PARCEL WHICH IS KNOWN BY THE PERMANENT REAL ESTATE INDEX NUMBER (PIN) OF:

08-07-301-011-0000

CORRESPONDS TO THE FOLLOWING LEGAL DESCRIPTION:

THAT PART OF LOT 2, LYING IN ELK GROVE TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLIAGE GREEN WOODFIELD - 76 SUBDIVISION OF PART OF SECTION 7 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LC, 2-27-20

COOK COUNTY CLERK / *DATE*

Description of the Nature of the Project, the Intended Use of the Subject Property and Information Regarding the Applicant and User

TM Real Estate Holdings LLC ("Applicant") plans to take ownership of the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) and rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge.

Avellino will be a sophisticated and upscale concept offering unique martinis, craft cocktails, delicious food and nightly live entertainment. Avellino is a new concept for a restaurant and bar, however, the ownership behind Avellino have a long history of owning and operating restaurants throughout the Chicagoland area. The Applicant plans to bring this exciting new concept to the Village of Schaumburg.

Avellino plans to start and operate at the subject property with approximately 40 employees (20 to 30 full-time and 10 to 20 part-time), all of which will likely be new hires. Avellino will look to hire all qualified Village of Schaumburg residents for future hires and believes the total annual payroll will be approximately $1,150,000. Avellino will also provide benefits to its employees: Health, dental, paid time off and more. In addition, the Applicant expects that Avellino will generate approximately $5,000,000 in gross sales annually.

The Village of Schaumburg can also expect that Avellino's employees will invest commercially back into the community by visiting local establishments such as gas stations, grocery stores and more. Additionally, Avellino will attract business and various customers to the Village in the course of its operations. Avellino also plans to be a good corporate neighbor and work with local charities to host events and happy hours as well as provide some extra benefit to these charities.

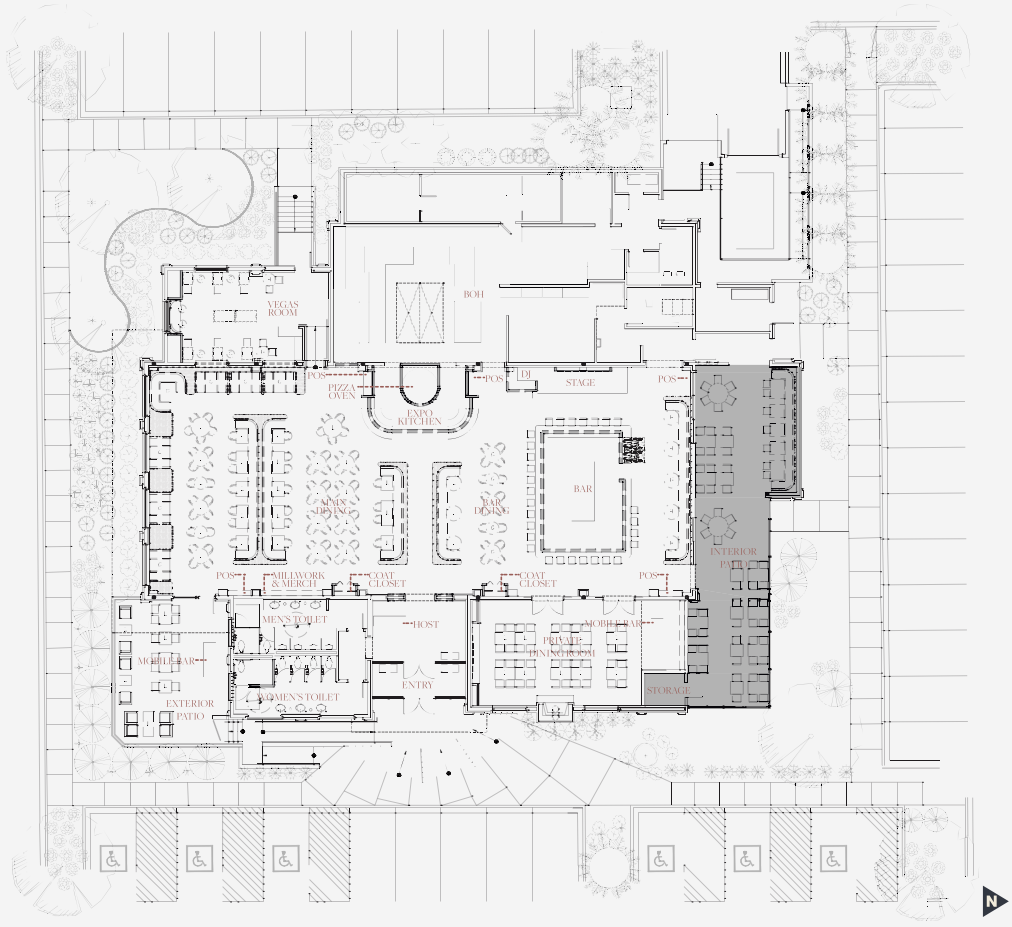
The subject property consists of an approximately 102,504 square foot site with an approximately 11,906 square foot building that has been 100% vacant and unused since September, 2018. Note that an entity related to the Applicant purchased the subject property in 2020 and planned to rehabilitate the same for another restaurant's use, but the deal fell through due to covid and other factors. After years of searching for a new tenant, the Applicant is pleased to finally have found what it believes will be a great fit for the subject property and the Village of Schaumburg.

Therefore, the Applicant plans to complete substantial rehabilitation to make the subject property ready for Avellino's use. The Applicant has allotted approximately $1,000,000 to $1,200,000 to immediately rehabilitate the subject property, which will create construction jobs. These improvements will be to update the landscaping, repair the parking lot, upgrade the facade, add new signage, repair the roof, replace HVAC units, repair exterior concrete, repair the water tanks, repair the electrical, repair windows, tuckpoint, gut and rebuild the kitchen, gut and rebuild the bathrooms as well as to complete other general maintenance.

Please note, however, that these construction costs could significantly vary for a variety of reasons depending cosmetic improvements and market variances. Further inspections of the subject property may require additional improvements. The Applicant plans to start the rehabilitation as soon as possible with occupancy to be in summer 2026.

The Applicant believes that the proposed rehabilitation and occupancy of the subject property will result in a major increase in employment, property taxes and sales tax at this site. However, the above is dependent on securing the Class 7a Incentive on the subject property. As the above indicates, there are various benefits the Village of Schaumburg will receive should the Applicant be granted the Class 7a Incentive. The Applicant is excited to move forward with the rehabilitation and occupation of the subject property and to be a strong community member for many years to come.

Floor Plan
Option 1



SEAT COUNTS

INTERIOR	**242** (314)
Main Dining	**129**
Expo Counter	--
Bar	**29**
Bar Dining	**32**
PDR	**40**
Interior Patio	72
Vegas Room	**12**
EXTERIOR	**20**
Patio	**20**
GRAND TOTAL	**262** (334)

* INTERIOR PATIO SEATING REMOVED FROM SCOPE, GREYED OUT NUMBER REFLECTS SEATING INCLUDING INTERIOR PATIO

Factor 1: Designation of Area

As part of the Class 7 Incentive, the subject property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) must be located in an area designated in need of redevelopment. Attached please find a copy of the Village of Schaumburg Resolution finding the property in need of redevelopment.

VILLAGE OF SCHAUMBURG

PROGRESS THROUGH THOUGHTFUL PLANNING

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

I, RENEE M. ROMANOWSKI, Deputy Village Clerk of the Village of Schaumburg, Cook County and DuPage County, Illinois, DO HEREBY CERTIFY that the attached and foregoing is a true and correct copy of:

RESOLUTION NO. R-20-018

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-12-402-012-0000 AND 08-07-301-011-0000 AS A BLIGHTED AREA

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

WITNESS my hand and the corporate seal of the Village of Schaumburg, Illinois this 26th day of March, 2020.

Renee M. Romanowski, Deputy Village Clerk
Village of Schaumburg

RESOLUTION NO. R-20 - 018

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-12-402-012-0000 AND 08-07-301-011-0000 AS A BLIGHTED AREA

WHEREAS, the Village of Schaumburg, Cook County, Illinois (the "Village") is a home rule unit of government pursuant to the Illinois Constitution of 1970, and as such may exercise any power and perform any function pertaining to its government affairs; and

WHEREAS, the corporate authorities of the Village of Schaumburg has evaluated whether the parcels delineated by Property Index Numbers 07-12-402-012-0000 and 08-07-301-011-0000 in Schaumburg, Cook County, Illinois, and further described on Exhibit A, a copy of which is attached hereto and made part hereof (the "Area"), constitute a blighted area as defined by the criteria set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act").

WHEREAS, in order to find that an area qualified as a blighted area under the TIF Act five of the following thirteen factors listed must be present: (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Presence of structures below minimum code standards; (5) Illegal use of individual structures; (6) Excessive vacancies; (7) Lack of ventilation, light, or sanitary facilities; (8) Inadequate utilities; (9) Excessive land coverage and overcrowding of structures and community facilities; (10) Deleterious land-use or layout; (11) Environmental clean-up; (12) Lack of community planning; (13) Stagnant or declining EAV whereas total equalized assessed value of proposed redevelopment project area has declined three of the last five years.

WHEREAS, the Village of Schaumburg has reviewed a March 2020 study analysis from the consulting firm Gruen Gruen & Associates prepared specifically for above referenced PINs in determining whether all or a portion of this area qualifies as a blighted area as set forth in the definitions of the Tax Increment Allocation Redevelopment Act.

WHEREAS, the Gruen Gruen & Associates analysis concluded that said area meets five of the eligibility factors: (1) Dilapidation; (2) Obsolescence; (3) Deterioration; (4) Excessive vacancies and (5) Deleterious layout.

WHEREAS, the Village finds the property within the Area is dilapidated; obsolete and contains characteristics of deficiencies which limit the property's use and marketability; deleterious layout and isolation of the site; find that the property within the Area is currently 100% vacant, and that the extent and duration of the vacancy will persist and have an adverse influence on the Area if the property is not immediately redeveloped; and find that the property is in a state of deterioration and that the property within the Area is in need of substantial rehabilitation.

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

RESOLUTION NO. R-20 - 018

A RESOLUTION DESIGNATING AN AREA IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, CONSISTING OF PROPERTY INDEX NUMBERS 07-12-402-012-0000 AND 08-07-301-011-0000 AS A BLIGHTED AREA

SECTION ONE: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made part hereof, as if fully set forth in their entirety.

SECTION TWO: The Village of Schaumburg hereby finds and agrees that the said area has been appropriately declared as a blighted area by a qualified independent consultant and meets five of the thirteen eligibility factors.

SECTION THREE: All property in the blighted area is expected to substantially benefit by redevelopment improvements.

SECTION FOUR: The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

SECTION FIVE: That the area is therefore in need of redevelopment.

SECTION SIX: That unless corrected, the blighted conditions outlined in the report will persist and continue to delay any future economic development within the Area.

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

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

AYES: (6) Kozak, Connelly, Sullivan, Dunham, Madej, Bieschke
NAYS: (0) None
ABSENT: (0) None

ADOPTED this 24th day of March, 2020.

Tom Dailly
Village President

ATTEST:

Marilyn J. Karr
Village Clerk

WHETHER REDEVELOPMENT BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE NEEDED REDEVELOPMENT OF THE PROPERTY LOCATED AT 1901 MCCONNOR PARKWAY, SCHAUMBURG, ILLINOIS

To

SARNOFFF AND BACCASH PROPERTY TAX LAW

From

GRUEN GRUEN + ASSOCIATES
Urban Economists, Market Strategists & Land Use/Public Policy Analysts

March 2020

C1547

Gruen Gruen + Associates

WHETHER BLIGHTING CONDITIONS EXIST AND THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP FOR THE NEEDED REDEVELOPMENT OF THE PROPERTY LOCATED AT 1901 MCCONNOR PARKWAY, SCHAUMBURG, ILLINOIS

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APPLYING KNOWLEDGE

CREATING RESULTS

ADDING VALUE

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MEMORANDUM

Date:	March 11, 2020
To:	Zachary A. Kafitz, Esq., Partner, Sarnoff and Baccash Property Tax Law
From:	Gruen Gruen + Associates
Subject:	**C1457: Whether Blighting Conditions Exist and The Need for a Class 7(A) Incentive to Bridge a Feasibility Gap for the Redevelopment of the Property Located at 1901 McConnor Parkway, Schaumburg, Illinois**

INTRODUCTION

Gruen Gruen + Associates ("GG+A") has been asked to evaluate whether blight conditions apply such that the property located at 1901 McConnor Parkway in Schaumburg, Illinois (PIN: 07-12-402-0000; and 08-07-301-011-000 Cook County) is in need of redevelopment. According to the Cook County Assessor's Office, and CBRE, the property consists of approximately 2.5 acres of land and an over 20 year-old vacant restaurant / brewery building containing approximately 12,000 square feet of space. The seller's broker indicated the size is larger than the formats of typical contemporary restaurants considering entering or expanding in the Woodfield Mall market area.

To complete the evaluation, GG+A inspected the property and environs, obtained information from the CBRE broker marketing the property and from the contract purchaser of the property as well as property and equalized assessed valuation data from the Cook County Assessor's Office.

In addition, GG+A was asked to evaluate whether a Cook County Class 7(a) tax incentive is needed to facilitate the feasible redevelopment of the property into a modern restaurant use. To do this GG+A simulated the real estate investment results of the redevelopment, operation, and eventual sale of the property with- and without- the Class 7(a) tax incentive.

The conclusion that the property is subject to blight and in need of redevelopment is supported by the following findings:

- The property is vacant and has ceased operations for its intended use and the adjoining former restaurant property remains substantially vacant and the only user attracted to re-occupy the former Sweet Tomato is the United States Post Office;
- The property is competitively and physically obsolete;
- The property is dilapidated;

- The property is deteriorated; and
- The property has a deleterious layout and is subject to a lack of community planning.

In addition, the results of the real estate economic analysis indicate that but for the provision of the Class 7(a) tax incentive, it would not be financially feasible for the private sector to redevelop and operate the property as a contemporary restaurant facility. In the absence of the Class 7(a) tax incentive, the potential investment returns from the redevelopment, operation, and hypothetical eventual sale of the property would be too low relative to the associated risks to justify the investment of capital and entrepreneurial resources to undertake the redevelopment/reuse and operation of a restaurant facility.

BLIGHT CONDITION FINDINGS

The first eligibility factor that applies is "Excessive Vacancies". The property has become wholly unoccupied and vacated by the former RAM Restaurant and Brewery since 2018. The seller's broker has indicated restaurants have considered the location but decided against it because it is an inferior location not on the preferred Golf Road corridor or a prominent outlot fronting Woodfield Mall; too large for most contemporary formats; and the high property tax level. According to the broker, the adjoining former restaurant property Sweet Tomato vacated in approximately 2016 and no other restaurant has had interest in the location and over 3,900 square feet of space in the 7,300-square-foot building remains vacant. A United States Post Office has occupied approximately 3,200 square feet of the building which is not a desirable use that makes it more difficult to attract other restaurants and entertainment venues. The vacant, closed former RAM property creates an adverse influence on adjoining property and a negative image and reduced services for visitors to the Hyatt Hotel in the vicinity of the property. If the current transaction does not move forward, excessive vacancies will likely persist.

A second eligibility factor is "Obsolescence". The state of obsolescence can be concluded based on the age of the property at 25 to 30 years of age and the need for major capital and interior repairs including according to the broker the need to replace the original roof, heating and air-conditioning systems and original kitchen facilities and equipment. The building was designed for a specialized format and use which will need to be transformed into a contemporary space. As described below, the property is economically obsolete in that it cannot be feasibly updated and reoccupied given the relationship between redevelopment costs and returns with the current tax levels. The property falling into disuse and closing, due to in part to high costs of operations and intense food and bar service competition from newer facilities and concepts; the decline in assessed valuation; and the need for major capital and interior repairs confirm the physical, market, and economic obsolescence of the property.

A third eligibility factor that applies is "Dilapidation".
The property's roof is original and according to the broker will need replacement. The dilapidated exterior facade of the building needs repairs and replacement of the missing façade elements. According to an inspection report for the contract purchaser, four of seven exterior AC-Heat Pump rooftop units are in marginal condition; Carrier units are approximately 20 years old for these four units. A few rooftop units are damaged with exposed components. The rooftop heating unit servicing south end of building does not engage and the gutters require replacement. In addition, the building includes leaking insulated glass on four windows in the dining area.

In addition, two water tanks are in marginal condition and not operating and are 10 years and 13 years old. The water service pipes/supply drain are corroded and leaking. Some of the conditions described may also be municipal code violations, another factor indicating the property is in need of redevelopment. The inspection report indicates that heating and air conditioning, water and roofing systems will require major repairs or replacement.

A fourth eligibility factor that applies is "Deterioration". The surface improvements such as the parking lots and roadways adjoining the building have uneven pavement and cracks, potholes, loose paving materials, etc. The loading dock and refuse facilities are deteriorated and require repairs. According to an inspection report for the contract purchaser, among other things roof linking straps have shifted and need repair; snow anchors on the roof are detached and loose; the gutters need to be cleaned and are in marginal condition; the siding needs repainting; windows need caulking; and the trim/soffit/fascia/flashing are in marginal condition and require repairs and paining. On the northside of the roof, an exterior outlet cover is missing and exposed wires are present due to loose light fixtures.

Two additional related eligibility factors, **deleterious land use and layout and lack of community planning apply.** The siting of the property makes it relatively isolated, poorly positioned, and not well connected and integrated to other uses and activities. It has poor ingress and egress to the Golf Road corridor and core Woodfield Mall and essentially acts as a freestanding venue surrounded by parking lots and a frontage road along a highway. This lack of being incorporated into an integrated coherent development pattern reflects the absence of community planning to meet the contemporary preferences of users and modern development standards.

In addition to the findings above outlined above that demonstrate blight conditions pertain to the property making it in need of redevelopment, the real estate economic analysis of the redevelopment plan for the property demonstrates but for the grant of a Class 7(a) tax incentive, the property would not be subject to feasible redevelopment and reuse.

THE NEED FOR A CLASS 7(A) INCENTIVE TO BRIDGE A FEASIBILITY GAP TO RENOVATE THE PROPERTY LOCATED AT 1901 MCCONNOR PARKWAY, SCHAUMBURG, ILLINOIS

To evaluate the need for a Class 7(a) tax incentive, GG+A compared the returns on investment with- and without- the incentive based on the estimated cash flows produced from the build-out, operation, and eventual sale of the property from the viewpoint of the owner-investor. One simulation assumes that a Class 7(a) incentive is provided to facilitate the feasible redevelopment of the property. The second simulation holds all other variables the same but reflects the assumption that the Class 7(a) is not provided. The real estate economic analysis is used as the basis to determine whether there is a "reasonable expectation that the development ... is viable and likely to go forward on a reasonably timely basis if granted Class 7(a) designation and therefore result in the economic enhancement" of the site.

Estimated Development Costs

Table 1 summarizes estimated development costs based on information provided by the potential purchaser and redeveloper and operator of the property.

TABLE 1: Estimated Acquisition and Development Costs

	Estimated Cost $ Per Square Foot[1]	Estimated Cost $ Total
Property Acquisition	134.39	1,600,000
Construction Costs	142.79	1,700,000
Total	**277.17**	**3,300,000**

[1] Per square foot of gross building space. The property contains 11,906 square feet of gross building space.

Sources: Gruen Gruen + Associates.

Property acquisition is estimated at $1,600,000 or $134 per square foot of building space. Construction costs to repair and renovate the building are estimated at $1,700,000 or approximately $143 per square foot of building space. Total capital costs are estimated at $3,300,000 or about $277 per square foot.

Market and Operating Parameters

Table 2 summarizes the estimated revenues and expenses associated with the operation of the improved restaurant space.

TABLE 2: Annual Net Operating Income With- and Without- Class 7(a) Incentive

	With 7(a) Incentive		Without 7(a) Incentive	
	$ Per Square Foot	$ Total	$ Per Square Foot	$ Total
Gross Rent Income	40.00	476,240.00	40.00	476,240.00
Non-Tax Operating Expense[1]	(4.20)	(50,000.00)	(4.20)	(50,000.00)
Property Tax Expense	(6.90)	(82,183.00)	(17.26)	(205,456.00)
Total Operating Expense	(11.10)	(132,183.00)	(21.46)	(255,456.00)
Net Operating Income	**28.90**	**344,057.00**	**18.54**	**220,784.00**

[1] Property insurance, maintenance, utilities, etc.

Source: Gruen Gruen + Associates

Based on information provided by the applicant, we estimate that the proposed restaurant use can feasibly pay annual gross rent or "occupancy expenses" equal to $40 per square foot or approximately $476,000 annually. This represents approximately 8.7 percent of annual sales the restaurant is anticipated to generate. This is a somewhat higher than the ideal level of rent as a function of sales of six to eight percent of gross sales.

Non-tax operating expenses are estimated at approximately $50,000 or $4.20 per square foot. Property tax expenses with- and without- a Class 7(a) incentive are estimated at approximately $82,000 and $205,000, respectively. This reflects the current tax rate applicable to the property (10.3 percent), the 2018 Cook County equalization multiplier of 2.9109, and an estimated property value of $230 per square foot or $2,738,000[1] following renovation and re-occupancy.

[1] The market value assumption of $230 per square foot represents the net income capitalized at approximately eight percent (8%).

Investment and Financing Parameters

The applicant has indicated that private equity investment will provide the capital and permanent funding for property acquisition and construction. The results of the financial analysis described below therefore do not assume the use of property-level debt financing or "leverage."

Based on discussions with the applicant and the real estate representative of the existing property owner, we estimate the fully leased property could be sold at an eight percent (8%) capitalization rate.

FORECAST PROJECT CASH FLOW AND INTERNAL RATE OF RETURN ON EQUITY INVESTMENT

Based upon the income, expense and capital cost estimates described above, Table 3 summarizes the property cash flow over 13 years and the Internal Rate of Return (IRR) on equity investment over that period with- and without- a Class 7(a) tax incentive.

TABLE 3: Total Cash Flow and IRR With- and Without- Class 7(a) Tax Incentive

	Without 7(a) Incentive				With 7(a) Incentive			
	Initial Equity Investment	Net Cash Flow	Proceeds from Property Sale[1]	Total Cash Flow	Initial Equity Investment	Net Cash Flow	Proceeds from Property Sale[1]	Total Cash Flow
Year 1	($3,300,000)	$220,784		($3,079,216)	($3,300,000)	$344,057		($2,955,943)
Year 2		$220,784		$220,784		$344,057		$344,057
Year 3		$220,784		$220,784		$344,057		$344,057
Year 4		$220,784		$220,784		$344,057		$344,057
Year 5		$220,784		$220,784		$344,057		$344,057
Year 6		$220,784		$220,784		$344,057		$344,057
Year 7		$220,784		$220,784		$344,057		$344,057
Year 8		$220,784		$220,784		$344,057		$344,057
Year 9		$220,784		$220,784		$344,057		$344,057
Year 10		$220,784		$220,784		$344,057		$344,057
Year 11		$268,408		$268,408		$350,590		$350,590
Year 12		$268,408		$268,408		$309,499		$309,499
Year 13		$268,408	$3,355,095	$3,623,503		$268,408	$3,355,095	$3,623,503
Total	**($3,300,000)**	**$3,013,059**	**$3,355,095**	**$3,068,154**	**($3,300,000)**	**$4,369,071**	**$3,355,095**	**$4,424,166**
Internal Rate of Return (IRR)				**7.9%**				**12.0%**

[1] Sale price based on an 8% capitalization rate applied to net income in Year 13.

Source: Gruen Gruen + Associates

In Year 1 as summarized above, an equity investment of $3.3 million will be made to acquire and renovate the existing 11,900-square-foot building. Without a 7(a) incentive, the total cash flow

over 13 years is estimated to total approximately $3,068,000. This provides an internal rate of return (IRR) on initial investment of 7.9 percent.

If a Class 7(a) incentive is granted for the initial 12-year period, net cash flow will total $4,424,000, or approximately $1.4 million greater than if no incentive is provided. The IRR on initial investment is 12.0 percent over the 13-year period if the Class 7(a) incentive is granted.

Equity investment in the proposed reuse of the obsolete and deteriorated building would not be financially feasible without the Class 7(a) tax incentive. The projections of cash flow from the lease of the real estate would not provide a sufficient rate of return to attract and support private equity investment. The provision of the Class 7(a) tax incentive, however, can be expected to bridge the feasibility gap. The rate of return, however, is certainly not extraordinary and would not provide windfall to the investor-developer.

Real Estate Tax Analysis

From 2018 to 2024 the real estate taxes and assessments have remained stagnant/declined on the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000). Attached please find the Cook County Treasurer's Office webpage screenshots showing the taxes on the subject property from 2018 thru 2024. In addition, attached please find the Cook County Board of Review webpage screenshots showing the assessments on the property from 2018 thru 2024.

As seen in the attached, the assessments/taxes from 2018 thru 2024 for PINs: 07-12-402-012-0000 and 08-07-301-011-0000 were as follows:

1. 2018: $541,141/$150,731
2. 2019: $352,644/$93,507
3. 2020: $391,767/$115,539
4. 2021: $345,626/$103,557
5. 2022: $436,246/$117,405
6. 2023: $436,246/$121,066
7. 2024: $500,498/$144,614

The above/attached show the assessments and taxes on the subject property have declined overall from 2018 to 2024 and have been relatively stagnant for years. In addition, we expect the assessments to remain at this value for years without any significant improvements made to the subject property, which would continue the stagnation. Additionally, without the significant improvements and investment made into the property allowing for the tenant to occupy and a Class 7 Incentive on the same, the property will likely continue to sit vacant.

TM Real Estate Holdings LLC ("Applicant") plans to take ownership of the subject property and plans to rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge. Should the Applicant be able to secure the Class 7 Incentive, it believes it will be able to significantly rehabilitate and successfully operate the subject property.

The Applicant has allotted approximately $1,000,000 to $1,200,000 to complete the significant rehabilitation, which will create construction jobs. Please note that the construction costs could significantly vary as they are preliminary and additional reviews of the property as well as discussions with contractors must be completed to finalize this number.

As the subject property has suffered from vacancy and is in need of significant improvements, the assessments and taxes have been low and stagnant for years. The significant rehabilitation and occupation of the subject property will increase the assessments and taxes over the life of the Class 7 Incentive and beyond.

Viability and Timeliness

TM Real Estate Holdings LLC ("Applicant") plans to take ownership of the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) and rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge.

Development Plan

The subject property consists of an approximately 102,504 square foot site with an approximately 11,906 square foot building that has been 100% vacant and unused since September, 2018. Note that an entity related to the Applicant purchased the subject property in 2020 and planned to rehabilitate the same for another restaurant's use, but the deal fell through due to covid and other factors. After years of searching for a new tenant, the Applicant is pleased to finally have found what it believes will be a great fit for the subject property and the Village of Schaumburg.

Therefore, the Applicant plans to complete substantial rehabilitation to make the subject property ready for Avellino's use. The Applicant has allotted approximately $1,000,000 to $1,200,000 to immediately rehabilitate the subject property, which will create construction jobs. These improvements will be to update the landscaping, repair the parking lot, upgrade the facade, add new signage, repair the roof, replace HVAC units, repair exterior concrete, repair the water tanks, repair the electrical, repair windows, tuckpoint, gut and rebuild the kitchen, gut and rebuild the bathrooms as well as to complete other general maintenance.

Please note, however, that these construction costs could significantly vary for a variety of reasons depending cosmetic improvements and market variances. Further inspections of the subject property may require additional improvements. The Applicant plans to start the rehabilitation as soon as possible with occupancy to be in summer 2026. Attached please find a preliminary design and site plan for the property. We have also provided color photographs of the current vacancy. We also note that at this time the Applicant has not secured any Building Permits to complete the proposed improvements, however, it plans to work with the Village of Schaumburg to secure these as soon as possible.

Economic Feasibility

Avellino will be a sophisticated and upscale concept offering unique martinis, craft cocktails, delicious food and nightly live entertainment. Avellino is a new concept for a restaurant and bar, however, the ownership behind Avellino have a long history of owning and operating restaurants throughout the Chicagoland area. The Applicant plans to bring this exciting new concept to the Village of Schaumburg.

Avellino plans to start and operate at the subject property with approximately 40 employees (20 to 30 full-time and 10 to 20 part-time), all of which will likely be new hires. Avellino will look to hire all qualified Village of Schaumburg residents for future hires and believes the total annual payroll will be approximately $1,150,000. Avellino will also provide benefits to its employees: Health, dental, paid time off and more. In addition, the Applicant expects that Avellino will generate approximately $5,000,000 in gross sales annually.

The Village of Schaumburg can also expect that Avellino's employees will invest commercially back into the community by visiting local establishments such as gas stations, grocery stores and more. Additionally, Avellino will attract business and various customers to the Village in the course of its operations. Avellino also plans to be a good corporate neighbor and work with local charities to host events and happy hours as well as provide some extra benefit to these charities.

Additionally, the comparatively high taxes in Cook County are a competitive disadvantage for any owner of real estate in the same. The Applicant believes that the Class 7 Incentive will allow it to not only help it absorb some of the significant rehabilitation costs, but allow it to successfully operate the subject property and stay competitive with nearby DuPage, Kane, McHenry and Lake Counties where the taxes are far lower as well as with other facilities located in Cook County that already have Incentives.

Financing

The Applicant plans to spend approximately $1,000,000 to $1,200,000 to improve the same. The Applicant will be funding rehabilitation through equity (roughly 20-25%) and financing (75%-80%).

Owners, Developers, Prime Tenants and other Interested Parties

As noted above, the Applicant plans to have Avellino occupy the property. Attached hereto please find a copy of the Articles of Organization and Cook County Disclosure of Ownership Interest Statement.

Development Schedule

As noted above, the Applicant plans to start the rehabilitation as soon as possible with occupancy to be in summer 2026.

CONCLUSION

Therefore, based on the above information and documentation, there is a reasonable expectation that the Applicant will purchase, rehabilitate, have timely occupancy and be able to successfully operate at the subject property if granted the Class 7 Incentive, which will result in the economic enhancement of the same after it was vacant.

The Applicant is eager to rehabilitate the subject property and have Avellino begin its operations within the Village of Schaumburg, however, but for the Class 7 Incentive the Applicant does not believe it will be able to successfully operate the subject property.

Assistance and Necessity

TM Real Estate Holdings LLC ("Applicant") plans to take ownership of the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) and rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge.

The subject property consists of an approximately 102,504 square foot site with an approximately 11,906 square foot building that has been 100% vacant and unused since September, 2018. Note that an entity related to the Applicant purchased the subject property in 2020 and planned to rehabilitate the same for another restaurant's use, but the deal fell through due to covid and other factors. After years of searching for a new tenant, the Applicant is pleased to finally have found what it believes will be a great fit for the subject property and the Village of Schaumburg.

Therefore, the Applicant plans to complete substantial rehabilitation to make the subject property ready for Avellino's use. The Applicant has allotted approximately $1,000,000 to $1,200,000 to immediately rehabilitate the subject property, which will create construction jobs. These improvements will be to update the landscaping, repair the parking lot, upgrade the facade, add new signage, repair the roof, replace HVAC units, repair exterior concrete, repair the water tanks, repair the electrical, repair windows, tuckpoint, gut and rebuild the kitchen, gut and rebuild the bathrooms as well as to complete other general maintenance.

Please note, however, that these construction costs could significantly vary for a variety of reasons depending cosmetic improvements and market variances. Further inspections of the subject property may require additional improvements. The Applicant plans to start the rehabilitation as soon as possible with occupancy to be in summer 2026. Attached please find a preliminary design and site plan for the property. We have also provided color photographs of the current vacancy. We also note that at this time the Applicant has not secured any Building Permits to complete the proposed improvements, however, it plans to work with the Village of Schaumburg to secure these as soon as possible.

Avellino will be a sophisticated and upscale concept offering unique martinis, craft cocktails, delicious food and nightly live entertainment. Avellino is a new concept for a restaurant and bar, however, the ownership behind Avellino have a long history of owning and operating restaurants throughout the Chicagoland area. The Applicant plans to bring this exciting new concept to the Village of Schaumburg.

Avellino plans to start and operate at the subject property with approximately 40 employees (20 to 30 full-time and 10 to 20 part-time), all of which will likely be new hires. Avellino will look to hire all qualified Village of Schaumburg residents for future hires and believes the total annual payroll will be approximately $1,150,000. Avellino will also provide benefits to its employees: Health, dental, paid time off and more. In addition, the Applicant expects that Avellino will generate approximately $5,000,000 in gross sales annually.

The Village of Schaumburg can also expect that Avellino's employees will invest commercially back into the community by visiting local establishments such as gas stations, grocery stores and more. Additionally, Avellino will attract business and various customers to the Village in the course of its operations. Avellino also plans to be a good corporate neighbor and work with local charities to host events and happy hours as well as provide some extra benefit to these charities.

We also note that there have been few investors interested in purchasing and spending the significant investment to rehabilitate the subject property as well as take on the tax burden of a fully taxed property. Additionally, the comparatively high taxes in Cook County are a competitive disadvantage for any owner of real estate in the same. The Applicant believes that the Class 7 Incentive will allow it to not only help it absorb some of the significant rehabilitation costs, but allow it to successfully operate the subject property and stay competitive with nearby DuPage, Kane, McHenry and Lake Counties where the taxes are far lower as well as with other facilities located in Cook County that already have Incentives.

The Applicant is eager to rehabilitate the subject property and have Avellino begin its operations within the Village of Schaumburg, however, but for the Class 7 Incentive the Applicant does not believe it will be able to successfully operate the subject property.

Increased Tax Revenue and Employment

TM Real Estate Holdings LLC ("Applicant") plans to take ownership of the property located at 1901 McConnor Pkwy. in Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000) and rehabilitate the currently abandoned building for Avellino to occupy for its use as a full-service restaurant, bar and lounge.

The proposed rehabilitation and occupancy of the subject property will result in a major increase in employment, property taxes and sales tax at this site.

The assessment on the subject property was on vacancy relief or reduced for years at the Cook County Assessor's Office, and as a result, the taxes on the same have been significantly lower than if the property was fully occupied. Therefore, the rehabilitation and occupation of the site will result in increases in tax revenue. Attached please find a schedule that shows the impact of what the taxes will be with a Class 7 Incentive as well as the lower taxes on this property if it remains vacant and without any improvements. By looking at this breakdown, one can see that the overall taxes for this property with a Class 7 Incentive along with the investment to be added will be greater than the taxes for this property if it were to remain vacant and unimproved.

In addition, the approximately $1,000,000 to $1,200,000 that the Applicant plans to spend on rehabilitating the subject property will likely increase the value of the subject property, and therefore, the property taxes. The proposed improvements will also create construction jobs.

Additionally, this project will create a significant increase in employment at the subject property. Specifically, Avellino plans to start and operate at the subject property with approximately 40 employees (20 to 30 full-time and 10 to 20 part-time), all of which will likely be new hires. Avellino will look to hire all qualified Village of Schaumburg residents for future hires and believes the total annual payroll will be approximately $1,150,000. Avellino will also provide benefits to its employees: Health, dental, paid time off and more. In addition, the Applicant expects that Avellino will generate approximately $5,000,000 in gross sales annually.

The Village of Schaumburg can also expect that Avellino's employees will invest commercially back into the community by visiting local establishments such as gas stations, grocery stores and more. Additionally, Avellino will attract business and various customers to the Village in the course of its operations. Avellino also plans to be a good corporate neighbor and work with local charities to host events and happy hours as well as provide some extra benefit to these charities.

As discussed above, there will be an increase in employment, property taxes and sales tax should the Applicant move forward with this project. Specifically, employment at the subject property will increase from 0 to approximately 60 employees and sales tax will increase from what is currently being generated, which is zero. In addition, real estate taxes will increase as shown in the attached. Therefore, by granting the Class 7 Incentive and the Applicant moving forward with its project, the Village of Schaumburg will see a significant benefit.

1901 McConnor Pkwy., Schaumburg, Illinois (PINs: 07-12-402-012-0000 and 08-07-301-011-0000)

Year	Estimated Market Value	Estimated Tax Rate	Estimated Multiplier	Estimated Tax With The Class 7a Incentive	Estimated Taxes/ Square Foot With The Class 7a Incentive	Estimated Taxes With 100% Vacancy Relief	Estimated Taxes/ Square Foot With 100% Vacancy Relief	Estimated Building Square Feet
2026	$3,419,480	9.585%	3.0355	**$99,491**	$8.36	**$96,993**	$8.15	11,906
2027	$3,419,480	9.585%	3.0355	**$99,491**	$8.36	**$96,993**	$8.15	11,906
2028*	$4,103,376	9.585%	3.0355	**$119,389**	$10.03	**$116,392**	$9.78	11,906
2029	$4,103,376	9.585%	3.0355	**$119,389**	$10.03	**$116,392**	$9.78	11,906
2030	$4,103,376	9.585%	3.0355	**$119,389**	$10.03	**$116,392**	$9.78	11,906
2031*	$4,924,051	9.585%	3.0355	**$143,267**	$12.03	**$139,670**	$11.73	11,906
2032	$4,924,051	9.585%	3.0355	**$143,267**	$12.03	**$139,670**	$11.73	11,906
2033	$4,924,051	9.585%	3.0355	**$143,267**	$12.03	**$139,670**	$11.73	11,906
2034*	$5,908,861	9.585%	3.0355	**$171,920**	$14.44	**$167,604**	$14.08	11,906
2035	$5,908,861	9.585%	3.0355	**$171,920**	$14.44	**$167,604**	$14.08	11,906
2036	$5,908,861	9.585%	3.0355	**$257,880**	$21.66	**$167,604**	$14.08	11,906
				15% Assessment in year 11				
2037*	$7,090,634	9.585%	3.0355	**$412,608**	$34.66	**$201,125**	$16.89	11,906
				20% Assessment in year 12				
Totals				**$2,001,275**		**$1,666,107**		

***Denotes Reassessment Year.**

Assumptions:

1. 2024 tax rate and 2024 multiplier for th

2. Market value based on the 2024 Cook County Assessor's Office assessed value with approximately $1,200,000 of improvements and increasing 20% per reassessment year.

3. Taxes based on 100% vacancy are based on the 2024 Cook County Assessor's Office assessed value with 80% of the building assessed value removed, and increasing 20% per reassessment year.

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7A CLASSIFICATION FOR 1901 MCCONNOR PARKWAY, SCHAUMBURG, IL (TM REAL ESTATE HOLDINGS LLC)

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

WHEREAS, the corporate authorities have received a request from TM Real Estate Holdings LLC to support and consent to the filing of an application for a Class 7A Tax Incentive for the property located at 1901 McConnor Parkway, in Schaumburg, Illinois, part of Permanent Parcel No. 07-12-402-12-0000 AND 08-07-301-011-0000 (the "Property") with a legal description of:

PARCEL 1:

THAT PART OF LOT 2, LYING IN SCHAUMBURG TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD – 76 SUBDIVISION OF PART OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 2, LYING IN ELK GROVE TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD – 76 SUBDIVISION OF PART OF SECTION 7 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHEREAS, the primary tenant, an entity related to TM Real Estate Holdings LLC, intends to use the property for commercial purposes; and

WHEREAS, the Village of Schaumburg has determined that the conditions of Subsections (a)(1) - (a)(5) of Section 74-65 of the Incentive Ordinance are present; and

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

WHEREAS, the Village is willing to assist TM Real Estate Holdings LLC in receiving the Class 7A Tax Incentive for the Subject Property, provided the Village receives certain assurances from TM Real Estate Holdings LLC relating thereto, given that the continued operation of TM Real Estate Holdings LLC's business in the Village should be beneficial to the economic vitality of the Village, as more specifically set forth in the Development Agreement attached hereto as Exhibit A and made part hereof (the "Development Agreement"); and

WHEREAS, TM Real Estate Holdings LLC will have a minimum of forty (40) permanent employees by December 31, 2026 that is located on the Subject Property (the "Facility") and is to be maintained for the term of the 7A Incentive; and

WHEREAS, TM Real Estate Holdings LLC will invest a minimum of one million dollars ($1,000,000.00) in additional capital improvements to the Facility by December 31, 2026; and

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7A CLASSIFICATION FOR 1901 MCCONNOR PARKWAY, SCHAUMBURG, IL (TM REAL ESTATE HOLDINGS LLC)

WHEREAS, TM Real Estate Holdings LLC will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the Class 7A Tax Incentive; and

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

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

SECTION ONE: The Village of Schaumburg hereby supports and consents to the filing of an application for a Class 7A classification for the Property.

SECTION TWO: The Village of Schaumburg finds that conditions of the Class 7A Tax Incentive as laid out in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3) are present, and that it is necessary for development to occur on the property that the property be classified as 7A, and that it supports and consents to a 7A on the property.

SECTION THREE: The Village of Schaumburg finds that the Incentive is necessary for the commercial enterprise for its operation at the current location, and that without such designation, the enterprise would not be economically viable causing the property to be in imminent risk of remaining vacant and unused.

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

SECTION FIVE: That, in the event the Company does not comply with the terms of the Development Agreement, the Village may request that the Cook County Assessor terminate the Class 7A Tax Incentive for the Subject Property.

SECTION SIX: That, in the event the TM Real Estate Holdings LLC does not comply with the terms of the Development Agreement, the Village may require that TM Real Estate Holdings LLC pay to the Village the difference between what the Company would have paid in real estate taxes, had the Class 7A Tax Incentive not been granted, and what TM Real Estate Holdings LLC actually paid in real estate taxes with the Class 7A Tax Incentive, as provided for in the Development Agreement.

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

RESOLUTION NO. R-26-

A RESOLUTION APPROVING AND AUTHORIZING A 7A CLASSIFICATION FOR 1901 MCCONNOR PARKWAY, SCHAUMBURG, IL (TM REAL ESTATE HOLDINGS LLC)

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____

Village President

ATTEST:

_____

Village Clerk

Exhibit A

**DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF SCHAUMBURG AND TM REAL ESTATE HOLDINGS LLC
FOR THE APPROVAL OF A COOK COUNTY CLASS 7A REAL ESTATE TAX
CLASSIFICATION FOR 1901 MCCONNOR PARKWAY, SCHAUMBURG, ILLINOIS**

(attached)

THIS AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2026, by and between the VILLAGE OF SCHAUMBURG, an Illinois home rule municipal corporation (the "Village") and TM REAL ESTATE HOLDINGS LLC, an Illinois limited liability corporation (the "Applicant").

RECITALS

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

B. TM Real Estate Holdings LLC is an Illinois limited liability corporation, and the tenant of the following-described property:

PARCEL 1:

THAT PART OF LOT 2, LYING IN SCHAUMBURG TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD – 76 SUBDIVISION OF PART OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 2, LYING IN ELK GROVE TOWNSHIP, IN WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD – 76 SUBDIVISION OF PART OF SECTION 7 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Number(s): 07-12-402-12-0000 and 08-07-301-011-0000

Common Address: 1901 McConnor Parkway, Schaumburg, Illinois, 60173;
(the "Subject Property").

C. TM Real Estate Holdings LLC is the occupant of the Subject Property and intends to substantially renovate and occupy the vacant property to operate a full-service restaurant, bar and lounge.

D. TM Real Estate Holdings LLC is currently seeking a real estate tax incentive under Class 7A of the Cook County Real Property Assessment Classification Ordinance (the

"Incentive") and seeking the Village's assistance in obtaining the approval of the Class 7A Incentive.

E. The Village is willing to assist TM Real Estate Holdings LLC in obtaining the approval of the Class 7A Incentive, provided the Village receives certain assurances from TM Real Estate Holdings LLC relating thereto, given that the continued operation of businesses located within 1901 McConnor Parkway should be beneficial to the economic vitality of the Village.

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

Section 1. The Village shall approve the Class 7A Incentive for the Subject Property and the Facility.

Section 2. TM Real Estate Holdings LLC will commence construction on the 11,906 square-foot building by June 1, 2026. They will complete construction on this building by December 31, 2026. They will occupy the building and operations will begin by December 31, 2026. TM Real Estate Holdings LLC will hire a minimum of 40 full-time and part-time employees by December 31, 2026, at the Subject Property (the "Facility"); and is to be maintained for the term of the 7A Incentive.

Section 3. TM Real Estate Holdings LLC will invest a minimum of one million and no/100 dollars ($1,000,000.00) in additional capital improvements to the Facility by December 31, 2026.

Section 4. TM Real Estate Holdings LLC will support the Schaumburg community and expand its civic engagement relative to Schaumburg civic agencies of a minimum of $10,000 a year for the term of the 7A Incentive.

Section 5. TM Real Estate Holdings LLC shall, on a bi-annual basis, provide the Village with the number of employees at the Facility, along with documentation, from the Cook County Assessor and TM Real Estate Holdings LLC that depicts the land value and all line-item Improvements associated with the Subject Property and the Facility, as well as the new replacement cost (i.e., the Improvements market value) assigned to the Subject Property and the Facility by the Cook County Assessor. TM Real Estate Holdings LLC will provide the Village with copies of any affidavits submitted to the Cook County Assessor as required to be in compliance with and to retain the 7A Tax Incentive.

Section 6. 7A Incentive Termination Provision**:** If TM Real Estate Holdings LLC does not comply with the requirements set forth in Sections 2 and 3, and/or does not comply with Sections 4 and 5 above on an annual basis:

A. The Village may request that the Cook County Assessor terminate the Class 7A Incentive for the Subject Property; and

B. The 7A Incentive will be terminated if TM Real Estate Holdings LLC ceases operations during the Incentive period. A Cease Operation Form must be submitted to the Cook County Assessor within 30 days of the end of operations.

C. The Cook County Assessor may terminate the 7A designation under any of the following circumstances:

- Failure to file the required annual affidavit prior to the filing deadline;
- Failure to maintain the property in substantial compliance with all applicable local building, safety, and health codes and requirements;
- Failure to comply with the Class 7A requirements of substantial occupancy.

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

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

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

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

VILLAGE OF SCHAUMBURG	**TM REAL ESTATE HOLDINGS LLC**
By: _____	By: _____
Tom Dailly, Village President	TM REAL ESTATE HOLDINGS LLC
Attest: _____	Attest: _____
Date: _____	Date: _____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing Settlement of the Proceeding Motorola Solutions, Inc. V. Village of Schaumburg (Case No. 22 CH 12135).
01/27/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Village of Schaumburg and Motorola Solutions Inc. signed a Redevelopment Agreement in December 2016. Motorola Solutions Inc. agreed they would invest $141,972,557 into the 517,000 square foot campus project and anticipated they would employ no less than 1,600 employees. VOS agreed to reimburse MSI up to $27,000,000 for the Redevelopment Project Costs using Tax-Increment Financing funds.

The parties met in October 2025 with a mediator to address concerns from both parties regarding TIF payments and employment. The mediation session resulted in the attached Settlement and Mutual Release Agreement.

Recommended Action:

The Village Manager recommends that the Village Board authorize the Village Manager and Village Clerk to execute a Settlement Agreement with Motorola Solutions, Inc. and approve the required Resolution

ATTACHMENTS:

- Resolution Re Motorola Settlement Agreement.pdf
- Signed copy of Settlement agreement.pdf

RESOLUTION NO R-26-_____

RESOLUTION AUTHORIZING SETTLEMENT OF THE PROCEEDING MOTOROLA SOLUTIONS, INC. V. VILLAGE OF SCHAUMBURG (Case No. 22 CH 12135)

WHEREAS, Motorola Solutions, Inc. ("Plaintiff") initiated an action against the Village relating to a Redevelopment Agreement between the Parties and the obligations contained therein; and

WHEREAS, the Village and Plaintiff have reached an agreement, attached hereto as Exhibit "A", to resolve the proceeding, subject to the terms and conditions set forth therein (the "Settlement Agreement"); and

WHEREAS, it would be in the best interests of the Village and its citizens to enter into the attached Settlement Agreement (Exhibit "A").

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

SECTION ONE: That the Village Manager be and is hereby authorized and directed to execute the attached Settlement Agreement (Exhibit "A") by and between the Village and Plaintiff, and to take such further steps to comply with the terms and conditions set forth therein.

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

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

SETTLEMENT AND MUTUAL RELEASE AGREEMENT

This Settlement and Mutual Release Agreement (the "Agreement") is entered into by and between the Village of Schaumburg (the "Village"), a body politic and corporate existing under the laws of the State of Illinois and Motorola Solutions, Inc. ("MSI") a Delaware corporation with its largest engineering location located in the Village;

RECITALS

WHEREAS, on or about December 16, 2022, MSI filed a Complaint with the Circuit Court of Cook County, Illinois, in the case entitled *Motorola Solutions, Inc. v. Village of Schaumburg*, identified as Case No. 22 CH 12135 (the "Litigation") in which MSI alleged that the Village breached a Redevelopment Agreement by and between MSI and the Village dated December 16, 2016 and recorded with the Cook County Recorder of Deeds on February 7, 2017 as Document Number 1703822120 ("RDA") and in which MSI further sought a declaration that MSI was entitled to certain payments due and unpaid under the RDA and certain future payments to become due and owing under the RDA;

WHEREAS, the Village denied the allegations in the Complaint;

WHEREAS, MSI and the Village engaged in a confidential mediation session on October 28, 2025 with the Honorable Judge Sidney I. Schenkier (Ret.) through JAMS, resulting in agreed upon material terms that are set forth herein and in a First Amendment to the RDA; and

WHEREAS, MSI and the Village now mutually desire that all disputes existing between them be compromised and settled upon the terms and conditions as set forth herein;

NOW THEREFORE, in consideration of the foregoing and the mutual covenants and promises herein contained and other good and valuable consideration received, the sufficiency and adequacy of which are hereby acknowledged, it is hereby agreed as follows:

AGREEMENT

1. Settlement Payment. By January 30, 2026, and contingent upon the signatures of all parties to this Agreement and those parties' approval and execution of a First Amendment to the RDA in accordance with Section 2 below ("First Amendment"), in full settlement and release of any and all claims in the Litigation, the Village shall pay MSI the amount of six million ninety-seven thousand one hundred twenty-one dollars ($6,097,121.00) in immediately available funds (the "Settlement Payment") from the Village's MSI Sub-Account containing Incremental Taxes (as defined in the RDA), and the TIF Reimbursement Obligation (as defined in the RDA) will be reduced from twenty-seven million dollars ($27,000,000) by an amount equal to three million five hundred thousand dollars ($3,500,000) resulting in a TIF Reimbursement Obligation of twenty-three million five hundred thousand dollars ($23,500,000) as further set forth in the First Amendment attached hereto as Exhibit A. Said Settlement Payment shall be made via wire transfer to MSI. The Settlement Payment is in consideration for unpaid requests for reimbursement under the RDA related to time periods up to and including December 31, 2023, and any Incremental Taxes attributable to the time period

up to an including December 31, 2023 in excess of the Settlement Payment being held by the Village in the MSI Sub-Account may be used by the Village at its discretion for any eligible purpose under the TIF Act (as defined in the RDA).

2. Amendment to RDA. As soon as practicable the Village agrees to have approved by the corporate authorities of the Village, and MSI and the Village agree to enter into, the First Amendment containing such terms and agreements that the parties reached at mediation and set forth in the draft First Amendment attached hereto as Exhibit A.

3. Dismissal of Litigation. Upon signature of all parties to this Agreement and formal approval and execution of the First Amendment, and payment to MSI as stated in Paragraph 1, the parties, through their respective attorneys, shall cause a dismissal order to be promptly entered by the Court dismissing the Litigation with prejudice, each party to bear its own attorneys' fees and costs therein.

4. Release by MSI. Except for obligations arising under this Agreement, MSI, on behalf of itself, its subsidiary and affiliated companies and its officers, directors, shareholders, employees, agents, attorneys, representatives, and successors and any party claiming by or through MSI, hereby releases and forever discharges the Village, its elected officials, employees, agents, successors, assigns and any party claiming by or through the Village, from any and all claims, covenants, contracts, costs, damages, duties, debts, defenses, demands, fees, liabilities, obligations, promises, remedies, rights, rights of action or causes of action, of any kind and nature whatsoever, at law or in equity, from the beginning of time through the present, arising from statute or common law, known or unknown, contingent, liquidated or unliquidated, for any act or omission arising out of or related to the claims at issue in the Litigation. For the avoidance of doubt, this release does not eliminate any party's obligations under this Agreement or release any claims by MSI for any future breaches of the RDA.

5. Release by the Village. Except for obligations arising under this Agreement, the Village, on behalf of itself, its elected officials, employees, agents, attorneys, representatives, and successors and any party claiming by or through the Village hereby releases and forever discharges MSI, its subsidiary and affiliated companies and its officers, directors, shareholders, employees, agents, attorneys, representatives, and successors, from any and all claims, covenants, contracts, costs, damages, duties, debts, defenses, demands, fees, liabilities, obligations, premises, remedies, rights, rights of action or causes of action of any kind and nature whatsoever, at law or in equity, from the beginning of time through the present, arising from statute or common law, known or unknown, contingent, liquidated or unliquidated, for any act or omission arising out of or related to the claims at issue in the Litigation. For the avoidance of doubt, this release does not eliminate any party's obligations under this Agreement or release any claims by the Village for any future breaches of the RDA.

6. No Fault. Each party to this Agreement acknowledges and agrees that this Agreement and any payment hereunder do not in any manner constitute an admission on behalf of the parties of any form of liability or the accuracy of any fact or allegation against them, all of which are specifically denied. This Agreement is made solely for the purposes of resolving issues and disputes that might exist between the parties, and to eliminate the costs of further Litigation.

7. Costs. All of the parties to this Agreement are to bear their own fees and costs associated with the Litigation.

8. Confidential Mediation. All of the parties to this Agreement, including their agents and representatives, agree that the documents and communications exchanged at mediation that occurred on October 28, 2025 shall be kept strictly confidential and that none of them have or will disclose said documents and communications, except that they will agree on a joint public statement to be made upon execution of the Agreement, and except as may be required by applicable law, including but not limited to the Illinois Freedom of Information Act and Illinois Open Meetings Act.

9. Entire Agreement. Except as otherwise provided herein, the undersigned each acknowledge and represent that no promise or representation not contained in this Agreement has been made to them and that this Agreement contains the entire understanding between the parties with respect to the Litigation and contains all terms and conditions pertaining to the within dispute and release. No express or implied warranties, covenants or representations have been made concerning the subject matter of this Agreement unless expressly stated herein. Any prior written or oral negotiations with respect to the Litigation not contained in this Agreement are of no force or effect whatsoever. In executing this Agreement, the parties have not relied and do not rely on any statements, inducements, promises, or representations made by any other party hereto or the agents, representatives, or attorneys or any party with regard to the subject matter, basis, or effect of this Agreement, except those specifically set forth in this Agreement.

10. Modifications. No change in, addition to, or erasure of a printed portion of, this Agreement (except the filling in of a specific, blank space or line) shall be valid or binding upon any party hereto, and no verbal agreement of any nature relating to the subject matter of this Agreement or to any relationship between the parties, will be considered valid or enforceable. This Agreement may not be superseded, modified or amended orally and no modification, waiver, or amendment shall be valid unless in writing and signed by the party against whom the same is sought to be enforced.

11. Attorney Consultation. The parties hereto acknowledge that each has read this Agreement, that each fully understands its rights, privileges and duties under this Agreement, and that each enters into this Agreement freely and voluntarily. Each party further acknowledges that each has had the opportunity to consult with, and has indeed actually consulted with and had the benefit of, an attorney of its choice to explain the terms of this Agreement and the attached Stipulation of Dismissal and the consequences of signing and agreeing to them.

12. No Presumption Against Drafting Party. This Agreement and the provisions contained herein shall not be construed or interpreted for or against either party hereto because said party drafted or caused the party's legal representative to draft any of its provisions. This Agreement shall be construed without reference to the identity of the party or parties preparing the same, it being expressly understood and agreed that all of the parties hereto participated equally or had equal opportunity to participate in the drafting thereof.

13. Choice of Law. The internal laws of the State of Illinois shall govern the interpretation of this Agreement and its effect.

14. Disputes. If any dispute arises out of this Agreement, the parties agree that any such dispute will be resolved, first by way of confidential mediation before Hon. Sidney Schenkier (Ret.), and, if unsuccessful, then by the Circuit Court of Cook County, Illinois. The prevailing Party in any action pursuant to this Paragraph shall be entitled to the award of reasonable attorney's fees and costs.

15. Waiver. The failure of any party to enforce any provision in this Agreement shall not be construed as a waiver of any such provision and shall not prevent such party thereafter from enforcing such provision or any other provision of this Agreement.

16. Section Headings. The captions, subject, section and/or paragraph headings in this Agreement are included for convenience and reference only. They do not form a part hereof and do not in any way codify, interpret or reflect the intent of the parties. Such headings shall not be used to construe or interpret any provision of this Agreement.

17. Authority to Enter into Agreement. Each party signing this Agreement warrants that he or she has authority to sign this Agreement and to bind the party indicated below to observe and perform its terms and conditions.

18. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall he deemed an original, and all of which together shall constitute one and the same instrument. The parties further agree that electronically communicated signature pages (*e.g.*, email, PDF, and/or facsimile) shall be acceptable and deemed as an original and binding on the arties.

WHEREAS, the parties hereto have read, understand and have signed this Agreement as of the date of the last signature hereto.

Dated: 1/20/2026

MOTOROLA SOLUTIONS, INC.

By: Jennifer Rodriguez

Title: Director Global Real Estate

For: Plaintiff Motorola Solutions, Inc.

Dated: _____

VILLAGE OF SCHAUMBURG

_____

By: _____

Title: _____

For: Defendant Village of Schaumburg

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Authorizing Settlement of the Proceeding Danielle Parr V. Village of Schaumburg (Case No. 23 L 8837).
01/27/26
Village Board

Presenter:

Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Resolution re Parr Settlement Agreement 1.14.26(2077611.1).docx
- Settlement Agreement for signature(2077609.1).docx
- Addendum to Parr Agreement (II)(2077608.1) (003).docx

RESOLUTION NO R-26-_____

RESOLUTION AUTHORIZING SETTLEMENT OF THE PROCEEDING DANIELLE PARR V. VILLAGE OF SCHAUMBURG
(Case No. 23 L 8837)

WHEREAS, Danielle Parr, as Independent Administrator for the Estate of Michael Parr ("Plaintiff") initiated an action against the Village in Case No. 23 L 8837 (the "Lawsuit") asserting claims as further set out in the Lawsuit; and

WHEREAS, the Village and Plaintiff have reached an agreement, attached hereto as Exhibit "A", to resolve the proceeding, subject to the terms and conditions set forth therein (the "Settlement Agreement"); and

WHEREAS, it would be in the best interests of the Village and its citizens to enter into the attached Settlement Agreement (Exhibit "A").

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

SECTION ONE: That the Village Manager be and is hereby authorized and directed to execute the attached Settlement Agreement (Exhibit "A") by and between the Village and Plaintiff, and to take such further steps to comply with the terms and conditions set forth therein.

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

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

DANIELLE PARR, as Independent Administrator of the Estate of MICHAEL PARR, Deceased, Plaintiff, v. VILLAGE OF SCHAUMBURG, a municipal Corporation, and JAMES E. TOKARZ, Defendants.	)	Case No. 2023 L 8837 Judge Michael B. Barrett

SETTLEMENT AGREEMENT AND GENERAL RELEASE BETWEEN PLAINTIFF AND THE VILLAGE OF SCHAUMBURG

This Settlement Agreement and General Release ("Agreement") is made and entered into this ____ day of January, 2026, by and between the following parties: Danielle Parr, as Independent Administrator of the Estate of Michael Parr ("Plaintiff") and the Village of Schaumburg ("Village"). The Plaintiff and the Village shall sometimes be referred to collectively as the "Parties."

PREAMBLE

WHEREAS, Plaintiff filed a Complaint at Law ("Complaint") against Village and James E. Tokarz ("Tokarz") (collectively "Defendants") on September 1, 2023, and said case was pending in the Circuit Court of Cook County, Illinois, County Department – Law Division as Case No. 23 L 008837 (the "Lawsuit") until November 18, 2025, when a dismissal pursuant to settlement was entered as to the direct action including Tokarz and the Parties included in this Agreement;[1] and

[1] The terms of the settlement with James E. Tokarz are set out in a separate release agreement.

WHEREAS, Plaintiff alleged state law claims for negligence-wrongful death (Village), negligence-survival (Village), willful and wanton-wrongful death (Village), willful and wanton-survival (Village), negligence-wrongful death (Tokarz), and negligence-survival (Tokarz) against the Defendants as set forth more particularly in the pleadings in the Lawsuit, claims which the Village denies as having any merit and negligence claims as to the Village of Schaumburg Police Department having been previously dismissed by the Court; and,

WHEREAS, it is now the desire of Plaintiff and the Village to fully and finally resolve and settle the Lawsuit, their respective claims, that exist between them and any and all other claims or matters which may exist or arguably existed between them related to the subject incident from September 3, 2022, as set forth more particularly in the pleadings, as of the date of this Agreement, and enter into a full and final compromise, settlement and mutual release.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged:

1. Incorporation of the Preamble. Each of the introductory statements contained in the Preamble hereto are incorporated into Section 1 of this Agreement as material terms and provisions agreed to by Plaintiff and the Village.

2. Compromise and Settlement. This Agreement constitutes the compromise and settlement of disputed claims that is made to avoid the further costs and uncertainty of litigation. Nothing contained herein, nor any actions taken by Plaintiff or the Village in connection herewith, shall constitute, be construed as or be deemed to be, an admission of fault, liability or wrongdoing whatsoever on the part of any party or individual.

3. Settlement of All Claims. Plaintiff and the Village intend this Agreement to be a complete and total resolution and settlement of any and all claims related to the subject September

3, 2022, incident, whether asserted or not asserted, known or unknown, that Plaintiff may have against the Village and any and all claims of any kind, whether asserted or not asserted, known or unknown the Village may have against Plaintiff's Decedent up to, and including the date of this Agreement.

4. Dismissal of the Lawsuit and Complaints for Contribution. Plaintiff has agreed that the November 18, 2025, dismissal of the direct action of the Lawsuit was with prejudice, in its entirety, including all claims against the Village relative to the September 3, 2022, incident, and without costs.

5. Settlement Terms. In return for Plaintiff's dismissal of all her claims and her lawsuit against the Village in its entirety, the Parties agree as follows:

a. The Village will pay Plaintiff the total sum of **$10,000,000.00**, inclusive of Plaintiff's attorney fees and litigation costs and expenses incurred by Plaintiff or her attorneys relative to the Lawsuit. The non-structured settlement payment shall be payable to Danielle Parr, as Independent Administrator of the Estate of Michael Parr, and Cogan & Power, P.C., as the attorneys for the Plaintiff. The payment on behalf of the Plaintiff consists of $10,000,000.00 to the Plaintiff from the Village.

b. Plaintiff and the Village agree that the Village shall cause to be issued a check in the amount of $1,168,153.20, being part of the total payment on behalf of Plaintiff, to be payable to Athene Qualified Assignment Corporation ("Assignee") to purchase a structured settlement annuity from Athene Annuity and Life Company ("Annuity Issuer") for the benefit of The Danielle Parr Settlement and Financial Enrichment Master Trust Account 2 ("Payee"), that will pay to Payee $12,000.00, payable monthly for 10 years guaranteed, beginning 03/01/2026 with the last guaranteed payment

on 02/01/2036.

c. Plaintiff and the Village agree that the Village shall cause to be issued a check in the amount of $737,710.65, being part of the total payment on behalf of Plaintiff, to be payable to American National Assignment Company, LLC ("Assignee") to purchase a structured settlement annuity from American National Insurance Company ("Annuity Issuer") for the benefit of Danielle Parr ("Payee"), that will pay to Payee $5,000.00, payable monthly for 10 years guaranteed, beginning 03/01/2026 with the last guaranteed payment on 02/01/2036; and that will pay to Payee $5,000.00, payable quarterly for 20 years, guaranteed, beginning 06/01/2026 with the last guaranteed payment on 03/01/2046.

d. All sums set forth herein constitute damages on account of personal physical injuries or sickness,within the meaning of Section 104 (a)(2) of the Internal Revenue Code of 1986, as amended.

e. Plaintiff acknowledges that the Periodic Payments cannot be accelerated, deferred, increased or decreased by the Plaintiff or any Payee; nor shall the Plaintiff or any Payee have the power to sell, mortgage, encumber, or anticipate the Periodic Payments, or any part thereof, by assignment or otherwise.

f. Any payments to be made after the death of any Payee pursuant to the terms of this Release and Settlement Agreement shall be made to such person or entity as shall be designated in writing by Payee to the respective Assignees. If no person or entity is so designated by the Payee, or if the person designated is not living at the time of the Payee's death, such payments shall be made to the estate of the Payee. No such designation, nor any revocation thereof, shall be effective unless it is in writing and delivered to the respective Assignees. The designation must be in a form acceptable to

the respective Assignees before such payments are made, but in no event shall the request of the payee be unreasonably withheld or denied.

g. Plaintiff acknowledges and agrees that the Village will make "qualified assignments", within the meaning of Section 130(c) of the Internal Revenue Code of 1986, as amended, of their liability to make the Periodic Payments set forth above in Pars. b. and c. to the respective Assignees as are specifically designated above (the "Assignees"). The Assignees' obligation for payment of the Periodic Payments shall be no greater than that of Village (whether by judgment or agreement) immediately preceding the assignments of the Periodic Payments obligation.

Any such assignments shall be accepted by the Plaintiff without right of rejection and shall completely release and discharge the Village from the Periodic Payments obligation assigned to the respective Assignees. The Payee recognizes that, in the event of such assignments, the respective Assignees shall be the sole obligor with respect to the Periodic Payments obligations, and that all other releases with respect to the Periodic Payments obligations that pertain to the liability of the Village shall thereupon become final, irrevocable and absolute.

h. The Assignees reserve the right to fund the liability to make the Periodic Payments through the purchase of respective annuity policies from the respective Annuity Issuers as designated above in Pars. b. and c. (the "Annuity Issuers"). The respective Assignees shall be the sole owner of the annuity policies and shall have all rights of ownership. The respective Assignees may have the respective Annuity Issuers mail payments directly to the Payee. The Payee shall be responsible for maintaining a current mailing address with the respective Annuity Issuers.

i. The obligation of the Assignees to make each Periodic Payment shall be discharged upon the mailing of a valid check or electronic funds transfer in the amount of such payment on or before the due date to the last address on record for the Payees or Beneficiary with the Annuity Issuers. If the Payee or Beneficiary notifies any Assignees that any check or electronic funds transfer was not received, the respective Assignee shall direct the respective Annuity Issuer to initiate stop payment action and, upon confirmation that the check was not previously negotiated or electronic funds transfer deposited, the respective Annuity Issuer shall process a replacement payment in the amount of such payment to the designated address of the Payee or Beneficiary.

6. Court Approval of Settlement Agreement. The Parties agree that the receipt of the payment and consideration in Section 5, and the enforceability of this Agreement, are conditioned and contingent upon the approval by the Circuit Court of Cook County, including, but not limited to, the approval of the settlement of the lawsuit between Plaintiff and the Village and Tokarz and entry of an order approving Plaintiff's Wrongful Death Petition. The Parties agree that they will comply with any order of the Court regarding the approval of the settlement of the Lawsuit between Plaintiff and the Village, and they will comply with any other terms directed by the court.

7. No Attorneys' Fees and Costs. As part of this Agreement, Plaintiff and the Village agree they each will be responsible for the payment of their own respective attorneys' fees and litigation costs. Each of the parties will pay the attorney's fees and expenses they incurred during the Lawsuit and in the negotiation and preparation of this Agreement.

8. General Release and Covenant Not To Sue. Plaintiff, on behalf of the estate of Michael Parr, Janet Parr and herself, for and in consideration of the settlement terms set forth herein, irrevocably and unconditionally releases and forever discharges and acquits the Village

from any and all claims, charges, liabilities, debts, demands, grievances and causes of action of whatsoever kind, whether at law or in equity, whether accrued, contingent or inchoate, and whether known or unknown, suspected or unsuspected, or otherwise that Plaintiff, the Estate of Michael Parr and Janet Parr has, had or may have at any time in the future against the Village arising from or relating to acts or omissions up to and including events alleged in its Complaint, and involving the future or continuing effects of any acts or omissions which occurred up to and including the events alleged in its Complaint.

The claims released and waived by this Agreement include, but are not limited to, claims relating to or arising out of the allegations and claims set forth in the pleadings in the Lawsuit, claims for monetary damages or other damages or claims under any federal, state or local constitution, statute, regulation, order, common law or other authority having the force of law.

Plaintiff acknowledges and agrees that she may not now know or anticipate the nature, materiality, extent and results of all the claims compromised and released by this Agreement. However, it is the intention of the Parties hereto that this Agreement shall be effective as a bar to each and every claim, charge, liability, and/or cause of action that Plaintiff may have against the Village and its past, current and future elected and appointed officials, President and Trustees, officers, employees, attorneys, agents, volunteers, successors, executors, legal and/or personal representatives of any kind, insurers and assigns. Plaintiff further acknowledges and agrees that she may hereafter discover facts different from or in addition to those now known, suspected or believed to be true with respect to such claims, demands or causes of action and agrees that **this release will be and remain effective in all respects notwithstanding any such different or additional facts now and at any time in the future**.

Plaintiff further covenants and agrees not to sue, to file a charge, to make a claim or

demand, to commence or maintain, or to assist or otherwise participate (except, as required by law, to give testimony), in any action or proceeding of any kind in any court, before any government agency or in any other forum or to accept any money, benefit, or other relief from any proceeding, which would be precluded by this release, whether brought directly by Plaintiff or brought by any other person, agency or entity which would provide relief or benefit to Plaintiff, and Plaintiff agrees to indemnify the Village against all liability, costs and expenses and attorney's fees in the event the Plaintiff breaches this release and covenant not to sue.

The Village covenants and agrees not to pursue claims for contribution, sue, file a charge, make a claim or demand, and/or seek any sort of monetary or equitable recovery from the Plaintiff for any findings of contributory fault found against Michael Parr as a result of the resolution of the Third-Party action the Village has filed against AF Ushering, Inc. and which remains pending at the time of the Parties entering into this Agreement.

9. Plaintiff's Responsibility for Liens; Hold Harmless Obligation. Plaintiff agrees to assume responsibility for all outstanding known liens and those potential future liens set forth in 735 ILCS 5/2-2301 correspondence from Plaintiff's counsel to the Village's counsel on November 15, 2025, from the proceeds of this settlement. To the extent that any person seeks to enforce any liens described above or in the 2301 letter of November 15, 2025 against the Village, or anyone associated with the Village, Plaintiff agrees to hold harmless the Village or anyone associated with the Village, and its past, current and future elected and appointed officials, President and Trustees, officers, employees, attorneys, agents, volunteers, successors, executors, legal and/or personal representatives of any kind, insurers and assigns.

10. Choice of Law; Savings Provision. This Agreement will be governed by Illinois law. If any provisions of this Agreement shall be invalidated or refused enforcement by any court

of competent jurisdiction, the provisions not invalidated or refused enforcement shall remain in full force and effect.

11. Entire Agreement. This Agreement represents the entire agreement between Plaintiff and the Village with respect to the matters set forth herein and supersedes all prior agreements or understandings, if any, between the Parties. Plaintiff acknowledges that except for the explicit provisions of this Agreement, no promises or representations of any kind have been made to her by the Village or its attorneys, to induce her to enter into this Agreement. No modification of this Agreement can be made except in writing and signed by Plaintiff, as the Independent Administrator of the Estate of Michael Parr, and an authorized representative of the Village.

12. For Settlement Only. This Agreement is entered into for settlement purposes only and represents the compromise of disputed claims, actual or potential, which Plaintiff has or may believe she has against the Village. Neither this Agreement, the decision to enter into this Agreement, nor anything done pursuant to this Agreement, **shall be construed to be an admission or evidence of any wrongdoing or liability by Plaintiff, the Village, its past, current and future elected and appointed officials, President and Trustees, officers, employees, attorneys, agents, volunteers, successors, executors, legal and/or personal representatives of any kind, insurers and assigns, with such wrongdoing and liability being expressly denied**. Nor will this Agreement, its existence or its terms, be admissible in any proceeding other than a proceeding to enforce the terms of this Agreement.

13. Representations & Warranties By All Parties. The Parties represent and warrant that (a) they have the capacity, full power and authority to enter into this Agreement; (b) the individual signing on behalf of the Village is authorized to do so; (c) they have not assigned,

encumbered or in any manner transferred all or any portion of the claims covered by this Agreement; (d) there are no other charges, complaints, suits, arbitrations or other claims or proceedings pending between the Parties in any court, before any agency, or in any forum; and (e) no other person or party has any right, title or interest in any of the claims covered by this Agreement.

14. Successors & Assigns. This Agreement shall be binding upon and inure to the benefit of Plaintiff, the Estate of Michael Parr and Janet Parr and their heirs, executors, administrators, successors and assigns, the Village, its current and future elected and appointed officials, President and Trustees, officers, employees, attorneys, agents, volunteers, successors, executors, legal and/or personal representatives of any kind, insurers and assigns.

15. Knowing and Voluntary Signing of Binding Contract. Plaintiff represents and warrants that her authorized representatives have read this Agreement and understand all of its terms and she executes this Agreement voluntarily and without duress or undue influence, and with full knowledge of its significance, intending to be legally bound. Plaintiff acknowledges that by signing this Agreement, she is **GIVING UP ALL CLAIMS AGAINST THE VILLAGE WITH REGARD TO THE ALLEGATIONS CONTAINED IN THE LAWSUIT.**

16. Opportunity To Consult Advisors. Plaintiff and the Village have had reasonable opportunity to consult with attorneys or other advisors of their own choosing before executing this Agreement.

17. Counterparts. This Agreement may be executed in counterparts, each of which may be signed separately and may be enforceable as an original, but all of which together shall constitute but one agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement by affixing their signatures and the date of execution as indicated below.

DANIELLE PARR, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF MICHAEL PARR, DECEASED

_____

Dated:_____

VILLAGE OF SCHAUMBURG

By:_____

Dated:_____

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

DANIELLE PARR, as Independent Administrator of the Estate of MICHAEL PARR, Deceased, Plaintiff, v. VILLAGE OF SCHAUMBURG, a municipal Corporation, and JAMES E. TOKARZ, Defendants.	)	Case No. 2023 L 8837 Judge Michael B. Barrett

ADDENDUM TO SETTLEMENT AGREEMENT AND GENERAL RELEASE BETWEEN PLAINTIFF AND THE VILLAGE OF SCHAUMBURG

This Addendum to the Settlement Agreement and General Release ("Agreement") is made and entered into this ____ day of January, 2026, by and between the following parties: Danielle Parr, as Independent Administrator of the Estate of Michael Parr ("Plaintiff") and the Village of Schaumburg ("Village"). The Addendum to Paragraph 8, "General Release and Covenant Not To Sue," set forth below, adds the underlined language:

8. General Release and Covenant Not To Sue. Plaintiff, on behalf of the estate of Michael Parr, Janet Parr and herself, for and in consideration of the settlement terms set forth herein, irrevocably and unconditionally releases and forever discharges and acquits the Village from any and all claims, charges, liabilities, debts, demands, grievances and causes of action of whatsoever kind, whether at law or in equity, whether accrued, contingent or inchoate, and whether known or unknown, suspected or unsuspected, or otherwise that Plaintiff, the Estate of Michael Parr and Janet Parr has, had or may have at any time in the future against the Village and its insurers, including Safety National as the Village's primary insurer and Allied/Rockville as the

Village's excess insurer, arising from or relating to acts or omissions up to and including events alleged in its Complaint, and involving the future or continuing effects of any acts or omissions which occurred up to and including the events alleged in its Complaint.

The claims released and waived by this Agreement include, but are not limited to, claims relating to or arising out of the allegations and claims set forth in the pleadings in the Lawsuit, claims for monetary damages or other damages or claims under any federal, state or local constitution, statute, regulation, order, common law or other authority having the force of law.

Plaintiff acknowledges and agrees that she may not now know or anticipate the nature, materiality, extent and results of all the claims compromised and released by this Agreement. However, it is the intention of the Parties hereto that this Agreement shall be effective as a bar to each and every claim, charge, liability, and/or cause of action that Plaintiff may have against the Village and its past, current and future elected and appointed officials, President and Trustees, officers, employees, attorneys, agents, volunteers, successors, executors, legal and/or personal representatives of any kind, insurers, including, but not limited to, Safety National as the Village's primary insurer and Allied/Rockville as the Village's excess insurer, and assigns. Plaintiff further acknowledges and agrees that she may hereafter discover facts different from or in addition to those now known, suspected or believed to be true with respect to such claims, demands or causes of action and agrees that **this release will be and remain effective in all respects notwithstanding any such different or additional facts now and at any time in the future**.

Plaintiff further covenants and agrees not to sue, to file a charge, to make a claim or demand, to commence or maintain, or to assist or otherwise participate (except, as required by law, to give testimony), in any action or proceeding of any kind in any court, before any government agency or in any other forum or to accept any money, benefit, or other relief from any proceeding,

which would be precluded by this release, whether brought directly by Plaintiff or brought by any other person, agency or entity which would provide relief or benefit to Plaintiff, and Plaintiff agrees to indemnify the Village against all liability, costs and expenses and attorney's fees in the event the Plaintiff breaches this release and covenant not to sue.

The Village covenants and agrees not to pursue claims for contribution, sue, file a charge, make a claim or demand, and/or seek any sort of monetary or equitable recovery from the Plaintiff for any findings of contributory fault found against Michael Parr as a result of the resolution of the Third-Party action the Village has filed against AF Ushering, Inc. and which remains pending at the time of the Parties entering into this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Addendum by affixing their signatures and the date of execution as indicated below.

DANIELLE PARR, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF MICHAEL PARR, DECEASED

_____

Dated:_____

COUNSEL FOR PLAINTIFF COGAN & POWER, P.C.

_____
James C. Edwards, Esq.

Dated:_____

VILLAGE OF SCHAUMBURG

By:_____

Dated:_____

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Resolution No. R-26-_____A Resolution Approving and Authorizing the Sale of the Schaumburg Boomers Franchise from Salvi Enterprises, LLC to REV Equity Ventures, LLC, and the Assignment of the Amended and Restated License, Permit and Operating Agreement Dated January 28, 2020 from Salvi Sports Enterprises, LLC to REV Equity Ventures, LLC.
01/27/26
Village Board

Presenter:

Lead Department: General Government

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Resolution re Boomers Transfer and Assignment.pdf

RESOLUTION NO R-25-_____

RESOLUTION APPROVING AND AUTHORIZING THE SALE OF THE SCHAUMBURG BOOMERS FRANCHISE FROM SALVI SPORTS ENTERPRISES, LLC TO REV EQUITY VENTURES, LLC, AND THE ASSIGNMENT OF THE AMENDED AND RESTATED LICENSE, PERMIT AND OPERATING AGREEMENT DATED JANUARY 28, 2020 FROM SALVI SPORTS ENTERPRISES, LLC TO REV EQUITY VENTURES, LLC

WHEREAS, the Village of Schaumburg is a home rule unit of government under Section 6(a); Article VII of the 1970 Constitution of the State of Illinois, and may exercise powers pertaining to its local governmental affairs; and

WHEREAS, the Village and Salvi Sports Enterprises, LLC, previously entered into an Amended and Restated License, Permit, and Operating Agreement dated January 28, 2020 with regard to the use of the Schaumburg Boomers Stadium Property and Parking Lot, owned by the Village (the "Agreement"); and

WHEREAS, Salvi Sports Enterprises, LLC has proposed a sale of its ownership interest in the Schaumburg Boomers Franchise to REV Equity Ventures, LLC; and

WHEREAS, pursuant to Section 19 of the Agreement, any sale requires the approval of the Village; and

WHEREAS, pursuant to Section 19 of the Agreement, Salvi Sports Enterprises, LLC has provided the requisite notice to the Village regarding the proposed sale, and pursuant to Section 19 of the Agreement, the Village's written consent is also required to authorize the assignment of the Agreement to the purchaser, REV Equity Ventures, LLC; and

WHEREAS, the Village finds it to be in the best interests of its residents to approve the sale and authorize the assignment of the Agreement to REV Equity Ventures, LLC, subject to the terms and conditions set forth herein;

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

SECTION ONE: Pursuant to Section 19 of the Amended and Restated License, Permit, and Operating Agreement dated January 28, 2020 (the "Agreement"), the Village hereby authorizes of the same of the Schaumburg Boomers from Salvi Sports Enterprises, LLC to REV Equity Ventures, LLC, and consents to the assignment of the Agreement from Salvi Sports Enterprises, LLC to REV Equity Ventures, LLC, subject to the following conditions:

1. REV Equity Ventures LLC shall assume all terms and conditions of the Agreement, which shall, upon the transfer of ownership from Salvi Sports Enterprises, LLC to REV Equity Ventures, LLC, remain in full force and effect as to REV Equity Ventures LLC;

2. The sale of the Schamburg Boomers Franchise shall receive full approval by the Frontier League;
3. The assignment shall not occur until the final closing of the sale of the Boomers Franchise from Salvi Sports Enterprises, LLC to REV Equity Ventures, LLC; and
4. REV Equity Ventures, LLC shall be registered with the Illinois Secretary of State and authorized to conduct business in the State of Illinois.

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

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this _____day of _____, 2025.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-____An Ordinance Establishing the Schaumburg Special Service Area 17 (The District at Veridian) in the Village of Schaumburg, Cook and DuPage Counties, Illinois [first reading – motion to waive first reading].
01/27/26
Village Board

Presenter: Todd Wenger, PLA, ASLA, Senior Planner
Lead Department: Community Development

Executive Summary:

In 2016, TUF Partners purchased the Motorola campus and partnered with the Village to redevelop the area now referred to as 90 North District West. At the core of the redevelopment plan is a mixed-use main street area called "The District at Veridian."

The District properties are served by a network of public streets and right-of-way which mirror the buildings and roadways approved with the project's Development Framework Plan. The District is divided into four major blocks and phased construction has started with Block 1, located at the northwest corner of Meacham Road and Progress Parkway.

While The District roadways and Block 1 Parking Garage are public, they will be privately maintained. To ensure that the public infrastructure is maintained to village standards, a Streets Agreement between The District association and the village was approved which outlined maintenance items, frequency and responsibilities. A condition of the Development Framework Plan required that a dormant Special Service Area (SSA) tax levy be established to recoup any maintenance costs the village may incur should this infrastructure not be maintained to the standards set forth in the Streets Agreement.

Staff worked with legal counsel to draft an ordinance proposing to establish the SSA and setting a date for the required public hearing, which was approved by the Village Board on October 28, 2025. Per state statute, a public hearing must occur at a Village Board meeting at least 60 days following approval of the proposed ordinance. The hearing date was established to be January 13, 2026.

A direct annual tax at a rate not to exceed $206.33 per $100.00 of equalized assessed value of the properties located in The District were calculated based on the largest single-year maintenance and capitol repair costs for all The District streets and Block 1 parking garage combined. Based on these costs, which were prepared by the developer and independently verified, the annual tax rate will not exceed $4,150,000.00. This amount is the maximum amount that the Village could levy in a single

year. However, if the dormant SSA is activated, the tax rate will be based off actual costs incurred. For example, if a street needs to be resurfaced, then the tax rate will be based on the actual cost the Village paid to resurface the street.

No action is required to be taken by the Village Board during the public hearing. This public hearing is a requirement for the establishment of the proposed Special Service Area. The proposed Ordinance Establishing the Schaumburg Special Service Area 17 (The District at Veridian) will appear on the January 27, 2026 Village Board agenda.

Recommended Action:

Staff recommends that the Village Board approve the proposed Ordinance Establishing the Schaumburg Special Service Area 17 (The District at Veridian) in the Village of Schaumburg, Cook and DuPage Counties, Illinois.

ATTACHMENTS:

- Ordinance Establishing SSA 17 - The District at Veridian.docx
- Exhibit A.pdf
- Exhibit B.pdf
- Exhibit C.pdf

PUBLICATION OF:

ORDINANCE NO. 26-_____

AN ORDINANCE ESTABLISHING THE SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS

ADOPTED:

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

ORDINANCE NO. 26 - ___

AN ORDINANCE ESTABLISHING THE SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS

BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: AUTHORITY TO ESTABLISH SPECIAL SERVICE AREAS. Special Service Areas within home rule municipalities are established pursuant to Article VII, Section 6 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.*

SECTION 2: FINDINGS.

The Village Board finds:

A. The question of the establishment of the area hereinafter described as a special service area was considered by the President and Board of Trustees (hereinafter the "Village Board") of the Village of Schaumburg (hereinafter the "Village") pursuant to an Ordinance entitled: "AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH" adopted October 28, 2025, and was considered pursuant to a hearing held on January 13, 2026, by the Village Board pursuant to a Newspaper Notice duly published in *Daily Herald*, a newspaper of general circulation in the Village, at least fifteen (15) days prior to the hearing, and pursuant to Personal Notice by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the special service area. Said Personal Notice by mail was given by depositing said Personal Notice in the United States mail not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the said Personal Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. A Certificate of Publication of said Newspaper Notice is attached to this Ordinance as **Exhibit A** and made part hereof. Said Newspaper Notice and Personal Notice conformed in all respects to the requirements of Section 27-25 of the Special Service Area Tax Law (35 ILCS 200/27-25).

B. That a public hearing on the question set forth in the Newspaper Notice and Personal Notice was held on 13th day of January 2026. All interested persons were given an opportunity to be heard on the question of the creation of the special service area, and the levy of an annual tax to pay for the proposed Special Services (as defined in Section 5 below), as set forth in the Newspaper Notice and Personal Notice. The public hearing was opened on 13th day of January 2026, and there was final adjournment thereof on 13th day of January 2026, as part of the regular Schaumburg Village Board meeting on said date.

C. That the owners of the properties that will benefit from the creation of a special service area, TUF Partners, LLC, DST Veridian, LLC, and DST Retail, LLC., have provided executed "Letters of No Objection" to the creation of a dormant special service area over the property, which are attached to this Ordinance as **Exhibit B**. There are also no electors currently residing within this property.

D. That after considering the data, as presented at the public hearing, the Village Board finds that it is in the public interest and in the interest of the Schaumburg Special Service Area 17 (The District at Veridian) that said special service area, as hereinafter described, be established.

E. Said area is compact and contiguous and is within the North District West ("NDW") zoning classification in the Village.

F. It is in the best interest of said special service area that the furnishing of the municipal services proposed be considered for the common interests of said area.

G. The area hereinafter described will benefit specifically from the municipal services to be provided, and the proposed municipal services are unique and in addition to municipal services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the expenditure of funds by the Village, and the levy of special taxes against said area, for the services to be provided, be considered.

SECTION 3: SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN) ESTABLISHED.

A special service area to be known and designated as "Schaumburg Special Service Area 17 (The District at Veridian)" is hereby established and shall consist of the following-described territory:

LOTS 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 OF TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD

PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2025 AS DOCUMENT NO. 2512821023, IN COOK COUNTY, ILLINOIS.

PINs: 02-34-401-007-0000 & 07-01-300-008-0000

Along with those portions of Lakepointe Drive, Landmark Drive, Veridian Boulevard, and Legacy Drive, adjacent to the real property described above (hereinafter "Schaumburg Special Service Area 17").

(hereinafter the "Subject Property").

An accurate map of the Subject Property is attached hereto as **Exhibit C** and made part hereof.

SECTION 4: PURPOSE OF THE AREA. The purpose of the formation of Schaumburg Special Service Area 17 is to fund the Village of Schaumburg's cost of maintenance, repair, reconstruction and/or replacement of maintenance, repair, reconstruction and/or replacement of public improvements within The District at Veridian, including but not limited to the curb & gutter, concrete roadway, concrete parking garage, asphalt roadway, storm water infrastructure, roadway lighting, parking garage lighting, landscaping, striping, permeable pavers, signage, traffic signals, as well as any and all associated infrastructure located in The District at Veridian area property described in Section 4 above, as required by the Village of Schaumburg Village Code ("Special Services"), within said Schaumburg Special Service Area 17, but only to the extent such Special Services are required to be performed by the Village of Schaumburg due to the breach by The District Owner's Association, Inc. (the "Association") of its obligations under that certain Public Streets And Parking Garage Maintenance Agreement between the Association and the Village of Schaumburg (the "Public Improvements Maintenance Agreement").

SECTION 5: TAX LEVIES/RATES. The Village shall levy a direct annual tax in an amount not to exceed $206.33 per $100 of equalized assessed valuation of property in Schaumburg Special Service Area 17 (The District at Veridian) based on assessed value of each parcel, for each year during which the Village of Schaumburg is required to expend funds relative to said Special Services, so long as the common areas, as referenced above, exist. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Schaumburg Special Service Area 17 (The District at Veridian); however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within Schaumburg Special Service Area 17 (The District at Veridian).

The aforementioned tax, if any, is to be levied upon all taxable property within Schaumburg Special Service Area 17 (The District at Veridian) and shall be in addition to all other taxes provided by law.

SECTION 6: COOK COUNTY CLERK AND COOK COUNTY RECORDER OF DEEDS FILINGS. The Village Clerk is hereby directed and ordered to file a certified copy of

this Ordinance with the Cook County Clerk, and record a certified copy of this Ordinance with the Cook County Recorder's Office, within sixty (60) days of the effective date hereof.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

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

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this _____ day of _____ 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino
Village Clerk
Village of Schaumburg

Exhibit A

Certificate of Publication of Newspaper Notice

NOTICE OF PUBLIC HEARING
VILLAGE OF SCHAUMBURG
SCHAUMBURG SPECIAL SERVICE AREA 17
(THE DISTRICT AT VERIDIAN)

NOTICE IS HEREBY GIVEN that on January 13, 2026, at 7:00 p.m. in the Temporary Schaumburg Village Hall, 1000 Woodfield Road, Schaumburg, Illinois 60173-4728, a public hearing will be held by the President and Board of Trustees of the Village of Schaumburg to consider forming a special service area consisting of the following described property:

LOTS 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 OF TOWNE CENTER AT VERIDIAN PLAT OF RESUBDIVISION #4 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2025 AS DOCUMENT NO. 2512821023, IN COOK COUNTY, ILLINOIS.

PINs: 02-34-401-007-0000 & 07-01-300-008-0000

Along with those portions of Lakepointe Drive, Landmark Drive, Veridian Boulevard, and Legacy Drive, adjacent to the real property described above (hereinafter "Schaumburg Special Service Area 17 (The District at Veridian)").

Street Location: The approximate 30.4-acre site is generally located south of Algonquin Road, north of Progress Parkway, west of Meacham Road, and east of Prestige Place.

All interested persons affected by the formation of Schaumburg Special Service Area 17 (The District at Veridian) will be given an opportunity to be heard regarding the formation of and the boundaries of Schaumburg Development Special Service Area 17 (The District at Veridian) and may object to the formation of Schaumburg Development Special Service Area 17 (The District at Veridian) and the levy of taxes affecting said Schaumburg Development Special Service Area 17 (The District at Veridian).

The purpose of the formation of Schaumburg Development Special Service Area 17 (The District at Veridian) is to fund the Village of Schaumburg's cost of maintenance, repair, reconstruction and/or replacement of maintenance, repair, reconstruction and/or replacement of public improvements within The District at Veridian, including but not limited to the curb & gutter, concrete roadway, concrete parking garage, asphalt roadway, storm water infrastructure, roadway lighting, parking garage lighting, landscaping, striping, permeable pavers, signage, traffic signals, as well as any and all associated infrastructure located in The District at Veridian area property described above, as required by the Village of Schaumburg Village Code, within said Schaumburg Special Service Area 17 (The District at Veridian), but only to the extent such Special Services are required to be performed by the Village of Schaumburg due to the breach by The District Owner's Association, Inc. of its obligations under that certain Public Streets And Parking Garage Maintenance Agreement between the Association and the Village of Schaumburg.

A tax levy at a rate of a direct annual tax not to exceed $206.33 per $100 of equalized assessed valuation of property in Schaumburg Special Service Area 17 (The District at Veridian) based on assessed value of each parcel, for each year during which the Village of Schaumburg is required to expend funds relative to said Special Services, so long as the common areas, as referenced above, exist. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Schaumburg Special Service Area 17 (The District at Veridian); however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within Schaumburg Special Service Area 17 (The District at Veridian).

At the public hearing, all persons affected by the formation of said Schaumburg Special Service Area 17 (The District at Veridian), including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one (51%) of the electors residing within Schaumburg Special Service Area 17 (The District at Veridian) and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of Schaumburg Special Service Area 17 (The District at Veridian) is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Schaumburg Development Special Service Area 17 (The District at Veridian), the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Schaumburg Development Special Service Area 17 (The District at Veridian) may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this 22nd day of December, 2025.

Jane Lentino
Village Clerk
Village of Schaumburg

Published in Daily Herald Dec. 26, 2025 (316975)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/26/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 316975

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Exhibit B

Letters of No Objection to Creation of Special Service Area 17

(Attached)

WAIVER OF RIGHT TO FILE AN OBJECTION PETITION OPPOSING THE CREATION OF SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN)

I, the undersigned, as authorized representative of DST Retail, LLC, ("Owner"), hereby voluntarily waive the right of Owner to file an objection petition opposing the creation of "Schaumburg Special Service Area 17 (The District at Veridian)", herein after referred to as "SSA".

In regard to said voluntary waiver, we hereby certify that:

A. Owner is the owner of record for Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, and Lot 14 ("Property") within the overall District at Veridian property legally described in **Exhibit A** attached hereto and made a part hereof, and the sole taxpayer of record in regard to the Property, which is located within the SSA; and

B. Lot 1 as well as portions of Veridian Boulevard, Landmark Drive, Legacy Drive and Lakepointe Drive have been dedicated to the Village of Schaumburg.

C. No electors reside on the Property owned by Owner.

I understand that Section 27-55 of the Special Service Area Tax Law (35 ILCS 200/27-55) allows Owner to object to the creation of the SSA, and that a successful objection petition requires the signatures of at least fifty-one percent (51%) of the owners of record and at least fifty-one percent (51%) of the electors residing in the proposed SSA. Also, I acknowledge that an objection petition relative to the creation of the SSA would have to be filed with the Village Clerk within sixty (60) days of the January 13, 2026, public hearing.

In consideration of my signing this waiver form, I request, on behalf of Owner, that the Corporate Authorities of the Village of Schaumburg approve the ordinance required to create the SSA before the expiration of the sixty (60) day objection filing period, and that the Village file said ordinance with the Cook County Clerk, and record said ordinance with the Cook County Recorder of Deeds, before the expiration of the sixty (60) day objection filing period.

I agree that this waiver form shall be admissible in evidence in any action in which the terms of this waiver form are sought to be enforced.

I have carefully read and fully understand and agree that this is a waiver of Owner's right to file an objection petition opposing the creation of the SSA, have been duly authorized to sign this waiver form, and have signed it of my own free and voluntary act and as the free and voluntary act and deed of Owner.

Signature: _____ Date: December 22, 2025

Name: Robert J. Burk II

Title: Authorized Person

531636_1

STATE OF ILLINOIS)
) **SS**
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named ROBERT I. BURK II, personally known to me to be the Authorized Person for DST Retail, LLC ("Company"), and also known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, he signed and delivered the said instrument, pursuant to authority given by said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this 23RD day of December, 2025.

Peggy Elaine Graf
Notary Public

OFFICIAL SEAL
PEGGY ELAINE GRAF
Notary Public, State of Illinois
Commission No. 997326
My Commission Expires
September 23, 2028

My Commission Expires: September 23 2028

531636_1

EXHIBIT A

LEGAL DESCRIPTION OF THE DISTRICT AT VERIDIAN PROPERTY

LOTS 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 OF TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2025 AS DOCUMENT NO. 2512821023, IN COOK COUNTY, ILLINOIS.

PINs: 02-34-401-007-0000 & 07-01-300-008-0000

Along with those portions of Lakepointe Drive, Landmark Drive, Veridian Boulevard, and Legacy Drive, adjacent to the real property described above.

WAIVER OF RIGHT TO FILE AN OBJECTION PETITION OPPOSING THE CREATION OF SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN)

I, the undersigned, as authorized representative of DST Veridian, LLC, ("Owner"), hereby voluntarily waive the right of Owner to file an objection petition opposing the creation of "Schaumburg Special Service Area 17 (The District at Veridian)", herein after referred to as "SSA".

In regard to said voluntary waiver, we hereby certify that:

A. Owner is the owner of record for Lot 1A ("Property") within the overall District at Veridian property legally described in **Exhibit A** attached hereto and made a part hereof, and the sole taxpayer of record in regard to the Property, which is located within the SSA; and

B. Lot 1 as well as portions of Veridian Boulevard, Landmark Drive, Legacy Drive and Lakepointe Drive have been dedicated to the Village of Schaumburg.

C. No electors reside on the Property owned by Owner.

I understand that Section 27-55 of the Special Service Area Tax Law (35 ILCS 200/27-55) allows Owner to object to the creation of the SSA, and that a successful objection petition requires the signatures of at least fifty-one percent (51%) of the owners of record and at least fifty-one percent (51%) of the electors residing in the proposed SSA. Also, I acknowledge that an objection petition relative to the creation of the SSA would have to be filed with the Village Clerk within sixty (60) days of the January 13, 2026, public hearing.

In consideration of my signing this waiver form, I request, on behalf of Owner, that the Corporate Authorities of the Village of Schaumburg approve the ordinance required to create the SSA before the expiration of the sixty (60) day objection filing period, and that the Village file said ordinance with the Cook County Clerk, and record said ordinance with the Cook County Recorder of Deeds, before the expiration of the sixty (60) day objection filing period.

I agree that this waiver form shall be admissible in evidence in any action in which the terms of this waiver form are sought to be enforced.

I have carefully read and fully understand and agree that this is a waiver of Owner's right to file an objection petition opposing the creation of the SSA, have been duly authorized to sign this waiver form, and have signed it of my own free and voluntary act and as the free and voluntary act and deed of Owner.

Signature: _____ Date: December 22, 2025

Name: ROBERT J. BURK II

Title: Authorized Person

531636_1

STATE OF ILLINOIS)
) **SS**
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named ROBERT J. BURK II, personally known to me to be the Authorized Person for DST Veridian, LLC ("Company"), and also known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, he signed and delivered the said instrument, pursuant to authority given by said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this 23rd day of December, 2025.

Peggy Elaine Graf
Notary Public

OFFICIAL SEAL
PEGGY ELAINE GRAF
Notary Public, State of Illinois
Commission No. 997326
My Commission Expires
September 23, 2028

My Commission Expires: September 23 2028

531636_1

EXHIBIT A

LEGAL DESCRIPTION OF THE DISTRICT AT VERIDIAN PROPERTY

LOTS 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 OF TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2025 AS DOCUMENT NO. 2512821023, IN COOK COUNTY, ILLINOIS.

PINs: 02-34-401-007-0000 & 07-01-300-008-0000

Along with those portions of Lakepointe Drive, Landmark Drive, Veridian Boulevard, and Legacy Drive, adjacent to the real property described above.

WAIVER OF RIGHT TO FILE AN OBJECTION PETITION OPPOSING THE CREATION OF SCHAUMBURG SPECIAL SERVICE AREA 17 (THE DISTRICT AT VERIDIAN)

I, the undersigned, as authorized representative of TUF Properties, LLC, ("Owner"), hereby voluntarily waive the right of Owner to file an objection petition opposing the creation of "Schaumburg Special Service Area 17 (The District at Veridian)", herein after referred to as "SSA".

In regard to said voluntary waiver, we hereby certify that:

A. Owner is the owner of record for Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, and Lot 13 ("Property") within the overall District at Veridian property legally described in **Exhibit A** attached hereto and made a part hereof, and the sole taxpayer of record in regard to the Property, which is located within the SSA; and

B. Lot 1 as well as portions of Veridian Boulevard, Landmark Drive, Legacy Drive and Lakepointe Drive have been dedicated to the Village of Schaumburg.

C. No electors reside on the Property owned by Owner.

I understand that Section 27-55 of the Special Service Area Tax Law (35 ILCS 200/27-55) allows Owner to object to the creation of the SSA, and that a successful objection petition requires the signatures of at least fifty-one percent (51%) of the owners of record and at least fifty-one percent (51%) of the electors residing in the proposed SSA. Also, I acknowledge that an objection petition relative to the creation of the SSA would have to be filed with the Village Clerk within sixty (60) days of the January 13, 2026, public hearing.

In consideration of my signing this waiver form, I request, on behalf of Owner, that the Corporate Authorities of the Village of Schaumburg approve the ordinance required to create the SSA before the expiration of the sixty (60) day objection filing period, and that the Village file said ordinance with the Cook County Clerk, and record said ordinance with the Cook County Recorder of Deeds, before the expiration of the sixty (60) day objection filing period.

I agree that this waiver form shall be admissible in evidence in any action in which the terms of this waiver form are sought to be enforced.

I have carefully read and fully understand and agree that this is a waiver of Owner's right to file an objection petition opposing the creation of the SSA, have been duly authorized to sign this waiver form, and have signed it of my own free and voluntary act and as the free and voluntary act and deed of Owner.

Signature: _____ Date: December 22, 2025

Name: Jim WEIS

Title: Authorized Person

531636_1

STATE OF ILLINOIS)
) **SS**
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Jim Wells, personally known to me to be the Authorized Person for TUF Properties, LLC ("Company"), and also known to me to be the same person whose name is subscribed to the foregoing instrument as, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, pursuant to authority given by said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this 23rd day of December, 2025.

Peggy Elaine Graf
Notary Public

OFFICIAL SEAL
PEGGY ELAINE GRAF
Notary Public, State of Illinois
Commission No. 997326
My Commission Expires
September 23, 2028

My Commission Expires: September 23 2028

531636_1

EXHIBIT A

LEGAL DESCRIPTION OF THE DISTRICT AT VERIDIAN PROPERTY

LOTS 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 OF TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #4 BEING A SUBDIVISON OF PARTS OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2025 AS DOCUMENT NO. 2512821023, IN COOK COUNTY, ILLINOIS.

PINs: 02-34-401-007-0000 & 07-01-300-008-0000

Along with those portions of Lakepointe Drive, Landmark Drive, Veridian Boulevard, and Legacy Drive, adjacent to the real property described above.

Exhibit C

Map of Schaumburg Development Special Service Area 17

(attached)

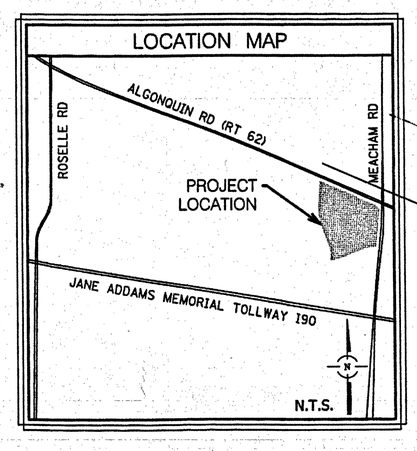
Doc# 2512821023 Fee $133.00
ILRHSP FEE:$18.00 RPRF FEE:$1.00
MONICA GORDON
COOK COUNTY CLERK'S OFFICE
DATE: 5/8/2025 12:00 PM
PAGE: 1 OF 1

SUBDIVISION-ADDITIONAL FEE:$30.00
MONICA GORDON
COOK COUNTY CLERK'S OFFICE
DATE: 5/8/2025 12:02 PM

P.I.N.:
02-34-401-007
07-01-300-008

TOWNE CENTER AT VERIDIAN
PLAT OF RE-SUBDIVISION #4

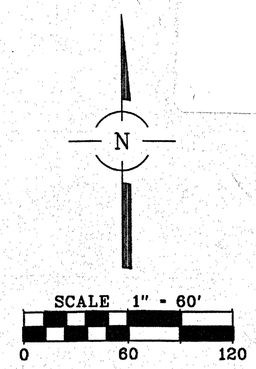
BEING A RE-SUBDIVISION OF LOT 17 OF THE TOWN CENTER AT VERIDIAN RE-SUBDIVISION #2, RECORDED JULY 16, 2019, PER DOCUMENT 1919716093, BEING A RE-SUBDIVISION OF THE WEST HALF OF FRACTIONAL SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



STORMWATER/DRAINAGE EASEMENT PER DOCUMENT 2005913110 HEREBY RELOCATED

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	74,995	1.722
LOT 2	90,373	2.075
LOT 3	15,853	0.364
LOT 4	19,281	0.443
LOT 5	16,029	0.368
LOT 6	91,065	2.091
LOT 7	45,228	1.038
LOT 8	62,797	1.442
LOT 9	157,718	3.621
LOT 10	40,626	0.933
LOT 11	160,777	3.691
LOT 12	101,333	2.326
LOT 13	96,645	2.219
LOT 14	6,785	0.156
LOT 1 A	104,689	2.403
ROW DEDICATIONS	241,016	5.533
TOTAL	1,325,210	30.423

L1= 67.54'
N86°19'24"W



BASIS OF BEARINGS:
ASSUMED BEARING SYSTEM

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

IL 62 (EAST ALGONQUIN ROAD)
(R.O.W. VARIES)

LOT 10 | LOT 8 | LOT 6 | LOT 7 | LOT 11 | LOT 14 | LOT 9 | LOT 5 | LOT 12 | LOT 1A | LOT 4 | LOT 13 | LOT 1 | LOT 2 | LOT 3

LAKEPOINT DRIVE
HERETOFORE DEDICATED PER DOCUMENT 2029606033

LAKEPOINT DRIVE
HEREBY DEDICATED TO THE VILLAGE OF SCHAUMBURG

VERIDIAN BOULEVARD
HEREBY DEDICATED TO THE VILLAGE OF SCHAUMBURG

LANDMARK AVENUE
HERETOFORE DEDICATED PER DOCUMENT 2029606033

LANDMARK DRIVE
HEREBY DEDICATED TO THE VILLAGE OF SCHAUMBURG

LEGACY DRIVE
HEREBY DEDICATED TO THE VILLAGE OF SCHAUMBURG

PRESTIGE PLACE
HERETOFORE DEDICATED PER DOCUMENT 2029606033

PROGRESS PARKWAY
HERETOFORE DEDICATED FOR PUBLIC USE PER DOCUMENT 1825613044

NORTH MEACHAM ROAD
(R.O.W. VARIES)

NORTHGATE AT VERIDIAN RECORDED OCTOBER 22, 2020 AS DOCUMENT 2029606033

TOWNE CENTER AT VERIDIAN PLAT OF RE-SUBDIVISION #2 RECORDED JULY 16, 2019 AS DOCUMENT 1919716093
LOT 15
LOT 16
LOT 17

LOT 2
MSI CORPORATE CENTER SUBDIVISION
RECORDED MARCH 31, 2014
AS DOCUMENT 1409016015

PERIMETER PUBLIC UTILITY EASEMENT PER DOCUMENT 1825613044

PERIMETER PUBLIC UTILITY EASEMENT PER DOCUMENT 1919716093

PERIMETER PUBLIC UTILITY EASEMENT (RECORDING STATUS UNKNOWN)

PERIMETER PUBLIC UTILITY EASEMENT PER DOCUMENT 1607829026

RESTRICTED ACCESS POINT PER DOCUMENT 1825613044 & 1919716093

HERETOFORE DEDICATED PER DOCUMENT 2111819014

VILLAGE OF SCHAUMBURG SANITARY & WATERMAIN EASEMENT HEREBY GRANTED

VILLAGE OF SCHAUMBURG SANITARY EASEMENT & WATERMAIN HEREBY GRANTED

PUBLIC UTILITY EASEMENT HEREBY GRANTED

STORMWATER/DRAINAGE EASEMENT PER DOCUMENT 2005913110

ELECTRIC AND GAS EASEMENT HEREBY GRANTED

SIDEWALK EASEMENT (SEE DIMENSIONS SHEET 3) HEREBY GRANTED

PUBLIC UTILITY EASEMENT (SEE DIMENSIONS SHEET 3) HEREBY GRANTED

SEWER MAIN EASEMENT PER DOCUMENT 22363446

SIGNAGE EASEMENT AGREEMENT PER DOCUMENT 1621550064

SEE DETAIL #1 THIS SHEET

DETAIL #1
NOT TO SCALE

LOT 1
TO BE DEDICATED TO THE VILLAGE OF SCHAUMBURG
(CONVEYED AND WARRANTED UNDER SEPARATE DEED DOCUMENT AFTER THE DATE HEREOF)

PREPARED FOR:
TUF PROPERTIES, LLC
401 WEST SUPERIOR, SUITE 200
CHICAGO, IL 60654

VEHICULAR ACCESS NOTES

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED VEHICULAR ACCESS POINT ALSO KNOWN AS VERIDIAN BOULEVARD ALONG IL ROUTE 62 (ALGONQUIN ROAD) SERVING TOWNE CENTER AT VERIDIAN, AS DEPICTED HEREON.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO IL ROUTE 62 (ALGONQUIN ROAD) FROM LOT 7, LOT 8 NOR LOT 10.
3. ALL OTHER VEHICULAR ACCESS SHALL BE THROUGH INTERNAL CIRCULATION.

OWNER'S CERTIFICATE - INTERNAL R.O.W.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT DST COMMERCIAL, LLC, IS AN OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS:

TOWNSHIP HIGH SCHOOL DISTRICT 211
PALATINE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15
SCHAUMBURG COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 54
HARPER COMMUNITY COLLEGE DISTRICT 512

DATED THIS 4TH
DAY OF MARCH
A.D. 20 25

SIGNED:
Robert J. Bork II — Authorized Person
PRINTED NAME AND TITLE

ADDRESS:
2250 Progress Parkway
Schaumburg IL 60173

NOTARY PUBLIC CERTIFICATE

STATE OF IL)
COUNTY OF Cook) SS

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

Robert J. Bork II, Authorized Person
TITLE ~~Executive Assistant~~

WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARESUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSONAND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS 4TH DAY OF March, A.D. 20 25.

NOTARY PUBLIC

OFFICIAL SEAL
BOBBI DANIELSEN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 14 2025

I.D.O.T. CERTIFICATE

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

14TH OF MARCH, 2025
JOSE RIOS, P.E.
REGION ONE ENGINEER

REVISIONS:	
07/25/24	02/25/25
07/31/24	03/03/25
09/13/24	03/11/25
10/02/24	
01/09/25	
01/10/25	

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700.
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 04/16/2024
JOB NO: 9243.19
FILENAME: 9243.19SUB-01
SHEET 2 OF 3

N:\Projects\9243\SURVEY\9243.19SUB-01.dgn SHEET 2 User=jleskovisek

610

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Abating Taxes Levied for the Year 2025 Heretofore Levied to Pay Principal and Interest on General Obligation Bonds, Series 2012A; Series 2013A; Series 2016; Series 2017; Series 2020A; Series 2020B; Series 2022, and Series 2023 of the Village of Schaumburg [first reading - motion to waive first reading].
01/27/26
Village Board

Presenter: Alexander Thorpe
Lead Department: Finance

Executive Summary:

The Village has issued various General Obligation (GO) Bonds over the years to fund the construction of public buildings and other capital improvements. When GO Bonds are issued, a bond ordinance is filed with the County Clerks that sets forth the annual tax levies needed to cover debt service through final maturity of the bonds. Without an abatement ordinance, the county clerks are required to extend and collect property taxes as specified in the bond ordinance. The Village of Schaumburg has historically abated 100% of the debt service tax levy on bonds issued, choosing to use other revenue sources to cover the debt service payments. The only exception was the Series 2010B Bonds whose proceeds were used to fund street reconstruction improvements and leverage American Recovery and Reinvestment Act grant funds. The principal and interest obligations of the Series 2010B bonds have been satisfied, so no levy is necessary.

Attached is an ordinance which, if adopted, will abate the 2025 tax levy for each of the outstanding bonds. The abatement ordinances must be filed with the County Clerks by March 1, 2026. In total $36,886,806 of debt service tax levies are being abated for the 2025 levy year and will be paid using other sources of revenue.

Recommended Action:

The Village Manager recommends the FLAGG Committee recommend the Village Board adopt an ordinance abating taxes levied for the year 2025 heretofore levied to pay principal and interest on General Obligation Bonds Series 2012A, Series 2013A, Series 2016, Series 2017, Series 2020A, Series 2020B, Series 2022, and Series 2023 of the Village of Schaumburg.

ATTACHMENTS:

- Abatement Memo 2026
- Abatement Ordinance 2025.pdf

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Date: December 26, 2025

To: Brian Townsend, Village Manager

From: Lisa Petersen, Director of Finance

Subject: 2025 tax levy – debt service property tax levy & abatements

INTRODUCTION
The Village of Schaumburg has issued various general obligation bonds over the years to fund public buildings, infrastructure, and other capital improvements. When general obligation bonds are issued, a bond ordinance is filed with the County Clerk that includes the annual property tax levies required to pay principal and interest through final maturity of each bond issue.

Absent an abatement ordinance, the County Clerk is required to extend and collect property taxes as specified in the applicable bond ordinances. Consistent with long-standing Village policy, Schaumburg has historically abated 100 percent of the debt service property tax levy on all outstanding general obligation bonds, electing instead to pay debt service from other legally available revenue sources. The proposed ordinance continues this practice for the 2025 tax levy year.

DISCUSSION
Currently the Village has multiple general obligation bond issues outstanding. A summary of each issue and the recommended abatement approach is provided below.

2012A General Obligation Bonds
The Village issued General Obligation Refunding Bonds in July 2012 to advance refund a portion of the Series 2004B bonds. The entire 2025 tax levy currently on file will be abated, with debt service paid from hotel and convention center taxes, food and beverage taxes, amusement charges, hotel taxes, and funds on hand.

2013A General Obligation Bonds
The Village issued General Obligation Refunding Bonds in May 2013 to advance refund the remaining outstanding portion of the Series 2004B bonds. A portion of this issue was subsequently refunded. The entire 2025 tax levy currently on file will be abated, with debt service paid from hotel and convention center taxes, food and beverage taxes, amusement charges, hotel taxes, and funds on hand.

2016 General Obligation Bonds
The Village issued General Obligation Bonds in July 2016 to fund public improvements within the North Schaumburg TIF District. The entire 2025 tax levy currently on file will be

abated, with debt service paid from incremental property taxes generated by the North Schaumburg TIF District.

2017 General Obligation Bonds
The Village issued General Obligation Bonds in December 2017 to fund roadway and infrastructure improvements within the Vital Streets Program. The entire 2025 tax levy currently on file will be abated, with debt service paid from revenues of the Vital Streets Program, which are primarily supported through transfers from the Capital Improvement Fund.

2020A General Obligation Bonds
The Village issued General Obligation Bonds in October 2020 to fund roadway and infrastructure improvements within the Vital Streets Program. The entire 2025 tax levy currently on file will be abated, with debt service paid from revenues of the Vital Streets Program, which are primarily supported through transfers from the Capital Improvement Fund.

2020B General Obligation Bonds
The Village issued General Obligation Bonds in October 2020 to fund eligible redevelopment costs within the North Schaumburg TIF District. The entire 2025 tax levy currently on file will be abated, with debt service paid from incremental property taxes generated by the North Schaumburg TIF District.

2022 General Obligation Refunding Bonds
The Village issued General Obligation Refunding Bonds in September 2022 as part of a forward direct purchase agreement to refinance a portion of outstanding prior bonds. The entire 2025 tax levy currently on file will be abated, with debt service paid from non-property-tax revenue sources.

2023 General Obligation Refunding Bonds
The Village issued General Obligation Refunding Bonds in March 2023 as part of the same forward direct purchase agreement. The entire 2025 tax levy currently on file will be abated, with debt service paid from non-property-tax revenue sources.

Additional Context – FY25 TIF Note
During FY25, the Village issued a Tax Increment Financing (TIF) note in connection with eligible redevelopment costs within the North Schaumburg TIF district. This TIF note is not a general obligation of the Village and is payable solely from incremental property taxes and other revenues legally available to the TIF district, as provided in the note ordinance. Because the TIF note does not pledge the full faith and credit of the Village and does not require the filing of a debt service property tax levy with the County Clerk, it is not subject to property tax abatement. Accordingly, the FY25 TIF note is not included in the accompanying abatement ordinance or in the summary of general obligation bonds.

Attached is an ordinance that, if adopted, will abate the 2025 tax levy for all outstanding general obligation bonds described above. The abatement ordinance will be filed with the county clerks no later than March 1, 2026.

Following is a summary of the outstanding general obligation bonds, the 2025 tax levy requirements per the bond ordinances, the abatement recommendations, and the Total Outstanding Principal of each issue.

Bond Issue	2025 Levy Currently on File	Ord. No. (Original Levy)	2025 Abatement	Net 2025 Debt Levy	Total Principal Outstanding at 12/31/2025
2012A	$7,520,100	12-077	$7,520,100	$0	$6,590,000
2013A	$7,764,050	13-045	$7,764,050	$0	$97,180,000
2016	$3,182,500	16-064	$3,182,500	$0	$17,785,000
2017	$996,450	17-120	$996,450	$0	$1,960,000
2020A	$1,244,000	20-058	$1,244,000	$0	$6,100,000
2020B	$895,556	20-057	$895,556	$0	$10,100,000
2022	$7,520,100	20-102	$7,520,100	$0	$22,700,000
2023	$7,764,050	20-102	$7,764,050	$0	$74,165,000
Total	**$36,886,806**		**$36,886,806**	**$0**	**$236,580,000**

IMPACT

The property tax abatements recommended herein are consistent with past practices and with the five-year financial forecast.

RECOMMENDATION

The Village Manager recommends the FLAGG Committee recommend the Village Board adopt an ordinance abating taxes levied for the year 2025 heretofore levied to pay principal and interest on General Obligation Bonds Series 2012A, 2013A, 2016, 2017, 2020A, 2020B, 2022, and 2023.

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2025 HERETOFORE LEVIED TO PAY PRINCIPAL AND INTEREST ON GENERAL OBLIGATION BONDS, SERIES 2012A; SERIES 2013A; SERIES 2016; SERIES 2017; SERIES 2020A; SERIES 2020B; SERIES 2022, AND SERIES 2023 OF THE VILLAGE OF SCHAUMBURG

ADOPTED: _____, 2026

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

ORDINANCE NO. 26-

ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2025 HERETOFORE LEVIED TO PAY PRINCIPAL AND INTEREST ON GENERAL OBLIGATION BONDS, SERIES 2012A; SERIES 2013A; SERIES 2016; SERIES 2017; SERIES 2020A; SERIES 2020B; SERIES 2022, AND SERIES 2023 OF THE VILLAGE OF SCHAUMBURG

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on June 26, 2012, adopt Ordinance No. 12-077 an Ordinance entitled, "An Ordinance Providing for the Issuance of $70,000,000 General Obligation Refunding Bonds, Series 2012A, of the Village of Schaumburg, Cook and DuPage Counties, Illinois, and Providing for the Levy and Collection of a Direct Annual Tax Sufficient for the payment of Principal and Interest on said Bonds;" and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on May 14, 2013, adopt Ordinance No. 13-045 an Ordinance entitled, "An Ordinance Providing for the Issuance of Not to Exceed $185,000,000 General Obligation Refunding Bonds, Series 2013A, of the Village of Schaumburg, Cook and DuPage Counties, Illinois, and Providing for the Levy and Collection of a Direct Annual Tax Sufficient for the payment of Principal and Interest on said Bonds and further providing for the execution of an Escrow Agreement in Connection with such Issuance;" and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on June 28, 2016 adopt Ordinance No. 16-064 an Ordinance entitled, "An Ordinance Providing for the Issuance of $35,740,000 General Obligation Bonds, Series 2016A, of the Village of Schaumburg, Cook and DuPage Counties, Illinois, to pay costs of General Municipal Improvements within said Village, providing for the levy of a direct annual tax sufficient to pay the Principal Of and Interest On said Bond, and Authorizing the Sale of said Bonds to the Purchaser Thereof;" and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on December 12, 2017 adopt Ordinance No. 17-120 an Ordinance entitled, "An Ordinance Providing for the Issuance of $6,945,000 General Obligation Bonds, Series 2017, of the Village of Schaumburg, Cook and DuPage Counties, Illinois, to finance roadway and other infrastructure projects in and for the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof;" and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on July 28, 2020 adopt Ordinance No. 20-057 an Ordinance entitled, "Ordinance Providing for the Issuance of not to exceed $14,000,000 General Obligation Bonds, of the Village of Schaumburg, Cook and DuPage Counties, Illinois, to pay costs of general municipal improvements within said village, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sales of said bonds to the purchaser thereof," and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on July 28, 2020 adopt Ordinance No. 20-058 an Ordinance entitled, "An Ordinance Providing for the Issuance of not to exceed $272,500,000 General Obligation Bonds of the Village of Schaumburg, Cook and DuPage Counties, Illinois, for the purpose of financing certain capital improvements within said Village and refunding certain of the Village's outstanding bonds, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, authorizing and direction the execution of an escrow agreement in connection with the issue of said bonds, and authorizing the sale of said bonds to the purchaser thereof;" and

ORDINANCE NO. 26-

ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2025 HERETOFORE LEVIED TO PAY PRINCIPAL AND INTEREST ON GENERAL OBLIGATION BONDS, SERIES 2012A; SERIES 2013A; SERIES 2016; SERIES 2017; SERIES 2020A; SERIES 2020B; SERIES 2022, AND SERIES 2023 OF THE VILLAGE OF SCHAUMBURG

WHEREAS, the President and Board of Trustees of the Village of Schaumburg did, on December 8, 2020 adopt Ordinance No. 20-102 an Ordinance entitled, "An Ordinance Providing for the Issuance of not to exceed $220,080,000 General Obligation Bonds of the Village of Schaumburg, Cook and DuPage Counties, Illinois, for the purpose of refunding certain of the village's outstanding bonds, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, authorizing and directing the execution of escrow agreements in connection with the issue of said bonds, and authorizing the sale of said bonds to Morgan Stanley & Co. LLC, the purchaser of thereof;" and

WHEREAS, there is available from other sources sufficient amounts which may lawfully be utilized to pay all sums due and owing on said bonds for which taxes were heretofore levied for the year 2025.

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

SECTION ONE: *Incorporation of Preambles.* The President and Board of Trustees hereby find that the recitals contained in the preambles to the Ordinance are true, correct, and complete and do incorporate them into the Ordinance by this reference.

SECTION TWO: *Abatement of Tax.* The taxes heretofore levied and provided for in Ordinances: 12-077; 13-045; 16-064; 17-120; 20-057; 20-058; and 20-102 providing for the issuance of General Obligation Bonds, Series 2012A, 2013A, 2016, 2017, 2020A, 2020B, 2022, and 2023 of the Village of Schaumburg, Cook and DuPage Counties, Illinois, adopted on various dates, as Ordinance Nos. 12-077; 13-045; 16-064; 17-120; 20-057; 20-058; and 20-102 (as supplemented by directions for abatement from time to time and certificates of reduction of taxes) be and the same are hereby abated in their entirety for the year 2025.

SECTION THREE: *Filing of Resolution.* The Village Clerk, upon passage of this Ordinance, shall cause to be filed with the County Clerks of Cook County and DuPage County, a certified copy hereof and shall direct said County Clerks to abate the taxes heretofore levied under said Ordinance Nos. 12-077; 13-045; 16-064; 17-120; 20-057; 20-058; 20-102 for the year 2025 in their entirety.

SECTION FOUR: *Repeal.* All Ordinance or Resolutions or parts thereof in conflict herewith be and the same are hereby repealed and this Ordinance shall be in full force and effect forthwith upon its adoption.

SECTION FIVE: *Superseder and Effective Date.* All Ordinances, Resolutions, and Orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded; and this Ordinance shall be in full force after passage, approval and publication as required by law.

ORDINANCE NO. 26-

ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2025 HERETOFORE LEVIED TO PAY PRINCIPAL AND INTEREST ON GENERAL OBLIGATION BONDS, SERIES 2012A; SERIES 2013A; SERIES 2016; SERIES 2017; SERIES 2020A; SERIES 2020B; SERIES 2022, AND SERIES 2023 OF THE VILLAGE OF SCHAUMBURG

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____ , 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Authorizing a First Amendment to the Redevelopment Agreement between Motorola Solutions, Inc. and the Village of Schaumburg Comprising a Part of the North Schaumburg TIF District of the Village of Schaumburg, Illinois [first reading - motion to waive first reading].

01/27/26
Village Board

Presenter: Matt Frank
Lead Department: Economic Development

Executive Summary:

The Village of Schaumburg and Motorola Solutions Inc. signed a Redevelopment Agreement in December 2016. Motorola Solutions Inc. agreed they would invest $141,972,557 into the 517,000 square foot campus project and anticipated they would employ no less than 1,600 employees. VOS agreed to reimburse MSI up to $27,000,000 for the Redevelopment Project Costs using Tax-Increment Financing funds.

The parties met in October 2025 with a mediator to address concerns from both parties regarding TIF payments and employment. The mediation session resulted in the attached First Amendment to the Redevelopment Agreement.

Recommended Action:

The Village Manager recommends that the Village Board authorize the Village President and Village Clerk to execute the First Amendment to the Redevelopment Agreement between Motorola Solutions, Inc. and the Village of Schaumburg and approve the required Ordinance.

ATTACHMENTS:

- Ord_Authorizing_a_First_Amendment_to_RDA_for_Motorola.pdf
- Signed copy of RDA amendment.pdf

PUBLICATION OF:

ORDINANCE NO. 26-___

AN ORDINANCE AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN MOTOROLA SOLUTIONS, INC. AND THE VILLAGE OF SCHAUMBURG COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

ADOPTED: JANUARY___, 2026

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

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN MOTOROLA SOLUTIONS, INC. AND THE VILLAGE OF SCHAUMBURG COMPRISING A PART OF THE NORTH SCHAUMBURG TIF DISTRICT OF THE VILLAGE OF SCHAUMBURG, ILLINOIS

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

SECTION 1: The President and Board of Trustees of the Village of Schaumburg (hereinafter referred to as the "Village") find as follows:

A. The Village is a home rule municipality pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

B. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

C. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "TIF Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act, and is authorized under the provisions of the Illinois Municipal Code, including, but not limited to, 65 ILCS 5/8-1-2.5, to appropriate and expend funds for economic development purposes that are deemed necessary or desirable for the promotion of economic development within the Village.

D. Pursuant to Ordinance Nos. 14-011, 14-012 and 14-103, adopted January 14, 2014, the Village approved a tax increment redevelopment plan and project, designated the tax increment redevelopment project area, and adopted tax increment financing relative to the Village's North Schaumburg Tax Increment Financing District (the "TIF District").

E. Pursuant to Resolution R-16-131, adopted December 13, 2016, the Village approved a "Redevelopment Agreement By and Between the Village of Schaumburg, Cook and DuPage Counties, Illinois, and Motorola Solutions, Inc. (the "Redevelopment Agreement") with Motorola Solutions, Inc. (the "Developers").

F. The Village and the Developer desire to amend certain provisions of the Redevelopment Agreement in accordance with a Settlement Agreement reached between the Parties in Case No. 22 CH 12135.

G. That, attached hereto as Exhibit 1 and made part hereof, is a first amendment to the Redevelopment Agreement, between the Developer and the Village, which sets forth the revision necessary to facilitate the changes referenced in subsection F. above (the "First Amendment").

H. That it is in the best interests of the Village to approve the First Amendment.

SECTION 2: Based upon the foregoing, the First Amendment is hereby approved, and the Village President, Village Manager, and Village Clerk of the Village are hereby authorized and directed to execute and deliver said First Amendment, as well as such other instruments as may be necessary or convenient to carry out the terms of said First Amendment, and the Redevelopment Agreement as amended by the First Amendment.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

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

AYES:_____

NAYS:_____

ABSENT:_____

APPROVED by me this ___ day of _____, 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

Published by me in pamphlet form this ___ day of _____, 2025.

_____
Jane Lentino, Village Clerk

Exhibit 1

First Amendment to
the Redevelopment Agreement

(attached)

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF SCHAUMBURG
COOK AND DUPAGE COUNTIES, ILLINOIS,
AN ILLINOIS MUNICIPAL CORPORATION, AND

MOTOROLA SOLUTIONS, INC.,
A DELAWARE CORPORATION

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

This First Amendment to Redevelopment Agreement (the "First Amendment") shall have an effective date of January ___, 2026 (the "Effective Date") and is entered into as of the date of the last signature hereto, by and between the Village of Schaumburg, Cook and DuPage Counties, Illinois, an Illinois municipal corporation (the "Village") and Motorola Solutions, Inc., a Delaware corporation ("MSI"):

WITNESSETH:

WHEREAS, the Village and MSI entered into that certain Redevelopment Agreement dated December 16, 2016 and recorded with the Cook County Recorder of Deeds on February 7, 2017 as Document Number 1703822120 ("RDA");

WHEREAS, on or about December 16, 2022, MSI filed a Complaint with the Circuit Court of Cook County, Illinois, in the case entitled *Motorola Solutions, Inc. v. Village of Schaumburg*, identified as Case No. 22 CH 12135 (the "Litigation") in which MSI alleged that the Village breached the RDA and in which MSI further sought a declaration that MSI was entitled to certain payments due and unpaid under the RDA and certain future payments to become due and owing under the RDA; and

WHEREAS, MSI and the Village engaged in a confidential mediation session resulting in agreed upon material terms that are set forth herein;

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

1. Defined Terms. All capitalized terms used and not defined in this First Amendment, and defined in the RDA, shall have the meanings attributed to them in the RDA.

2. Whereas Clause. The fourth "Whereas" clause on page 4 of the RDA, which refers to MSI's anticipated employment at the Subject Property, is stricken in its entirety.

3. Employees at the Subject Property. Sections 3.1 and 5.2(D) of the RDA are stricken in their entirety and the "Employment Standard" shall be defined as follows:

From and after the completion of the Campus Project and as to tax years 2024 through the end of the term of the TIF Ordinances and the Redevelopment Project Area, MSI's right to Village reimbursement of Redevelopment Project Costs and the "Employment Standard" shall be determined and defined based on the following formula:

(Total number of Persons, as calculated inclusive of Visitors)
(Total number of business days, excluding recognized federal and Illinois state holidays, applicable to each annual period covered in Request for Reimbursement) * .80

A "Person" is defined to include: (i) MSI employees; (ii) subtenant employees at the Campus Project; (iii) all contractors of MSI and/or subtenants at the Campus Project; and (iv) all visitors of MSI and/or visitors of subtenants (collectively, "Visitors") at the Campus Project. The number of Visitors shall be counted at a rate of the product of Visitors multiplied by four (4), which product shall be the number of Persons counted for purposes of determining the satisfaction of the Employment Standard formula; for example, 10 Visitors shall count as 40 Persons (10 Visitors * 4 = 40 Persons). However, in no event shall the total number of

Visitors multiplied by four (4) account for greater than twenty-five percent (25%) of the Persons qualifying for the applicable attendance thresholds in Table 1. For example, of the 0 – 599 Person threshold, Visitors may not account for more than 149 Persons, and for the 600 – 1049 Person threshold, Visitors may not account for more than 262 Persons. MSI shall supply proximity card swipe data supporting this calculation. A proximity card swipe for any Employee, Contractor, or Visitor shall only be counted once per day in the reporting period.

As a result, each Request for Reimbursement shall be calculated for applicable reimbursement thresholds on an annual basis.

The following table contains the Reimbursement Percentages for each attendance threshold:

Table 1: Reimbursement Percentage for Applicable Attendance Thresholds

Average Persons Per Day	**Reimbursement Percentage**
0 – 599	27.5%
600 – 1049	37.5%
1050 – 1649	50%
1650 or greater	60%

4. Annual Reports to the Village. Section 3.2 of the RDA shall be amended as follows:

Section 3.2. Annual Reports to the Village. Commencing December 31, 2025, and during the term of this Agreement, MSI agrees to provide the Village with an annual certification on or before December 31 of each year thereafter during the term of this Agreement of the number of Persons as calculated under the Employment Standard and certified by the human resources department of MSI for the preceding year ("Annual Report"), including but not limited to proximity card swipe data or

a functionally equivalent technology demonstrating the physical presence of Persons on the Property. MSI shall further provide such additional records of Persons as reasonably requested by the Village to verify the certification in the Annual Report.

5. Reimbursement of Redevelopment Project Costs. Section 5.2(A) of the RDA shall be revised to provide as follows:

> Subject to the provisions of this Agreement, the Village agrees to annually reimburse MSI, as set forth in Section 5.4 below, for Redevelopment Project Costs as itemized on Exhibit G in the amounts equal to the applicable Reimbursement Percentages in Table 1 of the Incremental Taxes derived from the Subject Property ("Reimbursement Percentage"), until the earlier of the expiration of the term of this Agreement, the termination of this Agreement, or until Redevelopment Project Costs have been paid to MSI or its successors totaling a maximum not to exceed the amount of twenty-three million five hundred thousand dollars ($23,500,000) ("TIF Reimbursement Obligation").

6. MSI Sub-Account. Section 5.3 of the RDA shall be revised to provide as follows:

> *Section 5.3. MSI Sub-Account.* In connection with the establishment and ongoing administration of the Redevelopment Project Area, the Village has established a special tax allocation fund pursuant to the requirements of the TIF Act (the "Special Tax Allocation Fund" or the "STAF"), into which the Village shall deposit all Incremental Taxes generated by the Redevelopment Project Area. The Village shall further establish, upon

execution of this Agreement, a segregated special sub-account of the STAF designated as the "MSI Sub-Account" which shall exist solely for deposit by the Village of the Reimbursement Percentage portion of the Incremental Taxes owed to MSI as reimbursement under this Agreement which shall not be pledged or allocated to any other use or priority. The Village shall reimburse MSI for Redevelopment Project Costs, pursuant to this Agreement, in an amount not to exceed twenty-three million five hundred thousand dollars ($23,500,000), only from that portion of the Incremental Taxes owed to MSI on deposit from time to time in the MSI Sub-Account from the Reimbursement Percentage portion of the Incremental Taxes.

On October 1 of each year during the term of this Agreement, or, if later, the date which is ten (10) days following the date upon which the Village receives Incremental Taxes from the final installment of real estate taxes from Cook County (the "STAF Allocation Date"), an amount equal to the applicable Reimbursement Percentage in Table 1 in accordance with Section 3.1 above, multiplied by the Incremental Taxes credited to the STAF in respect to the Subject Property during the period from the immediately preceding STAF Allocation Date to, but not including, the current STAF Allocation Date, shall be transferred and deposited by the Village into the MSI Sub-Account and shall be used solely to reimburse MSI for Redevelopment Project Costs as listed on Exhibit G in the amount not to exceed twenty-three million five hundred thousand dollars ($23,500,000). THE VILLAGE'S OBLIGATIONS TO REIMBURSE

UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM INCREMENTAL TAXES DEPOSITED IN THE MSI SUB-ACCOUNT FROM TIME TO TIME AND SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE VILLAGE. Said obligation does not now and shall never constitute an indebtedness of the Village within the meaning of any State of Illinois constitutional or any statutory provision and shall not constitute or give rise to a pecuniary liability of the Village or a charge or lien against the Village's general credit or taxing power; provided, however, that the obligations of the Village to allocate and deposit Incremental Taxes owed to MSI into the MSI Sub-Account and to remit such sums as reimbursements hereunder shall be and remain a contractual obligation of the Village, subject to the terms hereof.

7. References to $27,000,000.00. References to "twenty-seven million dollars ($27,000,00.00)" in paragraphs 5.5 and 5.6 of the RDA are replaced by references to "twenty-three million five hundred thousand dollars ($23,500,000)."

8. Calculation of Settlement Payment. The Village's payment of $6,097,121.00 to MSI pursuant to that certain Settlement and Mutual Release Agreement between the Village and MSI of even date herewith shall constitute payment of unpaid requests for reimbursement under the RDA related to time periods up to and including December 31, 2023. Said payment shall count toward the payment for Redevelopment Project Costs.

9. Recording of Agreement. A copy of this Agreement or a Memorandum hereof shall be recorded against the Property.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment to the Redevelopment Agreement on the dates stated below each of their respective signatures.

VILLAGE:

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

By: _____
Village Manager

Attest: _____
Village Clerk

Date: _____

MSI:

Motorola Solutions, Inc.
a Delaware corporation

By: _____
Its: Director Global Real Estate

Attest: Barbara Gembala
Notary

Date: 4/20/2026

OFFICIAL SEAL
BARBARA GEMBALA
Notary Public, State of Illinois
Commission No. 14935
My Commission Expires
October 20, 2029

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____ An Ordinance Amending Title 15, Chapter 3, Section 157 with Regard to the Regulations of Electric Vehicle Charging Stations and Lithium-ion Batteries [first reading - motion to waive first reading].
01/27/26
Village Board

Presenter: Fabio Puccini, Fire Chief
Lead Department: Fire Department

Executive Summary:

Due to recent national events involving parking garages, electric vehicles, and lithium-ion battery fires, an evaluation of the Village's current codes was completed. The increased use of plastic in modern vehicles has resulted in faster flame spread within the vehicle, and easier ignition and more rapid spread to neighboring vehicles. Although battery powered electric vehicles have not been shown in tests to yield larger fires than traditional internal combustion engine vehicles of similar size and design, battery fires have different burn characteristics that present challenges for fire response. Operational best practices are still being determined for response to electric vehicle fires when batteries are involved.

Prior to 2021, national building and fire codes did not require sprinkler protection in open parking garages. The 2021 *International Fire Code* was the first code that required sprinkler protection in open parking garages; however, the village amended that section to remove requirements for sprinkler protection in open parking garages based on information available at that time. Based on current research and data, the current proposal would be to remove the previous amendment and align with national codes.

Additionally, the codes do not provide any restriction regarding the placement of electric vehicle charging stations within parking garages. The codes do not provide any regulations for the manufacturing, storage, or disposal of lithium-ion batteries. Lastly, the codes also do not provide any regulations for the use of powered micromobility devices (i.e. e-bikes or e-scooters). The following recommended changes to the Village's fire code will reduce the risk of fires involving these types of buildings and equipment and align the Village with national standards.

Parking Garage Sprinkler System Installation

- Sprinkler systems will be required in all newly constructed open parking garages.
- Sprinkler systems will be required in existing parking garages when electric vehicle charging stations are installed within the garage, except on the top outdoor level (i.e. roof).

Electric Vehicle Charging Station Locations

- When possible, electric vehicle charging stations shall be installed outside of parking garages.
- When necessary, electric vehicle charging stations installed in parking garages must be installed on the ground level around the perimeter of the garage, on the roof, or where approved by the fire chief.

- Level 3 (DC Fast) electric vehicle charging stations will be prohibited inside parking garages.
- Electric vehicle charging stations installed in parking garages must be separated from exits and critical equipment, such as sprinkler rooms, generator rooms, and fire alarm controls.
- Review of the location of electric vehicle charging stations will be conducted during the electric permit submittal process. No new permits will be required.

Lithium-Ion and Lithium Metal Battery Manufacturing, Storage, and Disposal

- Facilities that manufacture, store, or dispose of large quantities of lithium-ion or lithium metal batteries must be evaluated by an engineer to determine proper safeguards.
- Containers used for the collection of used lithium-ion or lithium metal batteries will be limited to certain materials, limited in size, and will be required to be separated from other containers. The containers must also be separated from exits.

Powered Micromobility Devices

- The adopted fire code requirements will not apply to devices for personal use.
- Repair, maintenance, and charging of devices for commercial use is prohibited in residential occupancies.
- The devices and chargers utilized shall be listed with a third-party testing agency.
- The location of charging areas shall be restricted to areas that have sufficient power, do not contain storage of other materials, are not within exits, and allow for separation of devices or batteries.
- Buildings that provide charging for large quantities of devices must be evaluated by an engineer to determine proper safeguards.

In order to provide protection of electronic vehicle charging stations and lithium-ion batteries, Fire Staff is recommending an update to Village of Schaumburg Ordinance Title 15, Chapter 3, Section 157 with Regard to the Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries. Please see attached document showing requested changes.

Recommended Action:

The Village Manager recommends that the Public Safety Committee recommend to the Village Board to amend Ordinance Title 15, Chapter 3, Section 157, With Regard to the Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries.

ATTACHMENTS:

- UPDATED CHAPTER_157____FIRE_CODE.docx
- Ordinance_amending_the_Code_re_EV_Charging_Stations_and_Lithium-ion_batteries_2075759.1___002_ (2).docx
- Regulation of Electronic Vehicle Charging Stations and Lithium-Ion.pptx

CHAPTER 157: FIRE CODE

Section

§ 157.01 ADOPTION.

The 2021 International Fire Code, including Appendices D, E, F, G, and N has been adopted and codified pursuant to § 153.02 of this Code. Should any differences between a provision of chapter 157 and any other provision of this code be found, the more restrictive provision, as determined by the fire chief, shall prevail.

(Ord. 07-187, passed 12-11-2007; Am. Ord. 10-025, passed 4-13-2010; Am. Ord. 14-040, passed 4-8-2014; Am. Ord. 18-011, passed 1-23-2018; Am. Ord. 22-084, passed 10-25-2022)

§ 157.02 LOCAL AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE.

The 2021 International Fire Code is hereby amended and changed as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Village of Schaumburg, hereinafter referred to as "this code."

109.3 Recordkeeping. A record of periodic inspections, tests, servicing and other operations and maintenance shall be maintained on the premises or other approved location for not less than 3 years, or a different period of time where specified in this code or referenced standards. Records shall be made available for inspection by the fire code official, and a copy of the records shall be provided to the fire code official upon request. All inspection and maintenance reports shall be submitted via the IROL system (Inspection Reports Online). Any company or agent performing inspections and/or maintenance to fire protection systems shall be required to register with IROL.

Section 111 Means of Appeal is hereby repealed in its entirety and replaced with the Appeal Process provisions contained in Section 153.03.1 of the Village Code.

112.3 Violation, penalties is hereby repealed in its entirety and replaced with the provisions contained in Section 157.99 Fines and Penalties.

Section 202, Definitions, shall be read to include the following:

BONFIRE. A large, open air fire, utilized for a planned ceremonial or recreational event purposes.

FIRE PIT, PERMANENT. A custom designed structure, either above and below grade, or wholly below grade, made of stone, masonry, metal or other similar noncombustible material.

FIRE PIT, PORTABLE. A prefabricated portable self-contained burning device having legs, a bottom container, screen, and a lid.

FIRE PIT TABLE. A fuel-fired table that has a small put at the center of a tabletop. Fire pit tables usually have a base and top design.

OUTDOOR FIREPLACE. Similar to an indoor fireplace consisting of a noncombustible base, firebox, chimney and screen; to burn wood, propane and similar gases.

POWERED MICROMOBILITY DEVICES. Motorized bicycles, motorized scooters and other personal mobility devices powered by a lithium-ion or lithium metal battery. The term does not include motor vehicles that are required to be registered with the Department of Motor Vehicles for the state or jurisdiction.

PROHIBITED FIRE. The open burning of paper, garbage, refuse, waste, leaves, clippings, wood or other offensive materials.

307.1. General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with Section 307.

Exceptions:

1) Fires set by a public official in performance of an official duty or recreational purposes, subject to a permit being issued as specified in Section 307.2.

2) Outdoor fireplaces constructed in accordance with the International Building Code.

307.2. Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.5 prior to kindling a fire for recognized cultivation and management of trees (silvicultural), horticultural burns, range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

307.2.1. Additional authorization. Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

307.3 Extinguishment authority. When open burning creates or adds to a hazardous situation, creates a nuisance by the emission of smoke or gasses, or a required permit for open burning has not been obtained, the fire code official or village employee is authorized to order the extinguishment of the open burning operation.

307.4 Location. The location for open burning and recreational fires shall not be less than 50 feet (15,240 mm) from any structure or combustible. In addition, conditions which could cause a fire to spread within 50 feet (15,240 mm) of a structure shall be eliminated prior to ignition.

Exception:

Fires in approved containers in accordance with this section.

307.4.2 Permanent fire pits. Each fire put shall be dug into the ground in a manner that will prevent the burn materials from falling out of the fire pit. The above grade portion of the fire pit shall be constructed of stone, masonry, metal, or other similar noncombustible materials. The bottom of the fire pit shall be below grade and shall be comprised of gravel, stone, or dirt. The total open area of the fire pit shall be no more than thirty-six inches (36") in diameter and no more than twenty-four (24") in depth. The fire pit shall be surrounded by a noncombustible barrier that is at least six inches (6") above the coals or ash within the fire pit. A ring of sand, dirt, or other noncombustible material at least thirty-six (36") wide shall be provided around the fire pit to provide separation for combustibles, including plant materials.

Exception: For permanent fire pits that burn only propane, natural gas or other similar approved gases, the total open area and depth of the pit shall be measured for the burning area, not the entire unit.

307.4.4. Clearance: A minimum clearance of fifteen feet (15') from all structures and combustibles, and fifteen feet (15') from a property line shall be maintained for permanent and portable fire pits. Structures and combustibles include, but are not limited to, homes, buildings, garages, sheds, playhouses, wood decks, trellises and other items that are combustible.

Exception: For permanent fire pits that burn only propane, natural gas or other similar approved gases, the total open area and depth of the pit shall be measured for the burning area, not the entire unit.

307.5 Attendance. Open burning, bonfires, and the use fire pits or outdoor fireplaces shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906

with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

307.6 Approved fuel. Fuel used in bonfires, outdoor fireplaces, or fire pits shall be limited to unpainted, untreated, clean, seasoned dry wood or manufactured fire logs. Propane, natural gas, or other similar approved gases may also be used.

307.7. Hours and duration. Open burning, bonfires, and the use of fire pits or outdoor fireplaces are prohibited between the hours of two o'clock (2:00) A.M. and six o'clock (6:00) A.M. All fires must be extinguished in such a manner that all air to the fire is cut off or the burning material is wet down with water or other fire extinguishing material as listed in Section 307.6, until it is cool to the touch. In addition, the recreational fire shall not burn for more than a total of six (6) hours in any twenty-four (24) hour period of time.

307.8. Inspections. Inspections may be conducted, relative to recreational fires or the equipment used to contain them by the village's fire, police and/or community development department at such times as deemed necessary by the Village, to ensure compliance with this section.

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within ten feet (3,048 mm) of combustible construction.

Exceptions:

1. Group R Occupancies.
2. Cooking devices protected by commercial cooking hoods in accordance with Section 607.

Section 322 – Electric Vehicle Charging Stations

322.1 General. When electric vehicle charging stations are installed or replaced within parking garages, they shall comply with Section 322, NFPA 70, and Chapter 154 of the Village of Schaumburg Code of Ordinances.

322.2 Location. Where external parking spaces are provided, electric vehicle charging stations shall be installed externally to the parking garage.

322.2.1 Level 3 charging stations. Level 3 (DC Fast) charging stations shall not be installed within parking garages.

322.2.2 Distance from combustible materials. Electric vehicle charging stations shall be located 50 feet from combustible storage, fuel tanks, fuel dispensers, and transformers.

322.2.3 Distance from buildings. Electric vehicle charging stations located externally of a building shall be located a minimum of 10 feet from buildings and structures.

322.2.4 Internal. Electric vehicle charging stations located internally of a parking garage shall comply with Section 322.2.4.

322.2.4.1 Location. Electric vehicle charging stations shall only be permitted in the following locations:

1. On the ground level, around the exterior, open perimeter of the garage.

2. On the top outdoor level of the garage.

3. Where approved by the fire chief when sufficient safeguards are provided.

322.2.4.2 Distance from exits and equipment. Electric vehicle charging stations shall be located a minimum of 10 feet from exits, fire pump and sprinkler rooms, generator rooms, transformers, and fire alarm control equipment.

322.3 De-energization of charging stations. Electric vehicle charging stations shall automatically deenergize upon activation of the fire alarm or sprinkler system.

Section 323 – Lithium-Ion and Lithium Metal Batteries

General 323.1 General. The manufacturing, storage, recycling, and disposal of lithium-ion and lithium metal batteries shall comply with Section 323.

Exceptions:

1. Batteries packed with or installed in the equipment, devices, or vehicles they are designed to power.

2. Batteries in original retail packaging that are rated at not more than 1,000 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries, and the aggregate quantities do not exceed 20 kilowatt-hours for lithium-ion batteries and 500 grams of lithium metal for lithium metal batteries.

3. Temporary storage of batteries during the vehicle manufacturing or repair process.

4. Batteries designated for personal use by its owner.

323.2 Permits. An operational permit shall be required for the manufacturing, storage, recycling, or disposal of lithium-ion and lithium metal batteries where required by this section except where storage complies with Section 323.3.

323.2.1 Hazard Mitigation Analysis (HMA). A hazardous mitigation analysis shall be prepared to evaluate the hazards associated with the battery manufacturing, storage, recycling, or disposal facility or operation. The HMA shall be submitted to the fire code official for approval prior to the issuance of a permit.

323.2.2 Fire protection requirements. The HMA shall identify fire and explosion protection requirements.

323.3 Collection of batteries. The collection of used or damaged batteries within a building shall comply with the following;

1, Containers shall be open top and constructed of noncombustible materials or shall be approved for battery collection.

2. Individual collection containers shall not exceed 7.5 cubic feet in capacity.

3. The aggregate capacity of all containers at a single collection location shall not exceed 15 cubic feet.

4. Collection locations shall be separated by a minimum of 10 feet.

5. Containers shall be located a minimum of 5 feet from exits or exit access doors.

Section 324 – Powered Micromobility Device

324.1 General. Lithium-ion and lithium metal battery *powered micromobility devices* shall be operated and maintained in accordance with this section.

Exception: Storage, repair and charging of devices for personal use by its owner.

324.1.1 Prohibited locations. Repair, maintenance, or charging of *powered micromobility devices* for commercial use shall be prohibited in residential occupancies.

324.2 Battery chargers and equipment. *Powered micromobility devices* shall be charged in accordance with their listing and the manufacturer's instructions using only the original equipment manufacturer-supplied charging equipment or charging equipment in accordance with the listing and manufacturer's instructions.

322.3 Listing. *Powered micromobility devices* shall be *listed* and *labeled* in accordance with UL 2272 or UL 2849, as applicable.

322.4 Battery charging areas. *Powered micromobility devices* shall be charged in a room or area that complies with all of the following:

1. Rooms or areas that are provided with sufficient electrical receptacles to allow the charging equipment for each device to be directly connected to a receptacle. Extension cords and relocatable power taps shall not be used.

2. Storage of combustible materials or hazardous materials shall not be permitted within 10 feet of the devices or charging equipment unless a one-hour fire barrier is provided.

3. The charging operation shall not be conducted in or obstruct any means of egress.

4. Removable storage batteries shall not stacked or charged in an enclosed cabinet unless the cabinet is *listed* and *labeled* in accordance with UL 4900.

5. Batteries during charging operations, whether removed or located on the *powered micromobility device*, shall be separated by one of the following:

   A. 3 feet

   B. An *approved* fire-resistant material

6. The room or area shall be protected by an *approved* fire alarm system.

7. Indoor battery charging areas that exceed an aggregate total of 20 kilowatt-hours for lithium-ion batteries and 500 grams of lithium metal for lithium metal batteries shall comply with the following:

   A. An operational permit is required.

   B. A hazardous mitigation analysis shall be prepared to evaluate the hazards associated with the charging area. The HMA shall be submitted to the fire code official for approval.**605.5.2.1 Location.** Portable outdoor gas-fired heating appliances and fire pit tables shall be used and located in accordance with Sections 605.5.2.1.1 through 605.5.2.1.4.

605.5.2.2.1 Listing and approval. Only listed and approved portable outdoor gas-fired heating appliances or fire pit tables utilizing a fuel gas container that is integral to the appliance shall be used. Portable outdoor gas-fired heating appliances shall be listed and labeled in accordance with ANSI Z83.26/CAS 2.37. Fire pit tables shall be listed and labeled in accordance with ANSI Z21.97/CSA 2.41 (2017).

Exception: Fire pit tables that have a fuel gas line installed in accordance with the International Fuel Gas Code that are listed and labeled in accordance with ANSI Z21.97/CSA 2.41 (2017).

605.5.2.2.2 Use and maintenance. Portable outdoor gas-fired heating appliances and fire pit tables shall be used and maintained in accordance with the manufacturer's instructions.

605.5.2.2.4 Guard against contact. The heating element or combustion chamber of portable outdoor gas-fired heating appliances or fire pit tables shall be permanently guarded so as to prevent accidental contact by persons or material.

Exception: Fire pit tables that do not have guards provided by the manufacturer.

605.5.2.3 Gas containers. Fuel gas containers for portable outdoor gas-fired heating appliances and fire pit tables shall comply with Section 605.5.2.3.1 through 605.5.2.3.4.

809.1 Structures. Indoor horticultural grow structures installed and operated inside all occupancies that exceed 5 feet in height and 32 square feet in floor area shall comply with the International Building Code and this section.

809.1.1 Materials. Horticultural grow structures shall be constructed of noncombustible materials or of combustible materials that comply with the following:

1. Textiles and films complying with Test Method 2 of NFPA 701.

2. Plastic materials having a maximum heat-release rate not greater than 100 kW when tested in accordance with UL 1975, Fire Tests for Foamed Plastics Used for Decorative Purposes, or when tested in accordance with NFPA 289, using the 20 kW ignition source.

3. Exterior fire-retardant-treated wood complying with NFPA 703.

4. Light-transmitting plastics complying with Section 2606 of the International Building Code.

5. Aluminum composite material (ACM) meeting the requirements of Class A interior finish in accordance with Section 803 of the International Building Code when tested as an assembly in the maximum thickness intended for use.

901.4.7.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access. Access shall be provided via an exterior access door directly to the sprinkler system riser or fire pump room or an alternative means approved by the fire code official. The door shall be permitted to be locked provided a key is available within a key box in accordance with Section 506.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout all buildings containing group A-1 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-1 occupancies.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout all buildings containing group A-2 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-2 occupancies.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout all buildings containing group A-3 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-3 occupancies.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout all buildings containing group A-4 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-4 occupancies.

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings containing Group B occupancies.

Exception: Buildings 1,000 square feet or less housing Group B occupancies other than ambulatory care facilities.

903.2.2.1 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout the entire floor area containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.

2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

   In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor where such care is provided and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing group E occupancies.

Exception: Buildings 1,000 square feet or less housing group E occupancies.

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing group F occupancies.

Exception: Buildings 1,000 square feet or less housing group F occupancies.

903.2.6 Group I is hereby amended by deleting exceptions 2 and 3 in their entirety without replacement.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing group M occupancies.

Exception: Buildings 1,000 square feet or less housing group M occupancies.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing group S-1 occupancies.

Exception: Buildings 1,000 square feet or less housing group S-1 occupancies.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all Buildings containing group S-2 occupancies.

Exceptions:

2. *Buildings 1,000 square feet or less housing group S-2 occupancies.*

903.2.10.1 Commercial parking garages. An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet.

903.2.10.2 Mechanical-access parking garages. An *approved automatic sprinkler system* shall be provided throughout buildings used for the storage of motor vehicles in a mechanical-access parking garage. The portion of the building that contains the mechanical-access parking garage shall be protected with a specially engineered *automatic sprinkler system*.

903.2.10.3 Parking garage design. Vehicle parking areas within parking garages shall be provided with automatic sprinkler protection installed in accordance with a NFPA 13 Extra Hazard Group 1 design.

903.3.1.3.1 Waterflow alarms. Local waterflow alarms shall be provided. The local waterflow alarm shall provide an interior audible warning and an exterior audio/visual notification.

903.4.3 Floor control valves assemblies. Approved supervising indicating control valves, check valves, main drain valves, and flow switches shall be provided at the point of connection to the riser on each floor in all buildings. Control valves, check valves, main drain valves, and flow switches shall also be provided for each individual unit (commercial or business) where the units share a common water supply and have individual entrances.

Exception: The floor control valve, check valve, main drain valve, and flow switch shall not be required where sprinklers on the top level of a multistory building are supplied by piping on the floor below.

903.6.1 High-rise buildings. Buildings having floors used for human occupancy located more than 75 feet above the lowest level equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.6.2 Condominium conversions. Buildings being converted into condominiums shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2.

903.6.3 Level 3 alterations. Automatic sprinkler systems shall be provided throughout Group A, B, E, F, H, I, M and S structures that exceed 2,000 square feet where a level 3 alteration occurs as classified in the International Existing Building Code. All work requiring a permit done within any three-year period contributes to the fifty percent (50%) threshold required for a level 3 alteration.

Exceptions:

1. *Open parking garages.*

2. *If the building does not have sufficient municipal water supply available within 200 feet of the property line for design of a fire sprinkler system without the installation of a new fire pump.*

906.3.1.1 Group F and S. In Group F and S occupancies, the minimum accepted extinguisher rating for use, unless a more restrictive provision is noted elsewhere, shall be 4A:60BC (10 lb typical). Extinguisher spacing shall be based on 3,500 square feet or 75 feet maximum travel unless a more restrictive provision is noted elsewhere.

907.2.8.3 Smoke alarms. Smoke alarms shall be installed in accordance with Section 907.2.11. The smoke alarms shall be connected to an emergency electrical system and shall be annunciated by guestroom at an approved, constantly attended location. Staff monitoring the panel shall be capable of manually activating the fire alarm system.

907.5.2.1.4 Audible alarm notification devices shall be provided on the building exterior where required by the fire code official.

907.5.2.3.4 Visible alarm notification devices shall be provided on the building exterior where required by the fire code official.

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

907.6.3.2 Annunciation maps. Fire alarm annunciation maps shall be provided at all fire alarm control panels, annunciator panels, fire command center, and any other location as determined by the fire official. The annunciation maps shall provide the locations of all fire alarm initiating devices on a floor plan.

907.6.6 Monitoring. All fire alarm and suppression systems shall be monitored in accordance with this section.

Exception: Monitoring by a supervising station is not required for:

1. *Single- and multiple-station smoke alarms required by Section 907.2.11.*
2. *Smoke detectors in Group 1-3 Occupancies.*
3. *Automatic sprinkler systems in one- and two-family dwellings.*

907.6.6.4 Fire alarm and fire suppression systems. All fire alarm and fire suppression systems shall transmit fire, supervisory, and trouble signals to the village's designated remote supervising station via a wireless transmitter in accordance with NFPA 72.

907.11 Level 2 or 3 alterations. An approved fire alarm system shall be installed in accordance with Section 907 and NFPA 72 in buildings where either level 2 or level 3 alterations and/or a change of occupancy classification occurs as classified in the International Existing Building Code.

912.4.4 Concrete path and pad. Any fire department connection located behind or within landscaping or vegetation shall have a concrete path from the sidewalk or closest public way to the connection. A concrete pad of not less than 36 inches by 36 inches shall also be provided at the fire department connection.

915.1 General. Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.7. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 1103.9.

915.7 Smoking lounges. Carbon monoxide detectors shall be installed in smoking lounges that utilize charcoal or similar fuels. The detectors shall automatically activate the building's mechanical ventilation system and a local alarm. Mechanical ventilation systems shall comply with the International Mechanical Code. Carbon monoxide detectors shall be installed in accordance with their manufacturer's recommendations and be listed in accordance with UL 2075.

1008.3.2 Buildings. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.2.
5. Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge.

1008.3.3. Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Public and private washrooms with an area greater than 300 square feet.
2. Locker and dressing rooms.
3. Lunch or break rooms with an area greater than 300 square feet.
4. Conference or assembly rooms with an area greater than 300 square feet.
5. Exercise rooms with an area greater than 300 square feet.
6. Examination rooms.
7. Electrical equipment and emergency generator rooms.
8. Fire pump and sprinkler rooms.
9. Fire command centers.

1010.2.16 Elevator lobby exit access door locking system. In existing Group B occupancies, door assemblies separating the elevator lobby form the exit access shall be permitted to be electrically locked where installed and operated in accordance with all of the following:

1. The electrical locking hardware is listed in accordance with ANSI/UL 294, Standard for Access Control System Units.
2. The building is protected throughout by a fire alarm system in accordance with Section 907.
3. The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 903.
4. The elevator lobby is protected by an approved, supervised smoke detection system in accordance with Section 907.
5. Initiation of the building fire alarm system by other than manual fire alarm boxes unlocks the electrical locks on the elevator lobby door assembly.
6. Loss of power to the elevator lobby electrical lock system unlocks the electrical locks on the elevator lobby door assemblies.
7. Once unlocked, the elevator lobby door assemblies remain electrically unlocked until the building fire alarm system has been manually reset.
8. Where the elevator lobby door assemblies remain mechanically latched after being electrically unlocked, latch-releasing hardware in accordance with 1010.2 is affixed to the door leaves.

9. A two-way communication system is provided for communication between the elevator lobby and a central control point that is constantly staffed with personnel capable, trained, and authorized to provide emergency assistance.

10. The provisions of 10.10.2.13 for delayed-egress locking systems are not applied to the elevator lobby door assemblies.

1011.12 Stairway to roof. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-percent slope).

Exception: Other than where required by Section 1011.12.1 or 1011.12.3, in buildings without an occupied roof, access to the roof from the top story shall be permitted to be by a ships ladder from within an interior exit stairwell in accordance with Section 1023 of the International Building Code. A safety post shall be provided for extension above the roof level.

1011.12.3 High-rise buildings. In high-rise buildings, one stairway shall provide access to the roof through a penthouse complying with Section 1511.12 of the International Building Code.

1103.5.1 Group A-2 is hereby repealed in its entirety.

1103.11 Electric vehicle charging stations. Where new electric vehicle charging stations are installed in existing parking garages and not located on the top outdoor level of the garage, an *automatic sprinkler system* shall be installed throughout the structure in accordance with Section 903.2.10.3.

1103.9.1 Smoking lounges. Existing smoking lounges shall comply with Section 915.7.

3106.5.1 Separation from tents or structures. Cooking appliances or devices that produce sparks or grease-laden vapors or flying embers (firebrands) shall not be used within 20 feet of a tent or temporary structure.

Exceptions:

1. Designated cooking tents not occupied by the public when approved by the fire code official.

2. Tents or structures where cooking appliances are protected with an automatic fire-extinguishing system in accordance with Section 904.13.

3. Where an approved portable fire extinguisher is provided for the protection of cooking appliances when approved by the fire code official.

3903.3 Location. For other than carbon dioxide and nonhazardous extraction processes, the extraction equipment and extraction processes shall be located in a room of noncombustible construction, and the room shall not be used for any other purpose.

3903.3.1 Means of egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.

2. The door shall be provided with a self-closing or automatic closing device.

3. The door shall be equipped with panic or fire exit hardware.

3903.3.2 Staffing. For other than approved, unattended processes, the extraction process shall be continuously staffed. Staff monitoring the extraction process shall be trained in the following:

1. The extraction process.

2. The transfer of solvents, where applicable.

3. Safe operation of all equipment.

4. All emergency procedures.

3903.6.1 Storage. Liquefied petroleum gas containers not in use shall not be stored within extraction rooms.

3904.2.2.4 Change of extraction medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report, the technical report shall be revised and submitted for review and approval of the fire code official prior to the use of the equipment with the new medium or solvent.

3905.3 Protection. Automatic sprinkler protection shall be provided within hoods and ductwork conveying flammable or combustible gases or vapors in accordance with Sections 2703.10.4 and 2703.10.5, and NFPA 13.

REFERENCED STANDARDS

UL 9540—2020: Standard for Energy Storage Systems and Equipment

D107.1 One- or Two-Family Dwelling Residential Developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D106.3.

Exceptions:

1. *Developments having up to 60 dwelling units may have a single approved fire apparatus access roads when all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 of this Code.*
2. *The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development as determined by the fire code official.*

D107.2 Projects Having More Than 60 Dwelling Units. Developments of one- or two-family dwellings where the number of dwelling units exceeds 60 shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. The access roads shall meet the requirements of Section D106.3.

(Ord. 07-187, passed 12-11-2007; Am. Ord. 10-025, passed 4-13-2010; Am. Ord. 12-016, passed 2-14-2012; Am. Ord. 14-040, passed 4-8-2014; Am. Ord. 16-007, passed 1-26-2016; Am. Ord. 16-078, passed 8-23-2016; Am. Ord. 16-097, passed 10-11-2016; Am. Ord. 18-011, passed 1-23-2018; Am. Ord. 19-006, passed 1-22-2019; Am. Ord. 19-024, passed 3-26-2019; Am. Ord. 21-053, passed 4-27-2021; Am. Ord. 22-084, passed 10-25-2022)

§ 157.99 FINES AND PENALTIES.

Any person who violates any provision of this chapter or other fire regulations of the village may be fined as specified in § 10.99 (General Penalty) of this Code.

(Ord. 18-011, passed 1-23-2018)

PUBLICATION OF:

ORDINANCE NO. 26-XXX

AN ORDINANCE AMENDING TITLE 15, CHAPTER 3, SECTION 157 WITH REGARD TO THE REGULATION OF ELECTRIC VEHICLE CHARGING STATIONS AND LITHIUM-ION BATTERIES

ADOPTED: JANUARY 13, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JANUARY 14, 2026

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 15, CHAPTER 3, SECTION 157 WITH REGARD TO THE REGULATION OF ELECTRIC VEHICLE CHARGING STATIONS AND LITHIUM-ION BATTERIES

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village desires to amend its Code to regulate electronic vehicle charging stations and lithium-ion batteries; and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that granting of said amendments to the Village Code is in the best interest of the Village.

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

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: Title 15, Chapter 157, Section 2 of the Schaumburg Village Code is hereby amended to read in its entirety as follows:

§ 157.02 LOCAL AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE.

The 2021 International Fire Code is hereby amended and changed as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Village of Schaumburg, hereinafter referred to as "this code."

109.3 Recordkeeping. A record of periodic inspections, tests, servicing and other operations and maintenance shall be maintained on the premises or other approved location for not less than 3 years, or a different period of time where specified in this code or referenced standards. Records shall be made available for inspection by the fire code official, and a copy of the records shall be provided to the fire code official upon request. All inspection and maintenance reports shall be submitted via the IROL system (Inspection Reports Online). Any company or agent performing inspections and/or maintenance to fire protection systems shall be required to register with IROL.

Section 111 Means of Appeal is hereby repealed in its entirety and replaced with the Appeal Process provisions contained in Section 153.03.1 of the Village Code.

112.3 Violation, penalties is hereby repealed in its entirety and replaced with the provisions contained in Section 157.99 Fines and Penalties.

Section 202, Definitions, shall be read to include the following:

BONFIRE. A large, open air fire, utilized for a planned ceremonial or recreational event purposes.

FIRE PIT, PERMANENT. A custom designed structure, either above and below grade, or wholly below grade, made of stone, masonry, metal or other similar noncombustible material.

FIRE PIT, PORTABLE. A prefabricated portable self-contained burning device having legs, a bottom container, screen, and a lid.

FIRE PIT TABLE. A fuel-fired table that has a small put at the center of a tabletop. Fire pit tables usually have a base and top design.

OUTDOOR FIREPLACE. Similar to an indoor fireplace consisting of a noncombustible base, firebox, chimney and screen; to burn wood, propane and similar gases.

POWERED MICROMOBILITY DEVICES. Motorized bicycles, motorized scooters and other personal mobility devices powered by a lithium-ion or lithium metal battery. The term does not include motor vehicles that are required to be registered with the Department of Motor Vehicles for the state or jurisdiction.

PROHIBITED FIRE. The open burning of paper, garbage, refuse, waste, leaves, clippings, wood or other offensive materials.

307.1. General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with Section 307.

Exceptions:

1) Fires set by a public official in performance of an official duty or recreational purposes, subject to a permit being issued as specified in Section 307.2.

2) Outdoor fireplaces constructed in accordance with the International Building Code.

307.2. Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.5 prior to kindling a fire for recognized cultivation and management of trees (silvicultural), horticultural burns, range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

307.2.1. Additional authorization. Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

307.3 Extinguishment authority. When open burning creates or adds to a hazardous situation, creates a nuisance by the emission of smoke or gasses, or a required permit for open burning has not been obtained, the fire code official or village employee is authorized to order the extinguishment of the open burning operation.

307.4 Location. The location for open burning and recreational fires shall not be less than 50 feet (15,240 mm) from any structure or combustible. In addition, conditions which could cause a fire to spread within 50 feet (15,240 mm) of a structure shall be eliminated prior to ignition.

Exception:

Fires in approved containers in accordance with this section.

307.4.2 Permanent fire pits. Each fire put shall be dug into the ground in a manner that will prevent the burn materials from falling out of the fire pit. The above grade portion of the fire pit shall be constructed of stone, masonry, metal, or other similar noncombustible materials. The bottom of the fire pit shall be below grade and shall be comprised of gravel, stone, or dirt. The total open area of the fire pit shall be no more than thirty-six inches (36") in diameter and no more than twenty-four (24") in depth. The fire pit shall be surrounded by a noncombustible barrier that is at least six inches (6") above the coals or ash within the fire pit. A ring of sand, dirt, or other noncombustible material at least thirty-six (36") wide shall be provided around the fire pit to provide separation for combustibles, including plant materials.

Exception: For permanent fire pits that burn only propane, natural gas or other similar approved gases, the total open area and depth of the pit shall be measured for the burning area, not the entire unit.

307.4.4. Clearance: A minimum clearance of fifteen feet (15') from all structures and combustibles, and fifteen feet (15') from a property line shall be maintained for permanent and portable fire pits. Structures and combustibles include, but are not limited to, homes, buildings, garages, sheds, playhouses, wood decks, trellises and other items that are combustible.

Exception: For permanent fire pits that burn only propane, natural gas or other similar approved gases, the total open area and depth of the pit shall be measured for the burning area, not the entire unit.

307.5 Attendance. Open burning, bonfires, and the use fire pits or outdoor fireplaces shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

307.6 Approved fuel. Fuel used in bonfires, outdoor fireplaces, or fire pits shall be limited to unpainted, untreated, clean, seasoned dry wood or manufactured fire logs. Propane, natural gas, or other similar approved gases may also be used.

307.7. Hours and duration. Open burning, bonfires, and the use of fire pits or outdoor fireplaces are prohibited between the hours of two o'clock (2:00) A.M. and six o'clock (6:00) A.M. All fires must be extinguished in such a manner that all air to the fire is cut off or the burning material is wet down with water or other fire extinguishing material as listed in Section 307.6, until it is cool to the touch. In addition, the recreational fire shall not burn for more than a total of six (6) hours in any twenty-four (24) hour period of time.

307.8. Inspections. Inspections may be conducted, relative to recreational fires or the equipment used to contain them by the village's fire, police and/or community development department at such times as deemed necessary by the Village, to ensure compliance with this section.

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within ten feet (3,048 mm) of combustible construction.

Exceptions:

1. Group R Occupancies.
2. Cooking devices protected by commercial cooking hoods in accordance with Section 607.

Section 322 – Electric Vehicle Charging Stations

322.1 General. When electric vehicle charging stations are installed or replaced within parking garages, they shall comply with Section 322, NFPA 70, and Chapter 154 of the Village of Schaumburg Code of Ordinances.

322.2 Location. Where external parking spaces are provided, electric vehicle charging stations shall be installed externally to the parking garage.

322.2.1 Level 3 charging stations. Level 3 (DC Fast) charging stations shall not be installed within parking garages.

322.2.2 Distance from combustible materials. Electric vehicle charging stations shall be located 50 feet from combustible storage, fuel tanks, fuel dispensers, and transformers.

322.2.3 Distance from buildings. Electric vehicle charging stations located externally of a building shall be located a minimum of 10 feet from buildings and structures.

322.2.4 Internal. Electric vehicle charging stations located internally of a parking garage shall comply with Section 322.2.4.

322.2.4.1 Location. Electric vehicle charging stations shall only be permitted in the following locations:

1. On the ground level, around the exterior, open perimeter of the garage.

2. On the top outdoor level of the garage.

3. Where approved by the fire chief when sufficient safeguards are provided.

322.2.4.2 Distance from exits and equipment. Electric vehicle charging stations shall be located a minimum of 10 feet from exits, fire pump and sprinkler rooms, generator rooms, transformers, and fire alarm control equipment.

322.3 De-energization of charging stations. Electric vehicle charging stations shall automatically deenergize upon activation of the fire alarm or sprinkler system.

Section 323 – Lithium-Ion and Lithium Metal Batteries

323.1 General. The manufacturing, storage, recycling, and disposal of lithium-ion and lithium metal batteries shall comply with Section 323.

Exceptions:

1. Batteries packed with or installed in the equipment, devices, or vehicles they are designed to power.

2. Batteries in original retail packaging that are rated at not more than 1,000 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries, and the aggregate quantities do not exceed 20 kilowatt-hours for lithium-ion batteries and 500 grams of lithium metal for lithium metal batteries.

3. Temporary storage of batteries during the vehicle manufacturing or repair process.

4. Batteries designated for personal use by its owner.

323.2 Permits. An operational permit shall be required for the manufacturing, storage, recycling, or disposal of lithium-ion and lithium metal batteries where required by this section except where storage complies with Section 323.3.

323.2.1 Hazard Mitigation Analysis (HMA). A hazardous mitigation analysis shall be prepared to evaluate the hazards associated with the battery manufacturing, storage, recycling, or disposal facility or operation. The HMA shall be submitted to the fire code official for approval prior to the issuance of a permit.

323.2.2 Fire protection requirements. The HMA shall identify fire and explosion protection requirements.

323.3 Collection of batteries. The collection of used or damaged batteries within a building shall comply with the following;

1. Containers shall be open top and constructed of noncombustible materials or shall be approved for battery collection.

2. Individual collection containers shall not exceed 7.5 cubic feet in capacity.

3. The aggregate capacity of all containers at a single collection location shall not exceed 15 cubic feet.

4. Collection locations shall be separated by a minimum of 10 feet.

5. Containers shall be located a minimum of 5 feet from exits or exit access doors.

Section 324 – Powered Micromobility Device

324.1 General. Lithium-ion and lithium metal battery *powered micromobility devices* shall be operated and maintained in accordance with this section.

Exception: Storage, repair and charging of devices for personal use by its owner.

324.1.1 Prohibited locations. Repair, maintenance, or charging of *powered micromobility devices* for commercial use shall be prohibited in residential occupancies.

324.2 Battery chargers and equipment. *Powered micromobility devices* shall be charged in accordance with their listing and the manufacturer's instructions using only the original equipment manufacturer-supplied charging equipment or charging equipment in accordance with the listing and manufacturer's instructions.

322.3 Listing. *Powered micromobility devices* shall be *listed* and *labeled* in accordance with UL 2272 or UL 2849, as applicable.

322.4 Battery charging areas. *Powered micromobility devices* shall be charged in a room or area that complies with all of the following:

1. Rooms or areas that are provided with sufficient electrical receptacles to allow the charging equipment for each device to be directly connected to a receptacle. Extension cords and relocatable power taps shall not be used.

2. Storage of combustible materials or hazardous materials shall not be permitted within 10 feet of the devices or charging equipment unless a one-hour fire barrier is provided.

3. The charging operation shall not be conducted in or obstruct any means of egress.

4. Removable storage batteries shall not stacked or charged in an enclosed cabinet unless the cabinet is *listed* and *labeled* in accordance with UL 4900.

5. Batteries during charging operations, whether removed or located on the *powered micromobility device*, shall be separated by one of the following:

A. 3 feet

B. An *approved* fire-resistant material

6. The room or area shall be protected by an *approved* fire alarm system.

7. Indoor battery charging areas that exceed an aggregate total of 20 kilowatt-hours for lithium-ion batteries and 500 grams of lithium metal for lithium metal batteries shall comply with the following:

A. An operational permit is required.

B. A hazardous mitigation analysis shall be prepared to evaluate the hazards associated with the charging area. The HMA shall be submitted to the fire code official for approval.

605.5.2.1 Location. Portable outdoor gas-fired heating appliances and fire pit tables shall be used and located in accordance with Sections 605.5.2.1.1 through 605.5.2.1.4.

605.5.2.2.1 Listing and approval. Only listed and approved portable outdoor gas-fired heating appliances or fire pit tables utilizing a fuel gas container that is integral to the appliance shall be used. Portable outdoor gas-fired heating appliances shall be listed and labeled in accordance with ANSI Z83.26/CAS 2.37. Fire pit tables shall be listed and labeled in accordance with ANSI Z21.97/CSA 2.41 (2017).

Exception: Fire pit tables that have a fuel gas line installed in accordance with the International Fuel Gas Code that are listed and labeled in accordance with ANSI Z21.97/CSA 2.41 (2017).

605.5.2.2.2 Use and maintenance. Portable outdoor gas-fired heating appliances and fire pit tables shall be used and maintained in accordance with the manufacturer's instructions.

605.5.2.2.4 Guard against contact. The heating element or combustion chamber of portable outdoor gas-fired heating appliances or fire pit tables shall be permanently guarded so as to prevent accidental contact by persons or material.

Exception: Fire pit tables that do not have guards provided by the manufacturer.

605.5.2.3 Gas containers. Fuel gas containers for portable outdoor gas-fired heating appliances and fire pit tables shall comply with Section 605.5.2.3.1 through 605.5.2.3.4.

809.1 Structures. Indoor horticultural grow structures installed and operated inside all occupancies that exceed 5 feet in height and 32 square feet in floor area shall comply with the International Building Code and this section.

809.1.1 Materials. Horticultural grow structures shall be constructed of noncombustible materials or of combustible materials that comply with the following:

1. Textiles and films complying with Test Method 2 of NFPA 701.
2. Plastic materials having a maximum heat-release rate not greater than 100 kW when tested in accordance with UL 1975, Fire Tests for Foamed Plastics Used for Decorative Purposes, or when tested in accordance with NFPA 289, using the 20 kW ignition source.
3. Exterior fire-retardant-treated wood complying with NFPA 703.
4. Light-transmitting plastics complying with Section 2606 of the International Building Code.
5. Aluminum composite material (ACM) meeting the requirements of Class A interior finish in accordance with Section 803 of the International Building Code when tested as an assembly in the maximum thickness intended for use.

901.4.7.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access. Access shall be provided via an exterior access door directly to the sprinkler system riser or fire pump room or an alternative means approved by the fire code official. The door shall be permitted to be locked provided a key is available within a key box in accordance with Section 506.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout all buildings containing group A-1 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-1 occupancies.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout all buildings containing group A-2 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-2 occupancies.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout all buildings containing group A-3 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-3 occupancies.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout all buildings containing group A-4 occupancies.

Exception: Buildings 1,000 square feet or less housing group A-4 occupancies.

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings containing Group B occupancies.

Exception: Buildings 1,000 square feet or less housing Group B occupancies other than ambulatory care facilities.

903.2.2.1 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout the entire floor area containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

   In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor where such care is provided and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing group E occupancies.

Exception: Buildings 1,000 square feet or less housing group E occupancies.

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing group F occupancies.

Exception: Buildings 1,000 square feet or less housing group F occupancies.

903.2.6 Group I is hereby amended by deleting exceptions 2 and 3 in their entirety without replacement.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing group M occupancies.

Exception: Buildings 1,000 square feet or less housing group M occupancies.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing group S-1 occupancies.

Exception: Buildings 1,000 square feet or less housing group S-1 occupancies.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all Buildings containing group S-2 occupancies.

Exceptions: Buildings 1,000 square feet or less housing group S-2 occupancies.

903.2.10.1 Commercial parking garages. An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet.

903.2.10.2 Mechanical-access parking garages. An *approved automatic sprinkler system* shall be provided throughout buildings used for the storage of motor vehicles in a mechanical-access parking garage. The portion of the building that contains the mechanical-access parking garage shall be protected with a specially engineered *automatic sprinkler system*.

903.2.10.3 Parking garage design. Vehicle parking areas within parking garages shall be provided with automatic sprinkler protection installed in accordance with a NFPA 13 Extra Hazard Group 1 design.

903.3.1.3.1 Waterflow alarms. Local waterflow alarms shall be provided. The local waterflow alarm shall provide an interior audible warning and an exterior audio/visual notification.

903.4.3 Floor control valves assemblies. Approved supervising indicating control valves, check valves, main drain valves, and flow switches shall be provided at the point of connection to the riser on each floor in all buildings. Control valves, check valves, main drain valves, and flow switches shall also be provided for each individual unit (commercial or business) where the units share a common water supply and have individual entrances.

Exception: The floor control valve, check valve, main drain valve, and flow switch shall not be required where sprinklers on the top level of a multistory building are supplied by piping on the floor below.

903.6.1 High-rise buildings. Buildings having floors used for human occupancy located more than 75 feet above the lowest level equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.6.2 Condominium conversions. Buildings being converted into condominiums shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or Section 903.3.1.2.

903.6.3 Level 3 alterations. Automatic sprinkler systems shall be provided throughout Group A, B, E, F, H, I, M and S structures that exceed 2,000 square feet where a level 3 alteration occurs as classified in the International Existing Building Code. All work requiring a permit done within any three-year period contributes to the fifty percent (50%) threshold required for a level 3 alteration.

Exceptions:

1. *Open parking garages.*
2. *If the building does not have sufficient municipal water supply available within 200 feet of the property line for design of a fire sprinkler system without the installation of a new fire pump.*

906.3.1.1 Group F and S. In Group F and S occupancies, the minimum accepted extinguisher rating for use, unless a more restrictive provision is noted elsewhere, shall be 4A:60BC (10 lb typical). Extinguisher spacing shall be based on 3,500 square feet or 75 feet maximum travel unless a more restrictive provision is noted elsewhere.

907.2.8.3 Smoke alarms. Smoke alarms shall be installed in accordance with Section 907.2.11. The smoke alarms shall be connected to an emergency electrical system and shall be

annunciated by guestroom at an approved, constantly attended location. Staff monitoring the panel shall be capable of manually activating the fire alarm system.

907.5.2.1.4 Audible alarm notification devices shall be provided on the building exterior where required by the fire code official.

907.5.2.3.4 Visible alarm notification devices shall be provided on the building exterior where required by the fire code official.

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

907.6.3.2 Annunciation maps. Fire alarm annunciation maps shall be provided at all fire alarm control panels, annunciator panels, fire command center, and any other location as determined by the fire official. The annunciation maps shall provide the locations of all fire alarm initiating devices on a floor plan.

907.6.6 Monitoring. All fire alarm and suppression systems shall be monitored in accordance with this section.

Exception: Monitoring by a supervising station is not required for:

1. *Single- and multiple-station smoke alarms required by Section 907.2.11.*
2. *Smoke detectors in Group 1-3 Occupancies.*
3. *Automatic sprinkler systems in one- and two-family dwellings.*

907.6.6.4 Fire alarm and fire suppression systems. All fire alarm and fire suppression systems shall transmit fire, supervisory, and trouble signals to the village's designated remote supervising station via a wireless transmitter in accordance with NFPA 72.

907.11 Level 2 or 3 alterations. An approved fire alarm system shall be installed in accordance with Section 907 and NFPA 72 in buildings where either level 2 or level 3 alterations and/or a change of occupancy classification occurs as classified in the International Existing Building Code.

912.4.4 Concrete path and pad. Any fire department connection located behind or within landscaping or vegetation shall have a concrete path from the sidewalk or closest public way to the connection. A concrete pad of not less than 36 inches by 36 inches shall also be provided at the fire department connection.

915.1 General. Carbon monoxide detection shall be installed in new buildings in accordance with Sections 915.1.1 through 915.7. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 1103.9.

915.7 Smoking lounges. Carbon monoxide detectors shall be installed in smoking lounges that utilize charcoal or similar fuels. The detectors shall automatically activate the building's mechanical ventilation system and a local alarm. Mechanical ventilation systems shall comply with the International Mechanical Code. Carbon monoxide detectors shall be installed in accordance with their manufacturer's recommendations and be listed in accordance with UL 2075.

1008.3.2 Buildings. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.2.
5. Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge.

1008.3.3. Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Public and private washrooms with an area greater than 300 square feet.
2. Locker and dressing rooms.
3. Lunch or break rooms with an area greater than 300 square feet.
4. Conference or assembly rooms with an area greater than 300 square feet.
5. Exercise rooms with an area greater than 300 square feet.
6. Examination rooms.
7. Electrical equipment and emergency generator rooms.
8. Fire pump and sprinkler rooms.
9. Fire command centers.

1010.2.16 Elevator lobby exit access door locking system. In existing Group B occupancies, door assemblies separating the elevator lobby form the exit access shall be permitted to be electrically locked where installed and operated in accordance with all of the following:

1. The electrical locking hardware is listed in accordance with ANSI/UL 294, Standard for Access Control System Units.

2. The building is protected throughout by a fire alarm system in accordance with Section 907.

3. The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 903.

4. The elevator lobby is protected by an approved, supervised smoke detection system in accordance with Section 907.

5. Initiation of the building fire alarm system by other than manual fire alarm boxes unlocks the electrical locks on the elevator lobby door assembly.

6. Loss of power to the elevator lobby electrical lock system unlocks the electrical locks on the elevator lobby door assemblies.

7. Once unlocked, the elevator lobby door assemblies remain electrically unlocked until the building fire alarm system has been manually reset.

8. Where the elevator lobby door assemblies remain mechanically latched after being electrically unlocked, latch-releasing hardware in accordance with 1010.2 is affixed to the door leaves.

9. A two-way communication system is provided for communication between the elevator lobby and a central control point that is constantly staffed with personnel capable, trained, and authorized to provide emergency assistance.

10. The provisions of 10.10.2.13 for delayed-egress locking systems are not applied to the elevator lobby door assemblies.

1011.12 Stairway to roof. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-percent slope).

Exception: Other than where required by Section 1011.12.1 or 1011.12.3, in buildings without an occupied roof, access to the roof from the top story shall be permitted to be by a ships ladder from within an interior exit stairwell in accordance with Section 1023 of the International Building Code. A safety post shall be provided for extension above the roof level.

1011.12.3 High-rise buildings. In high-rise buildings, one stairway shall provide access to the roof through a penthouse complying with Section 1511.12 of the International Building Code.

1103.5.1 Group A-2 is hereby repealed in its entirety.

1103.11 Electric vehicle charging stations. Where new electric vehicle charging stations are installed in existing parking garages and not located on the top outdoor level of the garage, an *automatic sprinkler system* shall be installed throughout the structure in accordance with Section 903.2.10.3.

1103.9.1 Smoking lounges. Existing smoking lounges shall comply with Section 915.7.

3106.5.1 Separation from tents or structures. Cooking appliances or devices that produce sparks or grease-laden vapors or flying embers (firebrands) shall not be used within 20 feet of a tent or temporary structure.

Exceptions:

1. Designated cooking tents not occupied by the public when approved by the fire code official.
2. Tents or structures where cooking appliances are protected with an automatic fire-extinguishing system in accordance with Section 904.13.
3. Where an approved portable fire extinguisher is provided for the protection of cooking appliances when approved by the fire code official.

3903.3 Location. For other than carbon dioxide and nonhazardous extraction processes, the extraction equipment and extraction processes shall be located in a room of noncombustible construction, and the room shall not be used for any other purpose.

3903.3.1 Means of egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.
2. The door shall be provided with a self-closing or automatic closing device.
3. The door shall be equipped with panic or fire exit hardware.

3903.3.2 Staffing. For other than approved, unattended processes, the extraction process shall be continuously staffed. Staff monitoring the extraction process shall be trained in the following:

1. The extraction process.
2. The transfer of solvents, where applicable.
3. Safe operation of all equipment.
4. All emergency procedures.

3903.6.1 Storage. Liquefied petroleum gas containers not in use shall not be stored within extraction rooms.

3904.2.2.4 Change of extraction medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report, the technical report shall be revised and submitted for review and approval of the fire code official prior to the use of the equipment with the new medium or solvent.

3905.3 Protection. Automatic sprinkler protection shall be provided within hoods and ductwork conveying flammable or combustible gases or vapors in accordance with Sections 2703.10.4 and 2703.10.5, and NFPA 13.

REFERENCED STANDARDS

UL 9540—2020: Standard for Energy Storage Systems and Equipment

D107.1 One- or Two-Family Dwelling Residential Developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D106.3.

Exceptions:

1. *Developments having up to 60 dwelling units may have a single approved fire apparatus access roads when all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 of this Code.*
2. *The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development as determined by the fire code official.*

D107.2 Projects Having More Than 60 Dwelling Units. Developments of one- or two-family dwellings where the number of dwelling units exceeds 60 shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. The access roads shall meet the requirements of Section D106.3.

SECTION FOUR: That this Ordinance shall be in full force and effect after passage, approval and publication as required by law.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

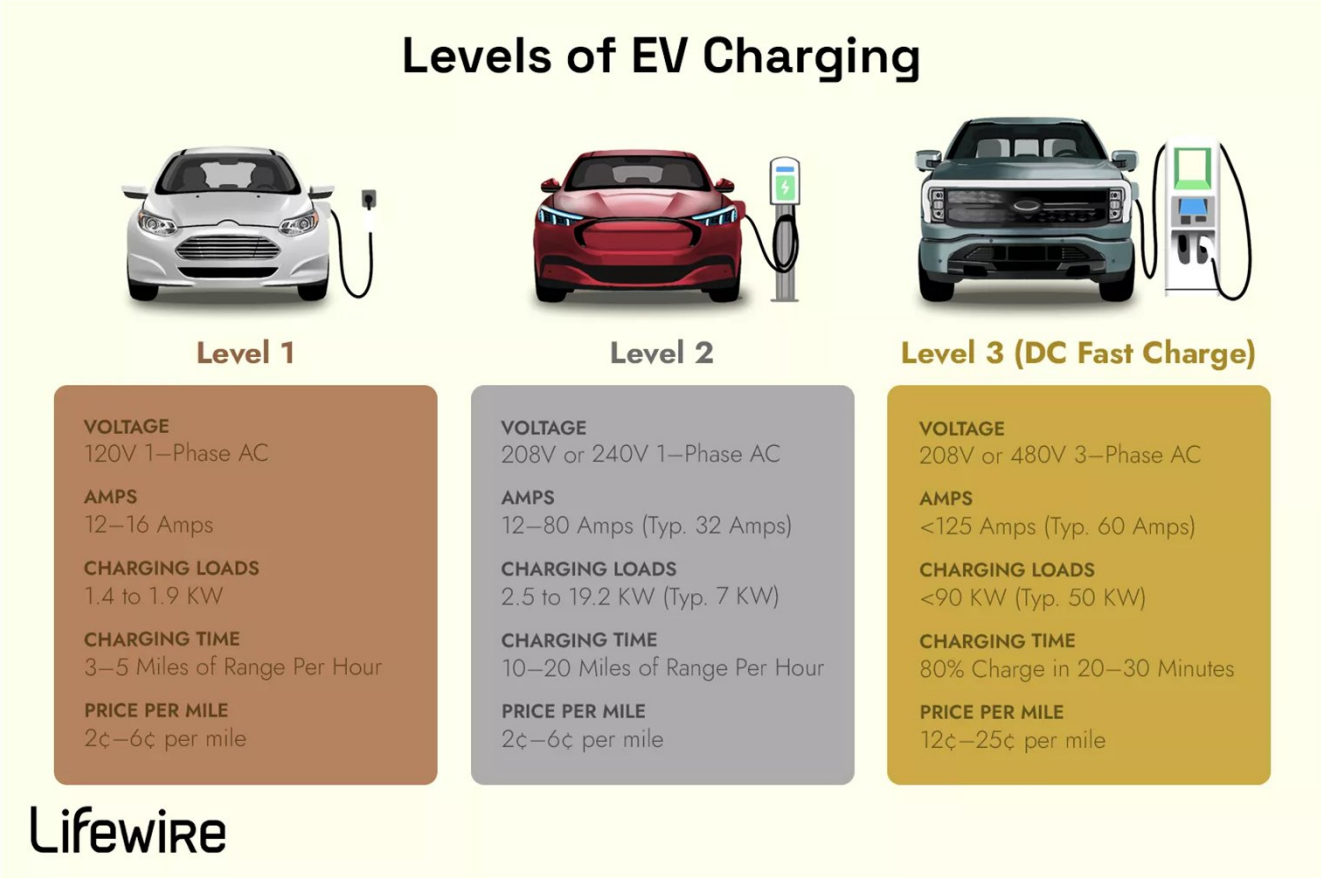
_____
Tom Dailly, Village President

ATTEST:

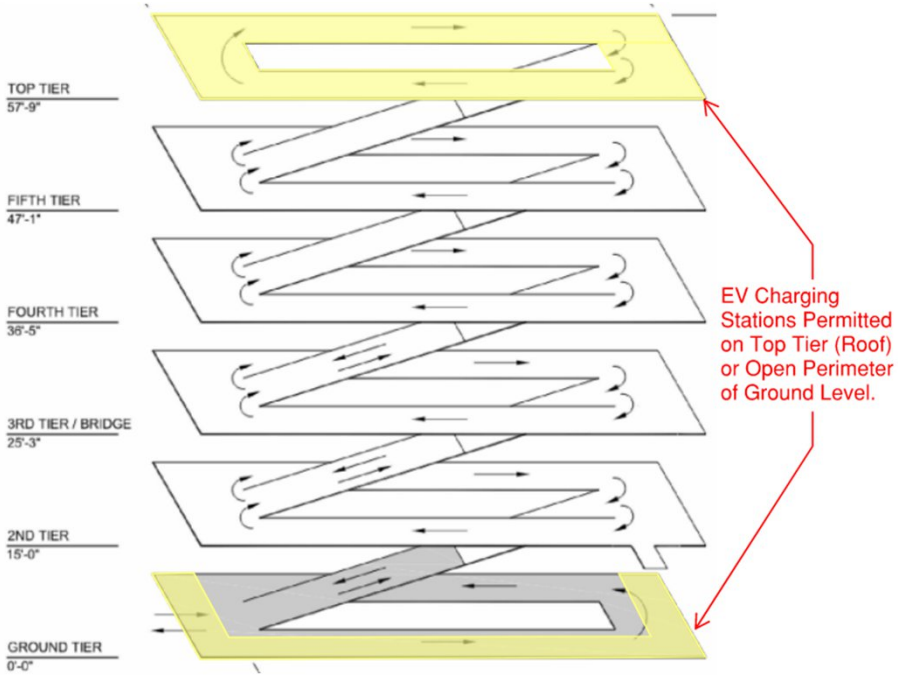
_____
Jane Lentino, Village Clerk

Regulation of Electronic Vehicle Charging Stations and Lithium-Ion Batteries

Different Levels of EV Charging Stations

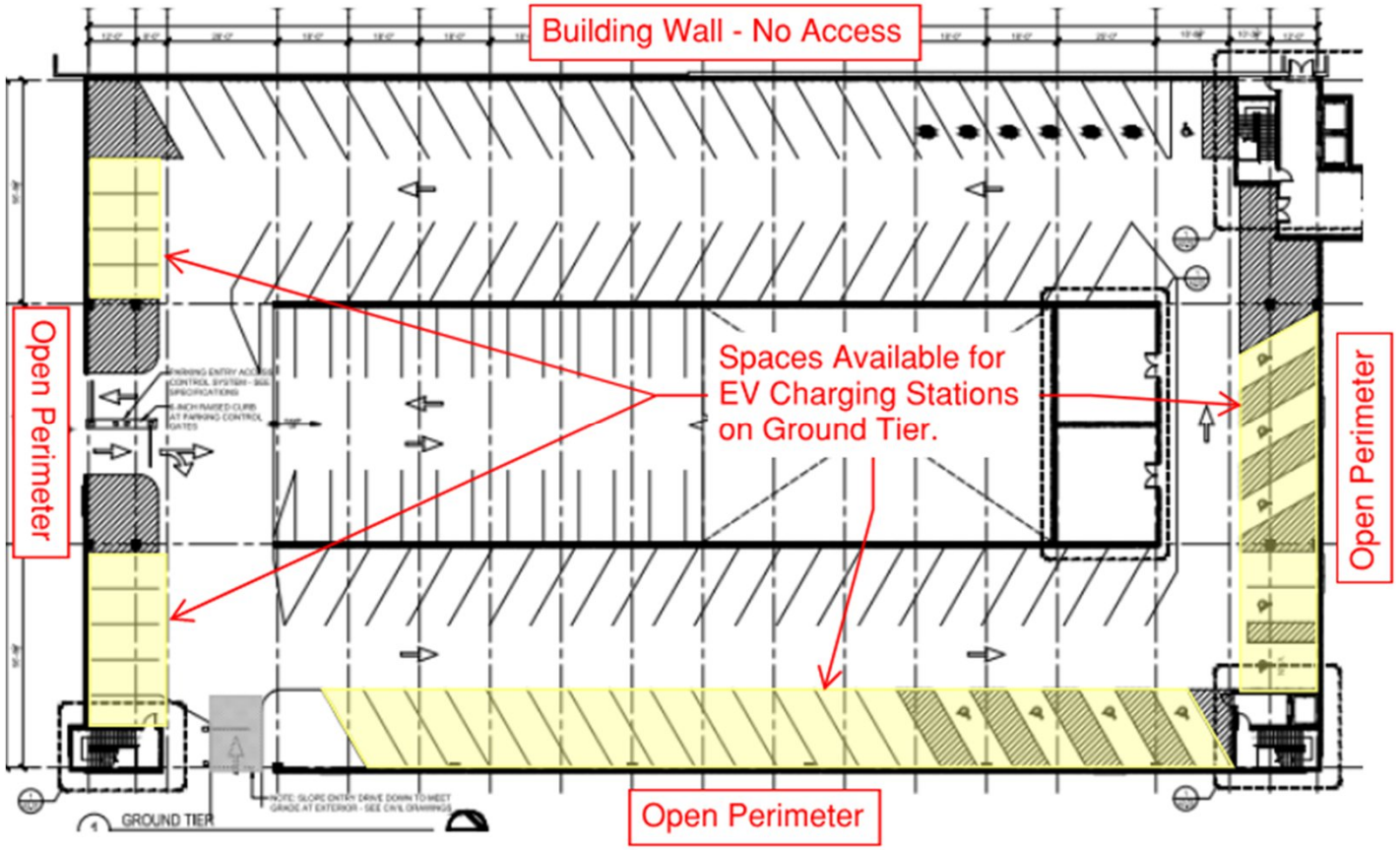


EV Charging Station Locations



- Level 3 Charging Stations prohibited in parking garages
- Level 1 and 2 Charging Station locations restricted in parking garages.
  - Top Tier (Roof)
  - Gound Level around the perimeter

Parking Garage Ground Level Permitted Locations



Lithium Battery Manufacturing, Storage, and Disposal

- Special engineering controls must be provided for facilities with over 20 kWh of lithium-ion batteries.
- Typical Energy Capacity
  - EVs: 60 – 100 kWh
  - E-Scooter: 0.5 – 0.7 kWh
  - E-Bikes: 0.4 – 0.7 kWh
  - Power Tools: < 0.4 kWh
- Exceptions for personal use, vehicle maintenance, and batteries installed in equipment.



Lithium Battery Collection

- Collection of used or damaged battery restrictions.
  - Limit type and size of collection containers
  - Limit proximity to location of other lithium battery collection containers
  - Separate collection containers from exits



Powered Micromobility Devices

- Powered Micromobility Devices include E-Bikes, E-Scooters, and similar devices.
- Restrictions are provided for commercial charging equipment and locations.
- Personal use by an owner of a device is exempt.
- Special engineering controls must be provided for facilities with over 20 kWh of lithium-ion batteries.



VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Amending Title 11, Chapter 112, Section 112.14 and Title 11, Chapter 113, Section 113.41 of the Schaumburg Village Code Relative to the Location of and Service of Alcoholic Liquor at Food Courts [first reading - motion to waive first reading].
01/27/26
Village Board

Presenter:

Lead Department: President and Board

Executive Summary:

Recommended Action:

ATTACHMENTS:

- Ordinance Amending Title 11, Chapter 112.pdf

PUBLICATION OF:

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 11, CHAPTER 112, SECTION 112.14 AND TITLE 11, CHAPTER 113, SECTION 113.41 OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO THE LOCATION OF AND SERVICE OF ALCOHOLIC LIQUOR AT FOOD COURTS

ADOPTED: JANUARY 27, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JANUARY 28, 2026

ORDINANCE NO. 26-

AN ORDINANCE AMENDING TITLE 11, CHAPTER 112, SECTION 112.14 AND TITLE 11, CHAPTER 113, SECTION 113.41 OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO THE LOCATION OF AND SERVICE OF ALCOHOLIC LIQUOR AT FOOD COURTS

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village desires to make certain changes to the Village Code in order to allow for an expanded location for food court uses and the service of alcoholic liquor at said food courts; and

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that amending the Village Code is in the best interest of the Village;

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

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: Title 11, Chapter 112, SECTION 112.14 of the Schaumburg Village Code is hereby amended to read in its entirety as follows (additions to existing text marked with underlined text; deletions to existing text marked using ~~strikethrough~~):

§ 112.14 LICENSE CLASSIFICATIONS.

Such licenses are hereby divided into classes as follows:

[...]

(F-S) Class F1-S License: A class F1-S license shall authorize either the retail sale of self-service pouring of beer, wine and cider, and staff-served beer, wine and cider products when served with food in a licensed restaurant, or the retail sale of self-service pouring of beer, wine and cider and self-served beer, wine and cider products when served in conjunction with a licensed food court.

A class F1-S license shall be subject to the following regulations:

(1) A BASSET certified individual shall be present at all hours of operation.

(2) It shall be unlawful for the licensee, its agents, and employees to permit any patron under twenty-one (21) years of age access to or use of the taps for self-service beer, wine and cider for consumption.

(3) It shall be unlawful for the licensee, its agents, and employees to permit any intoxicated patron access to or use of the taps for self-serve or self-pour beer or wine for consumption.

(4) The licensee, its agents, and employee that is BASSET certified shall verify identification and provide a patron that is twenty-one (21) year of age or over a clear plastic or glass container that would hold no more than sixteen (16) ounces or beer or cider, or nine (9) ounces of wine for use with the self-service pouring taps. The container shall have an emblem representing the licensee brand that is dissimilar than other containers in the food court. The total number of sixteen (16) ounce beer or cider containers, or nine (9) ounce wine containers shall be limited to no more than one (1) per patron.

(5) The licensee, its agents, and employee that is BASSET certified shall issue an RFID card to the age-verified patron that allows the self-pouring of beer, wine and cider with no more than a thirty-two (32) ounce limit for beer and cider, and twelve (12) ounce limit for wine per person.

(6) At all times the amount of beer or wine to be delivered to the tap will be limited and can be controlled by the BASSET certified staff member.

(7) The fee for such license shall be as set forth in the fee schedule in section 41.01 of this Code.

[...]

SECTION THREE: Title 11, Chapter 113, SECTION 113.41 of the Schaumburg Village Code is hereby amended to read in its entirety as follows (additions to existing text marked with underlined text; deletions to existing text marked using ~~strikethrough~~):

§ 113.41 - LICENSE REQUIREMENTS AND CONDITIONS.

A food court license shall only be issued if the following conditions are met:

(A) Be fully enclosed by some or all of the following: solid walls; planters no less than thirty inches (30") in height and no less than two feet (2') in width; or other non-permeable barriers approved by the village and its necessary departments; and

(B) Be designed and constructed with enclosure and access controls to ensure that:

(1) No customer of a business that is adjacent and accessible to a food court may enter except through that food court's access control points; and

(2) No such customer may exit such food court except through that food court's approved access control points.

(C) Provide entry and exit points of customer access, clearly posted with signage at each access point prohibiting customers' entry or exit with any alcoholic beverage, and monitored by video surveillance at all times that the food court is open for business;

(D) Have seating capacity, whether with stools, chairs, benches, couches or other furniture, not to exceed one thousand (1,000), which may be increased upon written request to the village manager and supporting documentation for the need;

(E) Be staffed with security from the license holder of the food court;

(F) Is located within an area having no less than ten thousand square feet (10,000 ft^2) of building area; and

(G) A license fee as listed in title 3 chapter 41 be paid.

SECTION FOUR: That this Ordinance shall be in full force and effect, after passage, approval and publication as required by law.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this _____day of _____, 2026.

_____
Tom Dailly, Village President

ATTEST:

_____
Jane Lentino, Village Clerk

2077671_1

VILLAGE OF
SCHAUMBURG

AGENDA ITEM SUMMARY

Ordinance No. 26-_____An Ordinance Amending Title 9, Chapter 102, Section 102.10 (D) of the Schaumburg Village Code Relative to Fences on Residential Properties [first reading – motion to waive first reading].
01/27/26
Village Board

Presenter: Todd Wenger, PLA, ASLA, Senior Planner
Lead Department: Community Development

Executive Summary:

At the January 15, 2026, Planning, Building, and Development Committee (PBD) recommended approval of this code amendment to allow fences to be erected on the property line instead of the building setback line for corner lots along major throughfares in cases where the property abuts multifamily, commercial, industrial development and parks. There was discussion at the PBD meeting to include parks. After the PBD meeting, staff identified a few existing single-family homes in the Village which also abut schools. Upon further review, the proposed code amendment would exclude homes abutting schools, which is not the intent of proposed code amendment. Therefore, the proposed ordinance has been updated to include parks and schools.

Recommended Action:

The Village Manager recommends that the Planning, Building, and Development Committee recommend the Village Board approve an amendment to Title 9, Chapter 102, Section 102.10 (D) of the Municipal Code pertaining to Fences on residential properties.

ATTACHMENTS:
- Fence_Code_Amendment_Ordinance Revised.docx

PUBLICATION OF:

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING TITLE 9, CHAPTER 102, SECTION 102.10(D) OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO FENCES ON RESIDENTIAL PROPERTIES

ADOPTED: JANUARY 27, 2026

PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON JANUARY 28, 2026

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 9, CHAPTER 102, SECTION 102.10(D) OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO FENCES ON RESIDENTIAL PROPERTIES

WHEREAS, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs, except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the Village of Schaumburg currently regulates the location and type of fences that can be erected on residential properties, and desires to make certain amendments to said regulations; and

WHEREAS, the Village of Schaumburg finds it in the best interests of the Village to amend the Village Code to provide for the same;

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

SECTION ONE: The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION TWO: That Title 9 (General Regulations), Chapter 102 (Fences), Section 102.10(D) (Residential Districts) is hereby amended to read in its entirety as follows:

> "A six-foot (6') solid or semiopen fence will be allowed in residential districts along property lines only contiguous to parks, recreational areas or schools, to property zoned or used for multifamily, manufacturing uses, business uses or office uses or if a parking lot abuts a single-family residence to provide screening for both light and noise. If a single-family residence abuts the following thoroughfares: Irving Park Road, Higgins Road, Golf Road, Schaumburg Road, Roselle Road, Bode Road, Wise Road, Plum Grove Road, Springinsguth Road, Meacham Road and Jones Road north of Higgins Road, such above-referenced fence will be allowed only on that property side or sides that abut the thoroughfare, but shall not extend beyond the building line on either street side.
>
> Exceptions: Said referenced fence would be allowed to extend to the front of the building if: 1) a corner lot has a side yard that is immediately adjacent to a lot that has a rear yard that abuts such thoroughfares named above; or 2) if a corner lot has a side yard that is immediately adjacent to a rear or side yard of a multifamily, commercial, industrial, park or school property that abuts such thoroughfares named above."

ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 9, CHAPTER 102, SECTION 102.10(D) OF THE SCHAUMBURG VILLAGE CODE RELATIVE TO FENCES ON RESIDENTIAL PROPERTIES

SECTION THREE: This Ordinance shall be in full force and effect, after passage, approval and publication as required by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Village President

ATTEST:

_____
Village Clerk